



THE GARDENS OF WILBRAHAM CONDOMINIUM

UNIT RESERVATION AGREEMENT

2301 Boston Road, LLC (the “Seller”), hereby acknowledges receipt of the sum of \$_____ (the “Deposit”) from _____ (hereinafter the “Buyer”) as of the date set forth below. The Deposit is made to reserve Condominium Unit No. _____ (the “Unit”) at The Gardens of Wilbraham Condominium (the “Condominium”) which is offered at a base price of \$_____.

By signing below, the Buyer acknowledges receipt of the following Condominium Documents:

1. Master Deed of The Gardens of Wilbraham Condominium
2. The Gardens of Wilbraham Condominium Trust

(the “Condominium Documents”). The Condominium Documents have been delivered to the Buyer for review by the Buyer and the Buyer’s financial and legal advisors. The parties agree that the Buyer will have ten (10) business days from the date of this Agreement to review the Condominium Documents. If the Buyer is not satisfied for any reason with the Condominium Documents, the Buyer shall notify the Seller, in writing, and the Seller shall refund the Deposit to the Buyer within five (5) days after receipt of the notification and the Seller shall be free to offer the Unit for sale to third parties.

If the notice has not been received by the Seller within said ten (10) days, (_____)
enter the due date

the parties agree to negotiate in good faith with respect to a Purchase and Sale Agreement for the purchase of the Unit.

Either Buyer or Seller may cancel this agreement at any time prior to the signing of the Purchase and Sale Agreement. Until that time, this Agreement is in no way binding on either the Buyer or the Seller and may be cancelled without penalty.

Executed this ____ day of _____, 2010.

Witness

By:

SELLER:
2301 BOSTON ROAD, LLC

Witness

BUYER:

Witness

BUYER: