



3 Corporate Park Drive, Derry, NH | Business Condominiums

Unit Reservation and Request for Fit-Up Quote

The undersigned (the "Buyer") hereby expresses interest in purchasing a business "flex" condominium unit (or units) in Derry Business Center, 3 Corporate Park Drive, Derry, New Hampshire. The Buyer wishes to reserve the unit(s) specified below:

Unit(s): _____

Purchase Price: _____

Units in Derry Business Center are sold as "shell space" ready for customized fit-up for the Buyer's requirements. The list purchase prices include a \$60,000 allowance for custom office fit-up and allowances of \$1.50 per sq. ft. for electrical distribution and lighting and \$1.00 per sq. ft. for heating the non-office areas, as set forth in more detail in the Building "Shell" Specifications. The developer, Derry Business Center LLC, will arrange for the project design/builder, Opechee Construction Corporation, to prepare a floor plan, specifications and a guaranteed fixed price for customized fit-up of the unit(s), which may be more or less than the allowance amounts. This process involves one or more meetings between the Buyer and one of Opechee's architects, which will be arranged at the Buyer's earliest convenience, and at no cost to the Buyer. Opechee will endeavor to deliver the floor plan, specifications and fit-up quote within ten days of acceptance of this Reservation.

The Buyer submits a fully refundable deposit of One Thousand Dollars (\$1,000.00) with this Reservation, which will be held in a non-interest bearing escrow account by the project broker, Astoria Properties LLC (a licensed New Hampshire brokerage firm, Greg Kirsch principal broker).

The Buyer is under no obligation to purchase the unit(s). Astoria agrees to reserve the specified unit(s) for twenty-one days, and to work with the Buyer and Opechee to develop a floor plan, specifications and fit-up quote. At the end of the twenty-one day period, the Buyer will either (a) sign a binding Unit Purchase Agreement or (b) inform Astoria of the decision not to proceed with the purchase, in which case the deposit will be immediately refunded and the Buyer will have no further obligations.

Buyer's Signature: _____ Date: _____

Buyer's Name (Print): _____

Address: _____

Telephone: _____ Fax: _____ Email: _____

Developer:
Derry Business Center LLC

Greg Kirsch, Member Date: _____

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