

AGREEMENT OF SALE

This Agreement of Sale of Real Estate dated May 16, 2010, between A. C. Hipple, Limited Partnership whose address is 110 Union Square Drive, New Hope, Pennsylvania, 18938 (“Seller”) AND

Buyer’s name: _____ (“Buyer”)

Buyer’s Social Security No. or Tax ID No.: _____

Buyer’s address: _____

Buyer’s telephone number: _____ Cell phone: _____

Buyer’s fax number: _____ Email address: _____

The words Buyer and Seller jointly and severally include all buyers and sellers listed above.

1. SALE AND PURCHASE. Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase the property described in this Agreement.

2. PROPERTY. The property to be sold consists of (a) the land and all the buildings, improvements, and fixtures on the land, if any; and (b) all of Seller’s rights and obligations relating to the land. Together, these are referred to as the “Property.” The Property to be sold is situate in Borough of New Hope, County of Bucks, in the Commonwealth of Pennsylvania, also known as: 244 South Main Street, New Hope, PA 18938. The Property is also identified as Bucks County Tax Parcel No. 27-011-002.

3. PURCHASE PRICE.

High bid \$ _____

equals the Purchase Price of \$ _____
(the “Purchase Price”).

4. PAYMENT OF PURCHASE PRICE. Buyer will pay the Purchase Price as follows:
Paid on account by guaranteed funds (bank cashier’s check or certified check) \$15,000.00

Balance of ten percent (10%) total (the “Deposit”) by personal check or cash \$ _____

Total Deposit due at Auction \$ _____

At settlement, in cash or by certified or bank cashier’s check \$ _____
or wire transfer of Federal funds

The Deposit will be held by Traiman Corporation (“Traiman”) in a custodial escrow bank account until settlement. If settlement is completed in accordance with this Agreement, the principal amount of the Deposit and any interest earned on the Deposit will be credited to Buyer. If there is a dispute between Buyer and Seller over who is entitled to

the Deposit, Traiman will not be responsible to resolve that dispute and will not be liable to either Buyer or Seller for refusing to release the Deposit. The deposit will not be released without an adequate written agreement between Buyer and Seller or a final order of a court of competent jurisdiction.

5. CASH TRANSACTION. The Buyer represents and warrants that Buyer presently has sufficient cash and assets to pay the Purchase Price in full. This Agreement is not contingent in any way upon Buyer obtaining a mortgage or any other type of financing to complete the purchase or selling any other property. If Buyer does apply for a mortgage and the mortgage company requires inspections of the Property they must be done in a reasonable time and upon reasonable advance notice to Seller, and the cost of those inspections and any repairs required by Buyer's mortgage company is the responsibility of the Buyer and not the Seller. Seller's allowance of such inspections shall not constitute a waiver of the provisions of this Paragraph.

6. SELLER'S APPROVAL. Buyer acknowledges that under the terms and conditions of the auction sale at which said Property was offered at auction that among the conditions announced was that this Agreement is subject to the approval of Seller. Pending such approval Buyer shall be bound by this Agreement with the same force and effect as if no such approval were required. If this Agreement is not approved by Seller by 2:00 PM, Thursday, May 20, 2010, the deposit monies paid on account will be returned to Buyer, without interest, and this Agreement shall be deemed terminated, and shall become null and void, and Buyer shall have no further rights or claims of any kind against the Seller. Seller may approve this Agreement by signing this Agreement, and faxing the same to Buyer or depositing in the United States Mail, certified mail, and advising Buyer of such approval by telephone.

7. FIXTURES AND PERSONAL PROPERTY.

INCLUDED in this sale and Purchase Price are all existing items permanently installed in the Property and/or shrubbery, plantings and unspotted trees unless otherwise stated. Also included:

EXCLUDED fixtures and items: Mule in Yard

8. TIME AND PLACE OF SETTLEMENT. The settlement will take place on or before forty-five (45) days from the date of signed acceptance by Seller. Final settlement will be held in Bucks County, Pennsylvania at the local office of a Title Company representing the Buyer unless otherwise agreed upon between Buyer and Seller. Buyer will give Seller at least fifteen (15) days' prior written notice of the date and place of settlement. Unless the date of settlement is extended by another provision of this Agreement, the settlement date shall only be extended by written agreement between Buyer and Seller.

9. DATES/TIME IS OF THE ESSENCE. Seller and Buyer agree that all times and dates for performance of this Agreement are of the essence. This means that Seller and Buyer must perform what is required of them within the time limits set by this Agreement.

10. TRANSFER OF OWNERSHIP. At the settlement, Seller will transfer ownership of the Property to Buyer. Seller will give Buyer a properly executed Special Warranty Deed (the "Deed"). A Deed is a written document used to transfer ownership of property.

11. PREPARATION OF DOCUMENTS AND/OR CONVEYANCING EXPENSES. The Deed will be prepared, acknowledged and delivered by Seller, and recorded by and at the expense of Buyer. The Deed must be presented by Seller to Buyer for examination and approval at least ten (10) days prior to the date fixed for the settlement. All other settlement expenses including, without limitation, title searches, and title insurance, will be paid by Buyer. Buyer agrees to provide Seller with a copy of Buyer's title insurance commitment at least fifteen (15) days before the time fixed for the settlement.

12. TRANSFER TAXES/FEES. Any and all real estate transfer taxes or fees imposed upon this sale will be divided and borne equally between Buyer and Seller PROVIDED THAT Seller shall bear and pay no more than one per cent (1%) of the purchase price set forth herein on account of all Realty Transfer Taxes.

13. ADJUSTMENTS AT SETTLEMENT. At the time of settlement, the following will be adjusted pro-rata on a daily basis between Buyer and Seller reimbursing where applicable: all real estate taxes and assessments for the current year (in no event will Seller be charged with or responsible for any increase in the real estate taxes after settlement), if any; water and/or sewer fees, if any, together with any other lienable municipal service. The charges are to be pro-rated for the period(s) covered; Seller will pay up to and including the date of settlement; Buyer will pay for all days following settlement.

14. 'AS IS' SALE: The Seller is selling the Property and the Buyer is purchasing the Property in its AS-IS condition and Seller does not warrant the condition of the appliances, mechanicals or other systems (HVAC, plumbing and electrical) located on or servicing the Property. The Property is being conveyed hereunder in its strictly "**AS IS**" condition.

15. ENVIRONMENTAL ISSUES. Buyer, at Buyer's expense, has the right to have the Property inspected for possible environmental hazards, if it deems the same necessary, by a reputable environmental investigation company, provided, however, that Buyer shall not be permitted to perform any drilling or invasive testing without Seller's express, written permission. A copy of said company's report shall be submitted to Seller within twenty (20) days of the date of this Agreement. If the inspection reveals evidence of

environmental hazards that Buyer desires to have said hazards remediated, Seller shall have thirty (30) days from the date of Seller's receipt of said report to notify Buyer whether Seller will effect the remediation, and upon what terms and conditions or decline to do so. If Seller declines, Buyer shall have ten (10) days thereafter to notify Seller whether Buyer will go to settlement without said remediation being effected (with no reduction of sale price), or declare this Agreement null and void, in which event all down money shall be returned to Buyer. If Seller agrees to remediate, then Buyer shall have five (5) days to accept the terms and conditions of Seller's remediation proposal. Failing notification in writing to the contrary, Buyer shall be deemed to have accepted Seller's remediation proposal. If the parties hereto exercise their rights as set forth in this paragraph, then Buyer and Seller agree that the settlement date set forth in paragraph 8 above shall be extended accordingly but in no event shall settlement occur later than ninety (90) days from the date of the signed acceptance of this Agreement by Seller, unless further extended by written agreement between Buyer and Seller.

Buyer shall not conduct any testing permitted hereunder in a manner so as to cause damage, loss, cost, or expense to Seller or the Property, and Buyer will indemnify, protect, defend, and hold Seller and the Property harmless from and against any damage, loss, liability, cost, or expense, including, without limitation, Seller's reasonable counsel fees and costs of suit which are suffered as a result of Buyer's inspections or testing of the Property. The foregoing indemnity shall survive closing or the termination or cancellation of this Agreement. Without limiting the foregoing, if any inspection or test conducted by Buyer pursuant hereto damages the Property in any way, Buyer will restore the Property to the same condition as existed before the inspection or test. Prior to any testing, Buyer's contractors shall produce evidence of insurance satisfactory to Seller and shall name Seller as an additional insured on that policy.

16. DEFAULT. If Buyer fails to consummate the settlement as required by, and in compliance with the terms of this Agreement, Seller may either: (a) keep the Deposit as liquidated damages and not as a penalty (this means that Seller is conclusively presumed to have suffered damages in the amount of the Deposit and may keep the Deposit without proving those damages in court); or (b) apply the Deposit toward the Purchase Price and pursue any legal or equitable remedies available. In order to enforce the provisions of this Agreement against Buyer, Seller will not be required to formally offer (tender) to Buyer a Deed to the Property if Buyer defaults in paying the balance of the Purchase Price. Buyer acknowledges that its waiver of any right it may have to prove that Seller has suffered actual damages in an amount less than the Deposit as set forth in paragraph 4 above is a material inducement to Seller entering into this Agreement with Buyer and that were it not for that waiver, Seller would not have entered into this Agreement with Buyer.

17. INSPECTION BY SURVEYORS, ENGINEERS, APPRAISERS, AND/OR INSPECTORS. Seller agrees to permit inspections upon reasonable advance notice from Buyer, by authorized appraisers, reputable certifiers, insurer's representatives, surveyors, municipal officials and/or Buyer as may be required by Buyer's mortgage lender, if any,

and insuring agencies. Seller further agrees to permit any other inspections required by or provided for in the terms of this Agreement. Buyer has the right to attend all inspections. With regard to all inspections permitted pursuant to this paragraph, Buyer agrees to indemnify, protect, defend and hold Seller the Property and Traiman harmless from and against any damage, loss, liability, costs or expenses, including, without limitation, Seller's reasonable counsel fees, and costs of suit, which may be suffered as a result of Buyer's inspections of the Property. Further, should any inspection conducted by Buyer pursuant to this paragraph cause damage to the Property in any way, Buyer will restore the Property to the same condition as existed before the inspection. This indemnification and obligation to repair on the part of the Buyer shall survive closing or the termination or cancellation of this Agreement

18. PRE-SETTLEMENT WALK THROUGH. Buyer reserves the right to make a pre-settlement walk-through inspection of the Property. Buyer's right to make this inspection is not waived by any other provision of this Agreement.

19. POSSESSION. Possession is to be delivered by a Special Warranty Deed and physical possession to vacant Property.

20. CONDITION AND INSURABILITY OF TITLE AND COSTS.

(a) The Property is to be conveyed free and clear of all liens, encumbrances, and easements, excepting however the following: existing deed restrictions, historic preservation restrictions or ordinances, building restrictions, ordinances, easements of roads, easements visible upon the ground, easements of record, privileges or rights of public service companies, if any, land use restrictions pursuant to the Property's enrollment in a preferential tax program, if any; otherwise the title to the Property will be good and marketable and such as will be insured by a reputable Title Insurance Company licensed in the Commonwealth of Pennsylvania at the regular rates.

(b) In the event Seller is unable to give good and marketable title and such as will be insured by a reputable Title Insurance Company at regular rates, as aforesaid, Buyer will have the option of taking such title as Seller can give without changing the Purchase Price or of being repaid all monies paid by Buyer to Seller on account of the Purchase Price in which event this Agreement will become void.

(c) Buyer will pay for the following:

(1) Title search, title insurance and/or mechanics lien insurance or fee for cancellation of same, if any;

(2) Flood insurance, fire insurance with extended coverage, and cancellation fees, if any;

(3) Buyer's customary settlement costs and charges.

(d) If Seller is unable to transfer title as required by this Agreement, Seller shall have an additional sixty (60) days from the date fixed for settlement to correct any defect in title. If at the end of the additional sixty (60) days Seller is still unable to transfer title in accordance with this Agreement, Buyer may cancel this Agreement. If Buyer cancels this

Agreement, Seller shall instruct Traiman in writing to pay to Buyer the entire amount of the Deposit held by Traiman, this Agreement shall become void, and Seller shall not be liable for any other claim. In lieu of canceling this Agreement, Buyer may, however, accept such title as Seller can convey, without any reduction in the Purchase Price.

21. ZONING CLASSIFICATION. The current zoning classification for the property is RB-Residential Business. Buyer agrees to purchase the Property subject to its current zoning classification and Buyer is advised to make such inquiries as to the use of the Property pursuant to said zoning classification as Buyer deems necessary prior to the execution of this Agreement. Seller neither represents nor warrants that the Property may be used for any particular purpose. Buyer hereby agrees that Buyer shall rely upon its own due diligence to determine the particular uses that may be made of the Property.

22. ASSESSMENTS FOR MUNICIPAL IMPROVEMENTS. Certain municipal improvements such as sidewalks and sewers may result in the municipality charging the property owners to pay for the improvement. All assessed charges against the Property for work completed before the date of this Agreement will be paid by Seller at or before the settlement. Seller shall not be liable for any work done or ordered done after the date of execution of this Agreement by any municipality, agency, or other public authority, or for any notice issued after the date of execution of this Agreement which directs any action to be done or not to be done on, in, or to the Property by any municipality, agency, or other public authority, and Buyer agrees to take title subject to any lien that may be recorded as a result thereof.

23. STATUS OF WATER. Seller represents that the Property is served by:
 Public water; On-site water; Community water; None.

24. STATUS OF SEWER. Seller represents that Property is served by: Public Sewer; Community Sewage Disposal System; Off-Property Sewage Disposal System;
 Individual On-Lot Sewage Disposal System; None.

25. INSPECTION OF THE PROPERTY. BUYER ACKNOWLEDGES THAT BUYER HAS GIVEN THE OPPORTUNITY TO AND HAS ADEQUATELY INSPECTED THE PROPERTY AND/OR HAS WAIVED THE OPPORTUNITY TO MAKE SUCH AN INSPECTION. BUYER FURTHER ACKNOWLEDGES THAT BUYER HAS ENTERED INTO THIS CONTRACT AS A RESULT OF THE INSPECTION MADE BY BUYER AND NOT AS A RESULT OF ANY ADVERTISEMENT, HANDBILL, OR ANY OTHER REPRESENTATION, OR WARRANTY, EITHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, MADE BY SELLER, ANY OF ITS EMPLOYEES, REPRESENTATIVES, AGENTS, OR THE LIKE, ANY SELLING AGENT OR BY TRAIMAN. BUYER FURTHER AGREES THAT NEITHER SELLER NOR TRAIMAN SHALL BE RESPONSIBLE FOR ANY ERRORS IN ANY ADVERTISEMENT, HANDBILLS,

OR ANNOUNCEMENT MADE BY SELLER OR TRAIMAN, NOR FOR ANY AGREEMENT, CONDITION, OR REPRESENTATION, INCLUDING BUT NOT LIMITED TO ANY REPRESENTATIONS REGARDING THE VALUE OF ANY REAL ESTATE, OR THE PROPERTY'S USE AS PRESENTLY ZONED, OR ANY STIPULATION, ORAL OR WRITTEN, NOT CONTAINED IN THIS CONTRACT. BUYER HAS MADE AN INDEPENDENT DETERMINATION OF THE VALUE OF THE PROPERTY AND ITS PERMITTED USES AND HAS NOT RELIED ON ANY INFORMATION FROM SELLER OR SELLER'S AGENT(S) REGARDING THE PROPERTY'S VALUE OR ITS USE.

26. PHYSICAL CONDITION OF THE PROPERTY. The Property is presently vacant and is being sold "As Is, Where Is" and "with all faults and defects," and Buyer acknowledges that Seller has not made and Buyer has not relied upon any representation or warranty regarding the Property, the condition of the sewer system or the quality, quantity or rate of flow of water to the Property. Neither Seller nor Traiman makes any representations as to the presence or absence of any hazardous or toxic substances on the Property.

27. FLOOD AREAS. Federal and State governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the property may be limited. Seller makes no representation as to whether or not the Property, or any portion thereof, is in a flood area. Further, Buyer has made all determinations prior to his execution of this Agreement of Sale as to whether the Property is located in a flood plain or insurable as a result thereof.

28. HIGHWAY ACCESS. Access to a public road may require issuance of a highway occupancy permit from the Department of Transportation.

29. REAL ESTATE RECOVERY FUND. If the Buyer is being represented at the Auction by a licensed real estate agent, buyer is made aware that a Real Estate Recovery Fund has been established by the Commonwealth of Pennsylvania to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee as a result of fraud, misrepresentation, or deceit in a real estate transaction, if that person has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

30. PERFORMANCE OF DUTIES. Traiman is performing its duties under the rules and regulations set forth in the Auctioneer and Auction Licensing Act of the Commonwealth of Pennsylvania. For information call (717) 783-3397.

31. CONDEMNATION/TAKING OF THE PROPERTY BY EMINENT DOMAIN. If all or a material part of the Property is taken between the date of this Agreement and the date of settlement by the exercise of the power of

condemnation/eminent domain by any local, state, or federal body, Buyer may either: (a) terminate this Agreement and receive a refund of the Deposit; or (b) complete settlement at the full Purchase Price, in which case Buyer shall be entitled to an assignment of all rights to the condemnation/eminent domain award or compensation.

32. RECORDING. Buyer shall not record this Agreement or any memorandum of this Agreement in any state, county, or municipal recording office. Any recording or attempt at recording will be deemed a breach of this Agreement and be null and void.

33. ASSIGNMENT. Buyer shall not assign this Agreement without the express prior written consent of Seller. In the event that Seller consents to Buyer assigning its rights under this Agreement, any such consent shall in no way release Buyer or any person or entity claiming by, through, or under Buyer from any of its obligations under this Agreement.

34. ADVERTISING OF AUCTION. Buyer agrees that lot sizes, lot areas, lot plans, building descriptions, building locations, and equipment and contents of the buildings, shown or described in any circular or other advertisement of this sale may not be accurate. Buyer further agrees that Buyer is relying upon the description contained in or referred to in this Agreement, and upon his own inspection of the Property and not upon any other description or representation made by Seller or Seller's agents.

35. USE AND OCCUPANCY. This Agreement of Sale and settlement hereunder is contingent upon Seller being able to obtain a "Certificate of Occupancy" from New Hope Borough at least ten (10) days before the scheduled date of settlement. Should Seller be unable to obtain Certificate of Occupancy on or before that date, Buyer and Seller agree that the settlement date shall be extended for a period of not more than thirty (30) days from the original date of settlement ("extended Settlement Date") so as to enable Seller to obtain the Certificate of Occupancy. If Seller is still unable to obtain a Certificate of Occupancy by the extended Settlement Date, then the parties agree that this Agreement shall become null and void, all monies paid by Buyer towards the Purchase Price shall be refunded to Buyer and there shall be no further obligation or liability on the part of either party hereto.

36. TRAIMAN AGENT ONLY. Traiman represents Seller and not Buyer, and Traiman's commission shall be paid by Seller in accordance with the Listing Agreement for the Sale of Real Estate between Seller and Traiman. Buyer warrants that Buyer has not dealt with any real estate agent, broker or salesperson other than Traiman, unless such person or entity previously registered with Traiman in accordance with Traiman's rules and regulations. Buyer covenants to indemnify, defend and hold Seller harmless from and against claims of any person or entity for a real estate commission or other compensation arising out of Buyer's dealing with such other party.

37. ESCROWEE. It is understood and agreed that Traiman shall not be held liable by either Seller or Buyer for the performance or nonperformance of any provision of this Agreement, except to account for any Deposit paid to it. The obligation of this paragraph shall survive settlement.

38. CERTIFICATION OF NON-FOREIGN INTEREST. Seller is not a "foreign person" (as defined in Section 1445(f) of the United States Internal Revenue Code of 1954, as amended (the "Code")) and Seller will, at the Closing, furnish an appropriate affidavit to such effect in order that no withholding of tax will be required pursuant to Section 1445 of the Code.

39. RISK OF LOSS. Seller shall bear the risk of loss from fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of terminating this Agreement and promptly receiving all monies paid on account of the Purchase Price or accepting the Property in its then condition without reduction in purchase price, together with the proceeds of any insurance recovery obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the Property as of the time of execution of this Agreement.

40. NOTICES. Except as otherwise provided, all notices to be given by either party to the other shall be in writing and delivered personally or sent by Certified Return Receipt First Class United States Mail, postage paid, by recognized overnight delivery service providing positive tracking of items (for example, Federal Express) to the address first written above.

41. INTEGRATION. This Agreement, and the documents referred to or incorporated herein (if any), shall constitute a fully integrated agreement, which contains the whole agreement between Seller and Buyer.

42. BINDING EFFECT. This Agreement shall extend to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

43. CAPTIONS. The captions preceding the text of the paragraphs or subparagraphs of this Agreement are inserted only for convenience of reference and shall not constitute a part of this Agreement, nor shall they in any way affect its meaning, construction or effect.

44. INTERPRETATION. This Agreement is to be construed, interpreted, and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

45. AMENDMENT. This Agreement cannot be changed or amended except by agreement in writing signed by both parties.

46. SEVERABILITY. If any provision of this Agreement shall for any reason be held invalid or unenforceable, no other provision shall be affected thereby, and this Agreement shall be construed as if the invalid or unenforceable provision had never been a part of it.

47. MISCELLANEOUS.

(a) The occurrence of Closing under this Agreement shall be conclusive presumption that Seller has fulfilled all of its obligations under this Agreement. Seller shall have no obligation subsequent to the Closing under this Agreement, other than those warranties of title which are expressly contained in the Deed. All other agreements, representations and warranties of Seller shall merge into the Deed and shall not survive Closing.

(b) The captions in this Agreement are inserted for convenience of reference only and in no way define, describe, or limit the scope or intent of this Agreement or any of the provisions hereof.

(c) Formal tender of an executed deed and purchase money is hereby waived.

(d) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns.

(e) This Agreement, including any exhibits and addendums attached hereto, contains the whole agreement as to the Property between Seller and Buyer, and there are no other terms, obligations, agreements, covenants, representations, statements, or conditions, oral or otherwise, of any kind whatsoever, concerning this sale and purchase. This Agreement shall not be altered, amended, changed, or modified except in writing executed by the parties hereto.

(f) This Agreement shall be construed in accordance with the laws of Pennsylvania.

(g) Both parties to this Agreement have participated fully and equally in the negotiation and preparation hereof, and therefore, this Agreement shall not be more strictly construed, or any ambiguities within this Agreement resolved, against either party hereto.

(h) This Agreement may be signed in one or more counterparts and/or by facsimile.

(i) If faxed or emailed: The faxed or emailed copy of this Agreement along with the faxed or emailed signatures will act as a binding contract. Originals of the facsimile or email will follow via the U.S. Postal Service also for execution.

48. 1031 EXCHANGE. Buyer and Seller acknowledge that either Buyer or Seller may desire to exchange, for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder, fee title in the Property which is the subject of this contract. Seller and Buyer expressly reserves the right to assign its rights, but not its obligations, hereunder to a Qualified Intermediary as provided in IRC Reg. 1.1031(k) 1(g)(4) on or before the closing date. Buyer and Seller agree to reasonably cooperate with each other to accomplish other's desire to qualify for a like kind and qualifying use within the

meaning of Section 1031 of the Internal Revenue Code. Such cooperation shall not be required of either Buyer or Seller if such cooperation delays the settlement date or causes either Buyer or Seller to assume any expenses that Buyer or Seller would not have to pay except for the assignment to the Qualified Intermediary or if such an assignment exposes either Buyer or Seller to liability that either Buyer or Seller would not have to assume except for the assignment to the Qualified Intermediary.

IN WITNESS WHEREOF, intending to be legally bound, the parties have caused this Agreement to be duly executed, under seal, as of the day and year first above written.

SELLER: A.C. HIPPLE Limited Partnership

By: _____
ANTHONY HIPPLE, PRESIDENT

BUYER:

BUYER:
