

CONTEMPORANEOUS SALE OF ADJOINING PROPERTIES

ADDENDUM

Notwithstanding anything contained in the Agreement to the contrary, Buyer and Seller acknowledge and agree that Seller's agreement to sell the Property is expressly conditioned upon the contemporaneous sale and closing of the adjoining property owned by Seller's brother, Philemon and Kathy Walters located at 1290 Spring Valley Rd Henderson NC (the "Adjoining Property").

The parties intend that the sale of the Property and the sale of the Adjoining Property constitute interdependent transactions. Accordingly, Seller shall have no obligation to convey the Property unless the sale of the Adjoining Property closes contemporaneously with the sale of the Property. If, for any reason, the sale of the Adjoining Property does not close, Seller may terminate the Agreement by written notice to Buyer, whereupon the Agreement shall become null and void and any Earnest Money Deposit shall be returned to Buyer, and neither party shall have any further obligation or liability to the other under the Agreement.

The parties may mutually agree in writing to waive the requirements of this Addendum.

BUYER:

SELLER:

James Walters