

**DATE OF CONTRACT:** July \_\_\_\_, 2007

**SELLER:** Alfred Steppich  
102 Tonjes Road  
Callicoon, NY 12723

**PURCHASER:** Claude Simon  
c/o Veratex Inc.  
1101 Mt. Vernon Road  
Soperton, GA 30457

**PROPERTY ADDRESS:** TR 15, Laymon Road  
Town of Delaware, County of Sullivan  
Tax Grid No.: SBL# 5.-1-10.4  
\*\*\*More fully described in Schedule A attached hereto.

**BROKER:** None

**SELLING PRICE:** \$ 50,000.00

**DOWN PAYMENT:** \$ 5,000.00

**BALANCE AT CLOSING:** \$ 45,000.00

**DATE OF CLOSING:** As soon as is practicable for all parties; on or about  
August 31, 2007

**PERSONAL PROPERTY:** None- Vacant Land

**WARNING:** No representation is made that this form of contract for sale and purchase of real estate complies with section 5-702 of the General Obligations Law (Plain English). Consult with your attorney before signing it.

**(1.) LOSS BY REASON OF FIRE OR CASUALTY**

**NOTE:** This contract form does not provide for what happens in the event of fire or casualty loss before the title closing. It is agreed that the provisions of section 5-1311 of the General Obligations Law shall apply in the event of a loss prior to the closing of title.

**(2.) DATE, PARTIES, PREMISES AND PERSONAL PROPERTY**

This Contract of Sale is made as of the date and between the seller and purchaser as shown above.

It is hereby agreed that the seller shall sell and the purchaser shall buy the above described property, upon the terms and conditions contained herein.