

5) Upon final closing of the sale of each house and the final determination of the total cost of the house, including, but not necessarily limited to; all building fees; permits; labor;; materials; construction loan(s); interest; attorney fees; closing costs (both seller and buyer if necessary); commissions payable to other brokers or Colonial salesman (not the company or its principals); any other costs directly chargeable to the specific house; Shamrock Development will receive Forty (40%) percent of the indicated before tax profit after all bills are in and paid and any rebates are received.

6) Michael Martin and John Smith agree to provide life insurance in the amount of Twenty Thousand (\$20,000.00) Dollars made payable to B. J. Fuller.

7) The selection of attorneys for closing will be made on a pro rata basis of 60/40 (Colonial - Shamrock) whenever possible.

8) Colonial Company will provide an itemized schedule of all expenditures along with a cost/profit sheet at the closing of each house sold.

9) Shamrock Development has the right to sell any of the houses built and compensated directly at Three (3) percent sale. Colonial Company will be paid Three (3) percent commission if one of its' salesman sells any of the properties. If properties are sold through M. L. S. a Six (6%) percent commission will be paid.

10) It is agreed that Paragraph 9 is null and void and the following is substituted: It is agreed that should any house be sold by the principals of Colonial Company and Shamrock Development Company, no commission will be paid on these sales. Colonial Company and Shamrock Development at its option, will list any or all houses constructed with the M.L.S. and a commission of Three (3%) percent will be paid the selling broker or salesmen.

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