

RESERVATION AGREEMENT -
THE LODGE AT EAST BAY

The person(s) signing below (herein, "Purchaser") reserve the right to purchaser Unit ___ in The Lodge at East Bay Condominium, a condominium development located in the Village of Elk Rapids, Antrim County, Michigan according to the following terms in conditions.

1. Purchaser wishes to reserve Unit ___ as shown in the condominium subdivision plan for the development.

2. In consideration of such reservation, Purchaser agrees to deposit the sum of \$_____ to be held in escrow by an escrow agent in accordance with the terms of this agreement.

3. If this agreement has not been canceled as provided below, Purchaser agrees to sign a binding purchase agreement within five days after the Developer notifies Purchaser that the construction of purchaser's unit has commenced. The terms of the purchase agreement, including the price of the Unit, shall be in the sole discretion of Developer. The deposit provided in paragraph 2 hereof shall be applied against any deposits due under the purchase agreement.

4. Purchaser may withdraw from this agreement without further obligation any time prior to signing a binding purchase agreement. Developer may cancel this agreement at any time for any of following reasons: (a) Developer decides not to build or sell Purchaser's unit, (b) Purchaser fails to sign a purchase agreement or provide personal or financial information within five days of being asked to do so by Developer, or (c) Developer decides in its sole discretion that it is unlikely that Purchaser will be financially capable of purchasing the Unit.

5. If Purchaser decides to withdraw from this agreement, or Developer cancels this agreement, then the deposit shall be refunded to Purchaser in full within three business days after escrow agent, purchaser and developer have received written notice of such withdrawal or

cancellation.

6. This reservation agreement is not a purchase agreement. No lien of any kind shall be acquired by Purchaser either upon the Unit or on any part of the condominium development. The location, size or design of any unit, including Purchaser's Unit, may be changed in Developer's discretion. The liability of Developer under this agreement is at all times limited to the return of the deposit without interest.

7. All notices given pursuant to this reservation agreement shall be in writing and shall be hand-delivered or mailed by first-class mail or by registered or certified mail.

IN WITNESS WHEREOF, the parties have executed this contract as of the ____ day of _____, 20__.

PURCHASER:

ACKNOWLEDGEMENT OF DEPOSIT:

By:
CORPORATE TITLE AND ESCROW COMPANY

DEVELOPER:

By:
THE LODGE GROUP, L.L.C.