



11	Date
08	2007

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Amendment/Addendum To Purchase Agreement

The Purchase Agreement dated Nov8, 2007 on the Business known as
Independent gas station and C store, located at
16809 Pioneer Blvd., Artesia, CA 90701,

is hereby modified as follows:

- 3a. Initial deposit of \$10,000 will be held by broker uncashed. Upon completion of buyer investigation, escrow will be opened and Buyer's deposit check will be deposited in escrow. If buyer does not approve the conditions in 6a, buyer's deposit check will be returned uncashed.
6. DUE DILIGENCE: Buyer's and Seller's satisfaction shall be upon the signing of a Due Diligence Contingency Removal which shall take place within 21 days from the signing of this agreement. After 21 days, unless a written extension is signed by the Buyer and Seller, this Agreement will automatically become null and void.
1. No expired inventory is acceptable
 2. Inventory levels to be kept low.
 3. Gas inventory to be taken on day escrow closes and paid via cashiers check directly to Seller.
 4. Buyer to review phase one report on file.
 5. This offer is subject to Buyer's review and acceptance of lease terms.
 6. Seller to allow buyer to observe business for one week.
 7. 45 days after acceptance to complete geologic, soil and environmental inspections.
 8. Kamote needs to be repaired.

All other terms and conditions of the Purchase Agreement remain the same. The undersigned acknowledge having received, read and understood a fully completed copy of this Agreement.

_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Broker's Agent	Date	Broker's Agent	Date