

ADDENDUM TO PURCHASE AGREEMENT

In reference to Agreement of Sale between 3 MB Capital, LLC

SELLER, and Lutz Property Management Co

the BUYER, dated 8-3-14 covering the real property commonly known as
4901 Clinton Ave Cleveland, OH 44113

the undersigned SELLER and BUYER hereby agree to the following:

Sales price will be set at \$230,000.00.

The following items shall be listed as "Consulting/Construction Fees" on the seller's portion of the HUD settlement statement, with fees paid to the following entities at closing:

- Real Estate Investment Services LLC \$40,000.00**

**Seller will still receive the gross sales price of \$190,000.00, as agreed upon in the original purchase agreement.

Seller's net proceeds will not change.

Executed by BUYER on _____

Timothy Brazz, member

BUYER

Executed by SELLER on _____

Don Lutz 8/18/14

SELLER