

KSA

## XVIII. OPTION TO PURCHASE

OCHC will have the option to purchase the Project at a price equal to the sum of:

- 1) The outstanding unpaid principal balances of the mortgage loans to the Partnership from Central Carolina Bank under the Federal Home Loan Bank Affordable Housing Program in the original amount of 952,000 dated \_\_\_\_\_, and a federal HOME mortgage loan from the North Carolina Housing Finance Agency in the original amount of 1,287,000 dated \_\_\_\_\_, said loans to be repaid according to their original terms.
- 2) All transactional costs to the partners of the Partnership associated with or as a consequence of the transfer of the Project to OCHC, such as: legal expenses, survey and recording costs, and transfer taxes, and
- 3) All tax obligations (including but not limited to federal and State income taxes received as a result of the sale of the Property) that have or may have to be paid by the partners of the Partnership as a consequence of such sale or subsequent exit from the Partnership.

Any additional mortgages or liens placed upon the Project or refinancing of the above described loans shall be subject to the express prior written consent of OCHC.

OCHC's option must be exercised and the transaction closed during a six month period beginning eighteen months and ending one year before the due date of the mortgage loans from CCB and HOME.

Specific terms and conditions of the option to purchase the Project will be contained in a separate agreement between the parties which shall be recorded by OCHC in the Orange County Registry.