

CONTINGENT SALE ADDENDUM

Seller's Property Address: _____ (the "Property").

1. Closing Contingency for Buyer's Real Property located at: _____ ("Buyer's Property"):

- (a) Contract For Buyer's Property: If Buyer's Property is under contract as of the Effective Date of this Contract with Seller OR goes under contract during the Due Diligence Period of this Contract ("Contract For Buyer's Property"), then it is a condition of this Contract that closing on the sale of Buyer's Property occurs on or before the Settlement Date of this Contract.

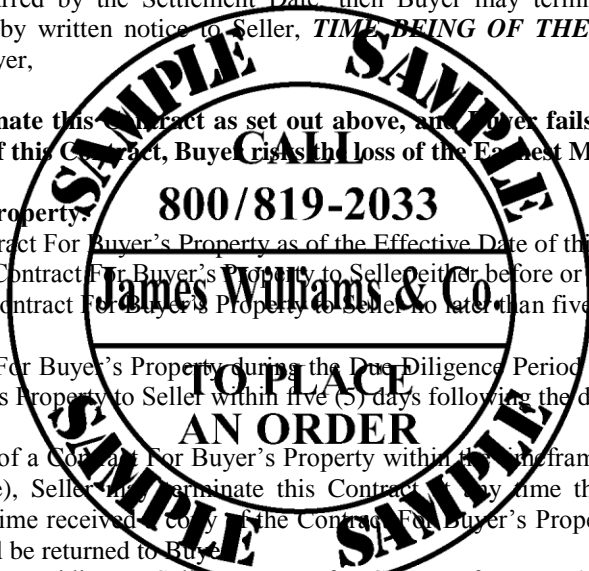
(WARNING: If Buyer's Property is not under contract prior to the expiration of the Due Diligence Period, Buyer risks the loss of the Earnest Money Deposit if Buyer does not terminate this Contract prior to the expiration of the Due Diligence Period and is thereafter unable to complete Settlement and Closing on this Contract.)

- (b) Closing on Contract For Buyer's Property: If there is a Contract For Buyer's Property, but the closing on the sale of Buyer's Property has not occurred by the Settlement Date, then Buyer may terminate this Contract within three days following the Settlement Date by written notice to Seller, TIME BEING OF THE ESSENCE, and the Earnest Money Deposit shall be refunded to Buyer,

(WARNING: If Buyer does not terminate this Contract as set out above, and Buyer fails to timely complete Settlement and Closing as provided in Paragraph 13 of this Contract, Buyer risks the loss of the Earnest Money Deposit).

2. Delivery of Contract For Buyer's Property:

- (a) If Buyer has entered into a Contract For Buyer's Property as of the Effective Date of this Contract, Buyer: [] has delivered a copy of the Contract For Buyer's Property to Seller either before or with this Contract; or [] shall deliver a copy of the Contract For Buyer's Property to Seller no later than five (5) days following the Effective Date of this Contract.
(b) If Buyer enters into a Contract For Buyer's Property during the Due Diligence Period of this Contract, Buyer shall deliver a copy of the Contract For Buyer's Property to Seller within five (5) days following the date that Buyer enters into the Contract For Buyer's Property.
(c) If Buyer fails to deliver a copy of a Contract For Buyer's Property within the timeframes specified in subparagraphs a. or b. above (whichever is applicable), Seller may terminate this Contract any time thereafter by written notice to Buyer, provided Seller has not at that time received a copy of the Contract For Buyer's Property. In the event of such termination, the Earnest Money Deposit shall be returned to Buyer.
(d) In any instance when Buyer is providing to Seller a copy of a Contract for Buyer's Property, Buyer may mark out any confidential information, such as the purchase price and the buyer's identity, prior to providing the copy to Seller.



3. Termination of Contract for Buyer's Property. If, following the expiration of the Due Diligence Period of this Contract, any Contract For Buyer's Property previously delivered to Seller terminates for any reason, Buyer shall promptly provide Seller written notice and reasonable documentation of such termination. In the event of any such termination, then either party may terminate this Contract by written notice to the other party and the Earnest Money Deposit shall be returned to Buyer.

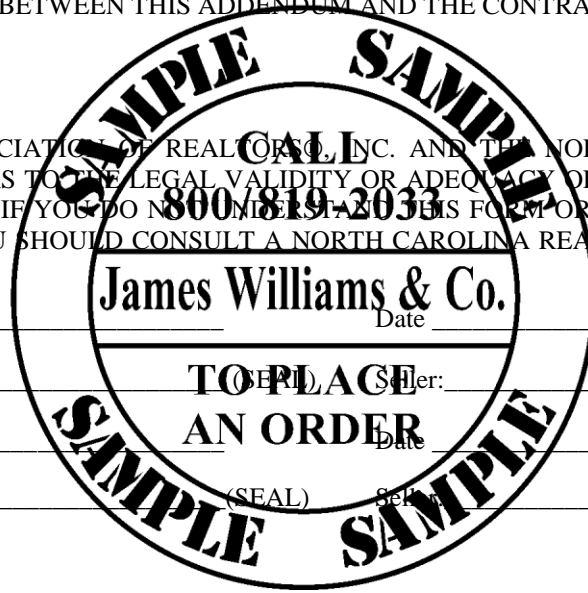
4. Listing of Buyer's Property for Sale. If Buyer has not entered into a Contract For Buyer's Property as of the Effective Date of this Contract, Buyer's Property (check only ONE of the following options):

- [] is listed with _____
[] will be listed on or before _____ with _____
[] Buyer is attempting to sell the property without the assistance of a real estate broker.

Buyer initials _____ Seller initials _____

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL.

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Date _____ Date _____

Buyer: _____ Seller: _____ (SEAL)

Date _____ Date _____

Buyer: _____ (SEAL) Seller: _____ (SEAL)