

**TENANT OCCUPIED PROPERTY
ADDENDUM TO AGREEMENT OF SALE**

TOP

1 **PROPERTY** _____

2 **SELLER** _____

3 **BUYER** _____

4 **DATE OF AGREEMENT** _____

5
6 1. Within _____ days of the execution of this Agreement of Sale, Seller will furnish to Buyer, by return-receipt mail or
7 by other form of receipted delivery, copies of all written lease agreements currently in effect, as well as memoranda of the terms of
8 all oral leases for the Property.

9
10 A. If Buyer does not receive copies of all written leases and memoranda of all oral leases within the time allowed, or before
11 settlement, whichever occurs first, Buyer may terminate the Agreement of Sale in writing anytime before receiving said
12 documents, in which case all deposit monies will be returned to Buyer.

13
14 B. Within _____ days of Buyer's receipt of all leases and/or memoranda, Buyer will either
15 1. Proceed with the purchase of the Property, or
16 2. Terminate the Agreement of Sale in writing, in which case all deposit monies will be returned to Buyer.
17 Buyer's failure to respond within the allowed time will constitute Buyer's acceptance of the Property and all terms and condi-
18 tions of the Agreement of Sale will remain in full force and effect.

19
20 2. Seller shall assign all leases and security deposits together with the interest, if any, to Buyer at settlement. (The Pennsylvania
21 Landlord and Tenant Act requires that security deposits be placed in an interest bearing account after the second year.) In cases
22 where the full amount of a security deposit paid by a tenant cannot be transferred, Seller will supply to Buyer in writing at settle-
23 ment the tenant's name, the amount of the security deposit, the amounts deducted, the dates and reasons for deduction and the
24 tenant's written notification or acknowledgment of the deduction.

25
26 3. Other than obligations set forth in any written lease agreement(s), Seller represents that there are no unsatisfied commitments or
27 agreements, whether oral or written, requiring Seller to fulfill any financial or other obligation to any tenant.

28
29 4. Seller will notify all Tenants in writing of the change in ownership at time of settlement.
30
31
32

33 **WITNESS** _____ **BUYER** _____ **DATE** _____

34 **WITNESS** _____ **BUYER** _____ **DATE** _____

35 **WITNESS** _____ **BUYER** _____ **DATE** _____

36 **WITNESS** _____ **SELLER** _____ **DATE** _____

37 **WITNESS** _____ **SELLER** _____ **DATE** _____

38 **WITNESS** _____ **SELLER** _____ **DATE** _____