

1.1 _____, ("**Buyer**") hereby offers to purchase the real property, hereinafter described, from the owner thereof ("**Seller**") (collectively, the "**Parties**" or individually, a "**Party**"), through an escrow ("**Escrow**") to close 30 or _____ days after the waiver or expiration of the Buyer's Contingencies.

Deleted: on _____

2.4 The fire sprinkler monitor: • is owned by Seller and included in the Purchase Price, • is leased by Seller, and Buyer will need to negotiate a new lease with the fire monitoring company, or • ownership will be determined during Escrow.

Deleted: or _____

7. Real Estate Brokers

7.1 The following real estate broker(s) ("**Brokers**") and brokerage relationships exist in this transaction and are consented to by the parties (check the applicable boxes):

Y _____ represents Seller exclusively ("**Seller's Broker**")

Y _____ represents Buyer exclusively ("**Buyer's Broker**"); or

Y _____ represents both Seller and Buyer ("**Dual Agency**").

The Parties acknowledge that Brokers are the procuring cause of this Agreement. See paragraph 24 regarding the nature of a real estate agency relationship. Buyer shall use the services of Buyer's Broker exclusively in connection with any and all negotiations and offers with respect to the Property for a period of 1 year from the date inserted for reference purposes at the top of page 1.

Deleted: Date of Agreement

23.7 1031 Exchange. Both Seller and Buyer agree to cooperate with each other in the event that either or both wish to participate in a 1031 exchange. Any party initiating an exchange shall bear all costs of such exchange.