

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.