

DUE DILIGENCE: Buyer will do due diligence within fifteen (15) days after the execution of a formal purchase agreement, seller shall provide all books and records for the subject property to conduct it's due diligence with respect to the acquisition of the property

ITEMS TO REVIEW:

| | <u>Done</u> | <u>Not Needed</u> |
|---|-------------|-------------------|
| • Property Inspections | _____ | _____ |
| • Engineering Inspections | _____ | _____ |
| • Environmental Inspections | _____ | _____ |
| • Review of 3 Year financials | _____ | _____ |
| • Review of Violations | _____ | _____ |
| • Review of C of O | _____ | _____ |
| • Review of Water/Sewer/Electric Accts. | _____ | _____ |

CONTINGENCIES: Other than above the offer for this property is on an "As is, Where is" basis subject to all violations and existing conditions.

BUYERS ATTORNEY: Aaron Stern, Esq.
Ph. 718 645-5600

BROKER:

4
This offer is subject to a ~~1%~~ commission, payable by the seller 50% to Midtown Commercial Real Estate, 50% to Rose Young Ham Real Estate at closing.

We look forward to working with you to expeditiously conclude a transaction. Please allow two weeks to negotiate a contract of sale, all due diligence must be completed prior to contract execution.

Cho Sung Goo, Salesman
Paul Stern, Broker
Midtown Commercial Real Estate

If you are in agreement with the general terms we have set forth, please so indicate by signing a copy of this offer and returning it.

Thank you for your consideration in this matter.

Sincerely
By: Buyer:

signature on file
Nathan Blatter
Quenton Enterprises, Inc. Real Estate

Accepted & Agreed:

By Seller:

