

EXHIBIT "1"

ADDENDUM TO OFFER TO PURCHASE

Notwithstanding anything contained in this Addendum or the Offer to Purchase to which this Addendum is attached to the contrary:

1. Seller makes no express or implied warranties as to the marketability, quality, feasibility, merchantability or as to any other aspect of the real property being conveyed or the title thereto.
2. The subject property is being sold "as is" and "where is" in its current condition.
3. Seller disclaims all other warranties regarding the sale of the subject property.
4. Seller shall convey the subject property to the Purchaser, at Closing, by a Non-Warranty Deed or Special Warranty Deed, at the discretion of Seller.
5. Buyer, by accepting conveyance of the subject property at closing, acknowledges that the property is being sold "as is" and "where is" in its current condition without any warranties whatsoever, and by acceptance of said conveyance releases Seller from any claims whatsoever arising from the subject property.

Buyer's Initials _____ Seller's Initials _____