

then Purchaser will complete the purchase of the unit. The purchase price will be reduced by the amount which would have constituted principal payments in each of the monthly payments made through that date by Purchaser under this Agreement and under the five year lease. At the delayed Final Closing, provided both parties have complied with all obligations of this Agreement, the five year lease will terminate and fee simple title to the unit shall be transferred to Purchaser in the same manner and upon the same terms and conditions as are prescribed herein for the Final Closing.

4) The Final Closing shall take place as soon as possible, but not later than 18 months from the date hereof (subject to provisions described above for a delayed Final Closing). Seller will use maximum efforts to qualify for the take-down of the permanent loans described in Seller's loan commitment from (or other lender making comparable loan) South Carolina Federal/at the earliest possible date. At Final Closing, the Seller shall execute and deliver to the Purchaser a general warranty deed to the unit. Real estate taxes shall be pro-rated as of the date of Final Closing / All documentary stamps shall be paid by Seller. Seller shall pay any discount or similar charge required by South Carolina Federal or any other permanent lender in connection with its loan to Purchaser. Purchaser shall pay other closing costs. Each party shall be responsible for any attorney's fees incurred by said party in connection with such closing.

The deed described above shall convey to Purchaser, or Purchaser's assignee, the good and marketable fee simple title to the unit, with dower duly renounced, free of encumbrances other than the Master Deed and standard utility servicing easements.

5) This sale includes all personal property attached to the premises, fixtures, and equipment therein / including, without limitation, all kitchen appliances including refrigerator, all carpeting throughout the unit, heating and air-conditioning equipment, and all lighting fixtures. Seller shall provide to Purchaser, on or before the Final Closing, a letter signed by a reputable exterminating company verifying that the unit is free from infestation by or damage from

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