

LND-2000 Contract for Sale of Vacant Land

<p style="text-align: center;">Last revised 5/8/08 Old Language</p>	<p style="text-align: center;">Revised 12/31/09 New Language</p>
<p>Line 3 previously read:</p> <p>The “Effective Date” shall be the date of final acceptance hereof, as indicated by the date adjacent to the signature of the last party to sign</p>	<p>Line 3 now reads:</p> <p>The “Effective Date” shall be the date adjacent to the signature of the last party to sign</p>
<p>Lines 6-7 previously read:</p> <p><i>then legal description on Seller’s deed(s) to govern, which may be confirmed by the Survey, if any, pursuant to Section 6 below).</i></p>	<p>Lines 6-7 now read:</p> <p><i>then legal description on Seller’s deed(s) to govern. Legal description(s) may be confirmed by a Survey, pursuant to Section 6 below).</i></p>
<p>Line 8 previously read:</p> <p><input type="checkbox"/> (Check Box if legal description attached)</p>	<p>Line 8 now reads:</p> <p><input type="checkbox"/> (Check box if legal description attached)</p>
<p>Line 19 previously read:</p> <p>The following items are excluded from the sale (e.g., list any items which are leased or otherwise not owned by Seller)</p>	<p>Lines 19-20 read:</p> <p>The following items are excluded from the sale (e.g., list any items leased or otherwise not owned by Seller, such as satellite dish equipment)</p>
<p>Line 35 previously read:</p> <p>Possession will be delivered to Buyer</p>	<p>Line 35 now reads:</p> <p>Possession and all keys will be delivered to Buyer</p>
<p>Lines 36-37 previously read:</p> <p><i>Note: If possession is to be transferred on a day other than day of Closing or if the Property is tenant occupied, then the parties should complete and attach an appropriate Rider(s).</i></p>	<p>Lines 36-38 read:</p> <p><i>Note: If possession is to be transferred on a day other than day of Closing or if the Property is tenant occupied, then the parties should complete and attach an appropriate rider(s). Brokers are not responsible for delivery of keys. It is recommended that Buyer change locks following possession.</i></p>
<p>Line 44 previously read:</p> <p><input type="checkbox"/> B. Nonconventional. (See attached Rider for Assumption; Seller Financing; or Government financing).</p>	<p>Line 45 reads:</p> <p><input type="checkbox"/> B. Nonconventional. (Attach Financing Agreements rider, MSC-2010 for Assumption; Seller Financing; or Government financing).</p>
<p>Lines 46-47 previously read:</p> <p>If Buyer does not deliver written Notice</p> <p>Line 50 previously read:</p>	<p>All references regarding notice were revised to clarify that all notices are to be made in the manner defined in section 19. NOTICES (Lines 308-314).</p> <p>Lines 47-48 read:</p> <p>If Buyer does not deliver a Notice</p> <p>Line 51 reads:</p>

<p>if such lender will not give such Buyer such written notice</p> <p>Line 52 previously read: despite request, Buyer was unable to obtain such written notice from lender.</p> <p>Lines 52-53 previously read: and has timely provided written Notice to Seller</p> <p>Line 83 previously read: and to state to Seller in writing any objections</p> <p>Lines 86-87 previously read: Failure to timely notify Seller of any Objections within the Review Period</p> <p>Line 181 previously read: then Seller shall immediately provide written Notice to Buyer</p> <p>Lines 193-194 previously read: Buyer shall give written Notice of Buyer's election to Seller within 10 days after Buyer has received written Notice of such damage</p> <p>Line 252 previously read: (2) terminate this Contract by written Notice to Seller</p> <p>Line 261 previously read: (2) terminate this Contract by written Notice to Buyer</p> <p>Line 275 previously read: or to deliver written Notice of termination to</p> <p>Lines 368-369 previously read: (1) Buyer's delivery of written Notice to Seller</p>	<p>if such lender will not give such Buyer such Notice</p> <p>Lines 52-53 read: despite request, Buyer was unable to obtain such Notice from lender.</p> <p>Line 53 reads: and has timely provided Notice to Seller</p> <p>Line 85 reads: and to deliver Notice to Seller of any objections</p> <p>Lines 88-89 read: Failure to timely deliver Notice to Seller of any Objections within the Review Period</p> <p>Line 186 reads: then Seller shall immediately provide Notice to Buyer</p> <p>Lines 197-198 read: Buyer shall give Notice of Buyer's election to Seller within 10 days after Buyer has received Notice of such damage</p> <p>Line 257 reads: (2) terminate this Contract by Notice to Seller</p> <p>Line 266 reads: (2) terminate this Contract by Notice to Buyer</p> <p>Line 280 reads: and to deliver Notice of termination</p> <p>Line 373 reads: (1) Buyer's delivery of Notice to Seller</p>
<p>Line 51 previously read: by providing a sworn notarized affidavit</p>	<p>Lines 51-52 read: by providing a notarized affidavit</p>
<p>Lines 53-54 previously read: then this Contract shall terminate with Earnest</p>	<p>All references regarding return of earnest money were revised to clarify that any disposition of earnest money shall be made in the manner defined in section 8. DISPOSITION OF EARNEST MONEY AND OTHER ESCROWED FUNDS AND DOCUMENTS. (Lines 165-181).</p> <p>Lines 54-55 read: then this Contract shall terminate with Earnest Money</p>

<p>Money to be returned to Buyer.</p> <p>Line 86 previously read: in which case the Earnest Money is to be returned to Buyer.</p> <p>Line 94 previously read: the Earnest Money is to be refunded to Buyer</p> <p>Line 126 previously read: (3) Buyer is terminating the Contract, with the Earnest Money to be returned to Buyer.</p> <p>Lines 133-134 previously read: or the Contract will automatically terminate and the Earnest Money shall be returned to Buyer;</p> <p>Line 193 previously read: in which case the Earnest Money shall be returned to Buyer.</p> <p>Line 258 previously read: Earnest Money, less any expenses incurred by or on behalf of Buyer, shall be returned to Buyer.</p> <p>Line 226 previously read: and retain the Earnest Money</p> <p>Line 276 previously read: in which case the Earnest Money shall be returned to Buyer.</p>	<p>to be returned to Buyer (subject to Section 8).</p> <p>Line 88 reads: in which case the Earnest Money is to be returned to Buyer (subject to Section 8).</p> <p>Lines 95-96 read: the Earnest Money is to be refunded to Buyer (subject to Section 8)</p> <p>Lines 129-130 read: (3) Buyer is terminating the Contract, with the Earnest Money to be returned to Buyer (subject to Section 8).</p> <p>Lines 137 - 138 reads: or the Contract is to be deemed to be automatically terminated and the Earnest Money shall be returned to Buyer (subject to Section 8);</p> <p>Line 197 reads: in which case the Earnest Money shall be returned to Buyer (subject to Section 8).</p> <p>Lines 262-263 read: Earnest Money, less any expenses incurred by or on behalf of Buyer, shall be returned to Buyer (subject to Section 8).</p> <p>Lines 266-267 read: and (subject to Section 8) retain the Earnest Money</p> <p>Line 281 reads: in which case the Earnest Money shall (subject to Section 8) be returned to Buyer.</p>
<p>Line 65-66 previously read:</p> <p>directed by Buyer, by (<i>check one</i>): <input type="checkbox"/> general warranty deed <input type="checkbox"/> special warranty deed, or <input type="checkbox"/> other _____ (the “Deed”).</p>	<p>Lines 66-68 read:</p> <p>directed by Buyer, by (unless otherwise specifically agreed) (<i>check one</i>): <input type="checkbox"/> general warranty deed <input type="checkbox"/> special warranty deed, or <input type="checkbox"/> other _____ (the “Deed”) properly executed and in recordable form.</p>
<p>Line 77 previously read:</p> <p>may also obtain a current survey of the Property (the “Survey”)</p>	<p>Line 79 now reads:</p> <p>may also obtain a survey of the Property (“Survey”)</p>
<p>Line 92 previously read:</p> <p><i>Note: For purposes of this subparagraph, if Seller fails to timely respond to Buyer’s Objections,</i></p>	<p>Line 94 reads:</p> <p><i>Note: If Seller fails to timely respond to Buyer’s Objections,</i></p>

Line 93 previously read: If the Contract is terminated under this paragraph,	Line 95 now reads: If the Contract is terminated under this Section,
Lines 97-99 previously read: Subject thereto, any item shown on the Title Commitment, abstract or Survey (or which could have been shown thereon) and to which Buyer does not timely submit an Objection during the Review Period, or for which Buyer waives Buyer's Objections as set forth herein,	Lines 99-101 read: Subject thereto, any item shown on the Title Commitment, abstract or Survey (or which could have been shown on a survey) and to which Buyer does not timely submit an Objection during the Review Period, or for which Buyer waives Buyer's Objections as set forth herein, and specifically including all laws and zoning ordinances,
Lines 106-107 previously read: Buyer may also review flood plain data; zoning regulations; leases and other occupancy agreements; general taxes; school district; and square footage or acreage.	Lines 124-126 now read: Buyer may also review additional property data, including but not limited to flood plain data; zoning regulations; leases and other occupancy agreements; general taxes; school district; square footage or acreage; and insurability of the Property (" Additional Property Data ").
Line 118 previously read: Buyer shall furnish a complete copy of the written inspection report(s) to Seller along with a written list	Line 121 reads: Buyer shall furnish a complete copy of the written inspection report(s) and/or Additional Property Data to Seller with a written list
Lines 123-124 previously read: If Seller has not received a written Inspection Notice by the end	Line 126-127 reads: If Seller has not received an Inspection Notice by the end
Line 125-126 previously read: (2) Buyer intends that any unacceptable conditions are to be satisfied by Seller;	Lines 128-129 read: (2) Buyer intends that any unacceptable conditions are to be satisfied by Seller (prior to Closing, unless otherwise specified);
Lines 129-130 previously read: <i>(Note: For purposes of this subparagraph, if Seller fails to timely respond</i>	Line 133 reads: <i>(Note: If Seller fails to timely respond</i>
Line 140 previously read: All Brokers may be present	Line 144 reads: Buyer and all Brokers may be present
Line 151 previously read: <i>respective licensees identified in the Brokerage Relationship Section below (collectively, the "Brokers")</i>	Line 155 reads: <i>respective licensees (identified in the Brokerage Relationship disclosure Section below, (collectively, the "Brokers"))</i>
Line 170 previously read: received by a Missouri licensed real estate broker or salesperson,	Line 174 reads: received by a Missouri licensed real estate broker

<p>Lines 173-174 previously read:</p> <p><i>Note: An Escrow Holder who is not a licensed real estate broker or salesperson is not bound</i></p>	<p>Lines 177-178 read:</p> <p><i>Note: An Escrow Holder who is not a licensed real estate broker is not bound</i></p>
<p>Lines 178-179 previously read:</p> <p>Risk of loss to any improvements on the Property shall be borne by Seller until Closing. Seller agrees to maintain Seller's current fire and extended coverage insurance (<i>if any</i>) on the Property until Closing.</p>	<p>Lines 182-184 read:</p> <p>Risk of loss to improvements on the Property shall be borne by Seller until Closing. Seller agrees to maintain Seller's current fire and extended coverage insurance (<i>if any</i>) on the Property until Closing. Seller shall do ordinary and necessary maintenance, upkeep and repair to the Property through Closing.</p>
<p>Lines 188-189 previously read:</p> <p>and be entitled to all insurance money (and/or condemnation payments and awards), if any, payable to Seller</p>	<p>Lines 192-193 read:</p> <p>and be entitled to all insurance proceeds (and/or condemnation payments and awards), if any, payable to Seller relating to the Property</p>
<p>Lines 212-213 previously read:</p> <p>(h) the value of any propane gas left in any propane tank at the Property</p>	<p>Lines 217-218 read:</p> <p>(h) the value of any heating oil or propane gas left in any tank at the Property</p>
<p>Line 286 previously read:</p> <p>have the utilities transferred to Buyer within ___ (<i>4 days if none stated</i>)</p>	<p>Line 291 reads:</p> <p>have the utilities transferred to Buyer within ___ days (<i>4 days if none stated</i>)</p>
<p>Line 306 previously read:</p> <p>acting on behalf of Seller, or as a dual agent or transaction broker.</p>	<p>Line 311 reads:</p> <p>acting on behalf of Seller, a dual agent or transaction broker.</p>
<p>Line 329 previously read:</p> <p>the Broker(s) identified in Brokerage Relationship Section</p>	<p>Lines 334-335 read:</p> <p>the Broker(s) identified in the Brokerage Relationship Section</p>