

ADDENDUM/AMENDMENT TO SALES CONTRACT

ADDENDUM # 1 (Part of original contract) **AMENDMENT #** _____ (Changes and completions to contract)
 Special Provisions attached to and hereby made a part of the sales contract dated May 14, 2010
 between Muslim Community Center of Leesburg (MCCCL) ("Purchasers")
 and Stephens - Ellis, LLC ("Seller")
 for purchase of property located at: 19832 Sycolin Rd, SE
Leesburg VA 20175
Country/City State Zip Code

TERMS OF SELLER FINANCING

Price (Principal Only No Interest) June 10/5 \$540,000
 Down Payment (Paid at Settlement on or before July 30, 2010) 100,000
 Deposits of \$10,000 to be credited to Down Payment at Settlement
 (See Note below).
 Balance to be Financed by Seller = \$440,000
Payment Schedule for Amount Financed:
 Eleven payments of \$40,000 = \$440,000

Payments shall be due as follows:
 Payments of \$40,000 on or before December 30, 2010; June 30 and December 30, 2011; June 30 and December 30, 2012; June 30 and December 30, 2013; June 30 and December 30, 2014; and June 30 and December 30, 2015 = \$440,000.

Note: The \$5,000 Deposit paid to Hometown Real Estate on November 19, 2009 and held in Escrow under the Contract Dated October 30, 2009 shall remain in Escrow as the first \$5,000 Deposit under this Contract. The additional \$5,000 Deposit paid to Hometown Real Estate on April 16, 2010 shall be placed in Escrow upon Ratification of this Contract. Both Deposits shall be non-refundable after Contract Ratification, but shall be credited to the Down Payment at Settlement.

Having read the foregoing, the undersigned, hereby, approve, accept, confirm, acknowledge and ratify the same to be part of our contract. All other terms of the contract remain in full force and effect.

[Signature] 6/1/10 [Signature] 6/1/10
 Seller Date Purchaser Date
FOR STEPHENS ELLIS
Chris Stephens Jr 1/1 [Signature] 1/1
 Seller Date Purchaser Date

