

PRORATED TAX ADDENDUM
TO PURCHASE AGREEMENT

1. Referring to Fortuno Purchase Agreement Section 3. Contractual Relationship subparagraph (b) "Notice of Tax Duties and Liabilities. Both parties understand that each party is responsible to pay, according to law, their own tax responsibilities. Neither party will be responsible for any Federal, state or local taxes owed by the other party."

_____ CLIENT INITIALS

2. Referring to Fortuno Purchase Agreement Section 2. Services and Responsibilities subparagraph (c) "FORTUNO shall provide BUYER with ownership to Property with a clean and clear title."

_____ CLIENT INITIALS

3. Clean and clear title does NOT include property taxes due or pre-paid by FORTUNO for the *current* fiscal tax year. Clean and clear title refers to protection for BUYER by FORTUNO for any encumbrances, clouds, back taxes or liens against the Property, incurred by any and all parties prior to BUYER being vested into title.

_____ CLIENT INITIALS

4. Depending on the month and day in which the transaction is considered closed, Client as BUYER may be required to reimburse FORTUNO (Seller) for property taxes that FORTUNO has paid for the *current* fiscal tax year.

_____ CLIENT INITIALS

5. Pro-rated taxes for the current fiscal tax year will be calculated based upon the date BUYER came into title (and not before) as either evidenced by the date the vesting deed was executed by FORTUNO or the date the vesting deed was of record with the assessor's office—whatever is customary for that state.

_____ CLIENT INITIALS

6. BUYER is hereby notified that BUYER will receive an invoice from FORTUNO for any prorated taxes that may be due, based upon the date BUYER enters into title of said Property. FORTUNO will provide (at FORTUNO's discretion) any substantiating documentation FORTUNO deems reasonable and necessary. BUYER will have 30 days to pay the invoice, after 30 days BUYER will incur late charges of 1.5% per month until the balance is paid in full.

_____ CLIENT INITIALS

DATED: _____

BUYER:

By: _____

Its: _____