

State of _____

COMMERCIAL REAL ESTATE PURCHASE AGREEMENT

This Commercial Real Estate Purchase Agreement (this "Agreement") is entered into as of the ____ day of _____, 20____ by and among/between:

Seller: _____, a/an (Check one) individual corporation limited liability company partnership limited partnership limited liability partnership a trust located at _____ [Address] ("Seller") and

Buyer: _____, a/an (Check one) individual corporation limited liability company partnership limited partnership limited liability partnership a trust located at _____ [Address] ("Buyer").

Each Seller and Buyer may be referred to in this Agreement individually as a "Party" and collectively as the "Parties."

1. Property. Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller (the "Transaction"), all of Seller's right, title and interest in the commercial real property located at _____ [Property address], and the legal description: _____ (the "Property").

2. Personal Property.

(A) The sale includes all of Seller's right, title and interest to all real estate, buildings, improvements, appurtenances and fixtures (except as described below). Fixtures shall include all things that are embedded in the land or attached to any buildings and cannot be removed without damage to the Property. In addition, the following items shall be included in the sale: _____

(B) The following fixtures and items are excluded from the sale: _____

3. Purchase Price. The purchase price for the Property is \$_____ (the "Purchase Price") payable by Buyer as follows:

(A) Earnest Money Deposit. \$_____ (the "Deposit"), due upon the signing of this Agreement, the receipt of which is hereby acknowledged, to be held in escrow pursuant to this Agreement. The Deposit shall be applied to the Purchase Price at the Closing.

(B) Closing Balance. The remainder of the Purchase Price is due upon the delivery of the general warranty deed at the Closing. This amount is subject to change based on adjustments made pursuant to this Agreement.

Unless otherwise stated in the Agreement, all payments shall be made in proceeds that are immediately available to Seller by one of the following methods:

- Official bank check
- Wire transfer
- Certified check
- Other: _____

Commercial Real Estate Purchase Contract

James Smith McMaster



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