

**HARBOR AT LEMON BAY, A CONDOMINIUM**

**RESERVATION FOR THE PURCHASE OF A  
CONDOMINIUM UNIT**

TO: LaPrade Development, Inc.

AND TO: Decker Beeler, P.A.

The undersigned (“**Prospective Purchaser**”) hereby reserves for purchase from LaPrade Development, Inc., a Florida corporation (the “**Developer**”) the condominium parcel described on Schedule A attached (the "Unit") located or to be located within the Harbor at Lemon Bay, a Condominium. The undersigned acknowledges that the purchase price of the Unit hereby reserved shall be \_\_\_\_\_ (\$ \_\_\_\_\_) (the “**Purchase Price**”), and the Developer assures the Prospective Purchaser that the Purchase Price will be the Purchase Price reflected in the contract for purchase and sale.

This Reservation must be accompanied by a deposit of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500) (the “**Deposit**”), payable to the Escrow Agent who is Decker Beeler, P.A., whose address is 25 Second Street North, Suite 320, St. Petersburg, Florida, 33701. The Escrow Agent must provide a receipt to the Prospective Purchaser for the Deposit. Any notices given to the Escrow Agent by the Prospective Purchaser may be delivered to the Escrow Agent at the above address.

Any interest earned on the Deposit shall accrue to the benefit of Developer.

The Prospective Purchaser shall be entitled to an immediate unqualified refund of the Deposit upon written request to the Escrow Agent by the Prospective Purchaser or by the Developer. A Deposit shall not be deemed received by the Escrow Agent until all checks representing all or a portion of the Deposit shall have cleared.

Developer shall forward a copy of the Declaration of Condominium and other documents (collectively, the "Condominium Documents") to the Prospective Purchaser along with the formal purchase contract (the "Contract") relative to Prospective Purchaser’s Unit containing the sales price. The Prospective Purchaser shall have ten (10) days after delivery of the Condominium Documents and Contract to accept them. If the Prospective Purchaser accepts the Condominium Documents, the Prospective Purchaser shall promptly execute the Contract in accordance with the instructions submitted and return it to Developer within the ten (10) day period in which event and Deposit made shall be credited toward the Purchase Price of the Unit. If the Prospective Purchaser does not accept the Condominium Documents and Contract within the stated period of time, this Reservation Agreement shall be deemed canceled and the Deposit returned to the Prospective Purchaser accordingly. The Prospective Purchaser shall have the unconditional right to cancel and rescind this Reservation Agreement and receive a return of the Deposit made at any time up to the acceptance by Prospective Purchaser of the Contract.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**PROSPECTIVE PURCHASER:**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address and telephone number of  
Prospective Purchaser - Please Print