

UNIFORM COMMERCIAL PURCHASE AGREEMENT

(This is a legally binding contract. If not understood, seek legal advice)

World Group, Broker

The undersigned Buyer, (whether one or more) agrees to purchase the Property described as follows:

1. **Address** 222 N 44th Street, Lincoln, NE. Zip Code **68503**
2. **Legal Description (Property):** Meginnis Addition, Lot 2, in Lancaster County, Nebraska including all fixtures and equipment permanently attached to the Property.
3. **Personal Property:** The only personal property included is as follows: None
4. **Conveyance:** Seller represents that they have good, valid and marketable title, in fee simple, and agrees to convey title to Property to Buyer or his nominee by warranty deed free and clear of all liens, encumbrances or special taxes levied or assessed.
5. **Assessments:** Seller agrees to pay any assessments for public improvements previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed.
6. **Purchase Price:** Buyer agrees to pay DOLLARS (\$ -) on the following terms: \$ 10,000.00 (Deposit) deposited herewith as evidenced by the receipt attached below. In the event this offer is not accepted by the Seller within the time specified, the Deposit shall be refunded. In the event of refusal or failure of the Buyer to consummate the purchase, the Seller may, at his option, retain the Deposit as liquidated damages for failure to carry out the agreement of sale. Balance to be paid in immediately available funds at closing of the sale.
7. **Applicable Conditions:** This agreement is conditioned upon the happening of each of the following events. If each of the same has not occurred within the time stated, this offer shall be null and void, and any Deposit returned to Buyer.

The Property is being sold “As Is Where Is” with no warranties whatsoever.

8. **Taxes:** Seller shall be responsible for real estate taxes on the Property for 2014 and all prior years. Taxes for the Year 2015 shall be prorated to the Closing Date based upon the most current valuation and the most current tax levy rate. Seller shall pay any special assessments levied against the property prior to the Closing Date
9. **Rents, Deposit and Leases, If Rented:** Any tenant deposits and leases shall be assigned to Buyer at no cost. All collected rents shall be prorated to date of closing. Copies of all current leases shall be provided to the Buyer at the time of closing.
10. **Sanitary and Improvement District (S.I.D.):** Buyer understands that this property is located within S.I.D. # N/A and acknowledges a receipt of the most recently filed S.I.D. Statement.
11. **Conveyance of Title:** Seller shall furnish an updated title insurance commitment to Buyer prior to closing. The closing date to be on or before June 12, 2015, and possession shall be delivered at closing. The cost of an Owner's title insurance policy shall be equally divided between Buyer and Seller.
12. **Escrow Closing:** Buyer and Seller acknowledge and understand that the closing of the sale may be handled by an Escrow Agent and that the Broker is authorized to transfer the Deposit or any other funds it receives to said Escrow Agent. After said transfer, Broker shall have no further responsibility or liability to Buyer or Seller for the accounting for said funds. Escrow Agent's charge for the escrow closing shall be equally divided between Buyer and Seller.
13. **State Documentary Tax:** The State Documentary Tax on the deed shall be paid by the Seller.
14. **Insurance:** Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Buyer shall have the right to rescind this agreement, and Seller shall refund the Deposit to Buyer. Buyer agrees to provide his own hazard insurance.
- ~~15. **Wood Infestation:** Buyer agrees to pay the cost of a wood-destroying insect inspection of the building, attached and detached structures, and Seller agrees to pay for any treatment or repair work found necessary for issuance of a termite warranty and/or treatment of any wood-destroying insects. Buyer agrees to accept the treated property upon completion of repairs.~~
- ~~16. **Smoke Detector:** Seller agrees to install, at Seller's expense, smoke detectors as required by law.~~
17. **Condition of Property:** Seller represents to the best of Seller's knowledge, information and belief, there are no latent defects in the Property. Seller represents to the best of the Seller's knowledge, information and belief, there are no conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect thereto.

THIS OFFER IS BASED UPON BUYER'S PERSONAL INSPECTION OR INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION OR WARRANTIES OF CONDITION BY THE SELLER OR SELLER'S AGENT.

NO WARRANTIES PARAGRAPH

The parties hereto acknowledge that if Buyer proceeds to close on the purchase of the Property, then Buyer represents that it has had sufficient access to the Property and has determined for itself that the Property is satisfactory to Buyer for Buyer's intended uses and purposes, in which case, Buyer shall be conclusively presumed to have satisfied itself as to the usefulness and legal limitations to the Property, and to its condition and the environmental condition of the Property and further, Buyer takes Property in its present condition, "AS IS" without reliance upon any representation, warranty, opinion or statement of Seller or any agent of Seller.

18. **Agency:** The Real Estate Agent(s) involved in this transaction are:

[X]S. Scott Moore with World Group Commercial Real Estate is acting as a limited agent for Seller

[] _____ is acting as limited agent for Buyer.

19. **Broker Compensation:**

[X] Buyer and Seller acknowledge that World Group Commercial Real Estate is being paid a fee by Seller.

20. **Offer Expiration:** This offer to purchase is subject to acceptance by Seller on or before _____ at _____ o'clock PM

WITNESS: _____ BUYER: _____ SS#/FED. ID# _____

WITNESS: _____ BUYER: _____ SS#/FED. ID# _____

ADDRESS: _____ CITY _____ STATE _____ ZIP _____ PHONE _____

RECEIPT

(NAMES FOR DEED) RECEIVED FROM: _____ the sum of _____ DOLLARS (\$ _____) (by _____) to apply to the purchase price of the Property on terms and conditions as stated. This receipt is not an acceptance of the above offer to purchase.

World Group
780 N 114th Street
Omaha, Nebraska 68154

Agent's Name

AGENT'S SIGNATURE

ACCEPTANCE

_____ 2015

The Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement.

WITNESS: _____ SELLER: _____
SS#/FED.ID#: _____

WITNESS: _____ SELLER: _____
SS#/FED. ID#: _____

ADDRESS: _____ CITY _____ STATE _____ ZIP _____
PHONE: _____

BUYER RECEIPT AND ACCEPTANCE

Buyer acknowledges a fully executed copy of this agreement.

DATE: _____ BUYER: _____