

North Carolina _____ County

Contract to Purchase

This contract, made and entered into this 16 day of Nov, 20 13, by and between MIC Inc as Seller, and Friedman's Inc as Buyer.

Witnesseth

That Seller hereby contracts to sell and convey to Buyer, and Buyer hereby contracts to purchase from Seller, the following described residential building lot/s, to wit:

Being all of Lot/s 95 Market place in Book of Plats _____, Part _____, Section _____, Part _____ a map of which is duly recorded in Book of Plats _____, Page _____, Part _____, County Registry.

1. The agreed Sale Price is \$ \$34k, payable as follows: Down Payment (payable upon execution of this contract): \$ 0 Balance of Sale Price (payable at Closing): \$ \$34k upon closing

2. The Lot/s shall be conveyed by Seller to Buyer a General Warranty Deed free of all encumbrances other than taxes for the current year, which shall be prorated as of closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.

3. Buyer acknowledges inspection of the property and that no representations or inducements have been made by Seller, other than those set forth herein, and that the Contract contains the entire agreement between the parties.

4. Closing (Final Settlement) is to take place not later than: 16 Nov, 20 13 at the offices of Single Source - Joel Jenkins. Should buyer fail to close, the Seller, at his option, may retain the sum paid as a Down Payment upon the Purchase Price as liquidated damages and declare this Contract null and void and may proceed to resell the Lot/s to a subsequent Buyer.

5. Other Conditions: Restrictive Covenants for subdivision are recorded in the Office of the Register of Deed for _____ County in Book _____ Page _____, or _____, a copy of which has been provided to the buyer. Building side lines shall be per plat unless controlled by a governmental authority. Property has been surveyed by Bennett Surveys, Wilmington NC. Buyer must submit house plans to seller for architectural conformity and Covenants approval prior to breaking ground.

Additionally:

In Witness Whereof the parties have executed this contract this 16 day of Nov, 20 13.

Seller Joel Jenkins

Buyer Joel Jenkins