

RESERVATION AGREEMENT

**THIS IS A RESERVATION AGREEMENT
AND IS NOT A BINDING CONTRACT**

TOY BOX OF LOUISIANA, LLC, an Louisiana limited liability company, hereinafter called "Seller", acknowledges receipt from _____, hereinafter called "Purchaser", of the sum of _____ Dollars (\$ _____) ("Reservation Deposit") for the reservation of Unit _____ in Toy Box Condo's, a proposed condominium located in Lafayette Parish, La. (the "Condominium"), at the price of _____ Dollars (\$ _____).

Seller is in the process of developing Toy Box Condo's, A Condominium. Purchaser acknowledges that Seller is not able at this time to accept binding agreements to purchase Units in the Condominium. However, Purchaser desires to obtain a preference and reserve the first opportunity to purchase Unit _____, a _____' x _____ space in Phase One.

At such time as Seller is able to accept binding agreements to purchase units ("Unit Sales Agreement") in the Condominium, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase the Unit. The purchase price and other terms of purchase will be set forth in the Unit Sales Agreement. If purchaser elects to execute the Unit Sales Agreement, the Reservation Deposit shall be treated as part of the earnest money there under and shall apply toward the purchase price of the Unit.

In the event Purchaser does not execute the Unit Sales Agreement within 5 days after delivery of the Unit Sales Agreement to Purchaser by Seller, Seller may elect to terminate this Reservation Agreement by instructing Escrow Agent to refund to Purchaser the above Reservation Deposit in full.

Execution (signing) of this Reservation Agreement does not create a binding contractual obligation to buy or sell the Unit on the part of either the Seller or Purchaser. Either party may cancel this Reservation Agreement without incurring liability to the other at any time until Purchaser has received a copy of the Disclosure Statement adopted and issued for this Condominium and has executed a Unit Sales Agreement to purchase the Unit. In the event of cancellation by either party, the Reservation Deposit shall be promptly returned to Purchaser without charge.

Dated this _____ day of _____, 20 ____.

SELLER: TOY BOX OF LOUISIANA, LLC a limited liability company,

Signature

PURCHASER:

Signature

Print Name

Contact Phone Numbers