

**BRIDGEPOINTE CONDOMINIUMS  
RESERVATION AGREEMENT**

RESERVATION SELECTION NUMBER: \_\_\_\_\_ (Number will be assigned by Dunes.)  
FULL NAME OF PROSPECTIVE PURCHASER(S): \_\_\_\_\_ ("Purchaser")  
MAILING ADDRESS: \_\_\_\_\_

PHONE: HOME: \_\_\_\_\_ OFFICE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

1. **Preamble:** Dunes Marketing Group, a division of The Byrne Corporation ("Dunes") is the exclusive Broker for E.R.P.-Lowe, LCC ("ERP"). ERP contemplates the sale of a number of BridgePointe Condominiums ("Project") located on Bluffton Parkway in Bluffton, South Carolina in the near future. ERP does not intend to offer any condominium villas with the Project until all the necessary details have been completed. At the present time, the actual location, size, dimension, and pricing of villas within the Project has been established. In the interim, Purchaser desires to reserve the opportunity to purchase one of the villas pursuant to this Agreement.
2. **Reservation:** Purchaser deposits the sum of One Thousand and 00/100 (\$1,000.00) Dollars (Payable to Dunes Marketing Group Escrow Account) with Dunes Marketing Group, a division of The Byrne Corporation ("Dunes") the exclusive Broker for ERP to be held in a separate non-interest bearing real estate escrow account pursuant to this Agreement. Purchaser, in consideration of such deposit, will be provided a Reservation Selection Number referenced herein. Purchaser acknowledges that the terms of sale have not yet been finalized and will all be the subject of a Purchase Agreement ("Contract"). During the term of this Reservation, and as information is received by Dunes, Dunes will provide additional information concerning the Project, prices, floor plans, etc., on an ongoing basis.
3. **Type:** Purchaser has indicated the size of the villa that most interests Purchaser:  
  
\_\_\_\_\_ Two Bedroom      \_\_\_\_\_ Three Bedroom
4. **Process:** In the event and at such time that ERP releases the Project and completes necessary details in order to contract for the sale of a villa, ERP, through Dunes, will provide Purchaser with the opportunity to choose a villa of his/her primary interest using the Reservation Selection Number sequence. Purchaser's Contract will be mailed, couriered, or delivered to Purchaser at the address provided above. If Purchaser elects to purchase the property, a fully executed Contract shall be returned to Dunes within ten (10) days after delivery. Thereafter, Dunes shall notify ERP that such Contract has been executed and that the funds deposited pursuant to this Reservation Agreement shall be held and applied as a credit towards the purchase price under the terms of the Contract.
5. **Cancellation/Termination:** Purchaser may cancel this Reservation at any time by providing written notice to Dunes and requesting termination. Dunes shall immediately terminate the Reservation and return the deposit. This Reservation will also be terminated as follows:
  - a. Automatically, on August 31, 2011; or
  - b. Ten (10) days after Purchaser has been provided the Contract referenced above if Purchaser has not executed and returned the Contract along with the requisite earnest money deposit at that time.
6. **No Obligation:** Purchaser has no obligation hereunder unless and until a Contract is executed for a villa within the Project.

Receipt Acknowledged:

DUNES MARKETING GROUP, a Division of:  
The Byrne Corporation

PROSPECTIVE PURCHASER:

By: \_\_\_\_\_  
Director of Sales and Marketing

By: \_\_\_\_\_  
Signature of Purchaser

By: \_\_\_\_\_  
Sales Agent

By: \_\_\_\_\_  
Signature of Purchaser