

RESERVATION AGREEMENT

64 Development Corp., a Florida limited liability company, whose address is 4311 Ponce De Leon Coral Gables, Florida 33146 ("Seller") acknowledges receiving this date from

_____ ("Purchaser") a reservation deposit in the amount of \$ 10,000.00 (the "Reservation Deposit") payable to **BMFT Enterprises Escrow Account** (the "Escrow Agent"). The Reservation Deposit will be held in escrow by the Escrow Agent, BMFT Enterprises Inc., with offices at 4311 Ponce De Leon, Coral Gables, Florida 33146, in non-interest bearing account. The Reservation Deposit expresses Purchaser's interest in purchasing approximately _____ square feet of space in the building as described below:

Check One:

Retail Space : _____ with frontage on South Dixie Highway
_____ with frontage on SW 74 Street
Unit Number(s): _____

Office Space: Located on the 3rd 4th Floor (Circle One)
Unit Number(s): _____

(collectively, the "Unit") in the proposed commercial condominium, located in South Miami, Miami-Dade County, Florida to be known as **5966 S. Dixie Highway, A CONDOMINIUM** (the "Condominium"), together with an assignment of _____ Parking Spaces. Seller reserves the right to change the name of the Condominium prior to delivery of the Contract to Purchaser. The base price of the Unit will be \$ _____, based on \$ _____ per square foot of the gross square foot size of the unit. This price may be modified by the price schedule prevailing at the time of formal contract (the "Contract") in accordance with the terms and conditions of this Reservation Agreement. It is the intent of Seller to establish the price for the Unit at approximately the purchase price set forth herein, if economically feasible. The parties acknowledge, however, that such price is not assured, and the future price set by Seller may vary substantially. If Buyer is not agreeable to the future price as determined by Seller, Buyer shall have the cancellation rights set forth below.

Purchaser will have five (10) days if Purchaser is within the United States and ten (15) days if Purchaser is outside of the United States after receipt of Seller's formal Contract in which to sign and return the Contract to Seller together with the amount, if any, that the initial deposit required by the contract exceeds the Reservation Deposit. If Purchaser does not sign and return the Contract (with the balance of the initial Contract deposit, if any) within this five (10) or ten (15) day period, as applicable, this Reservation Agreement will be canceled automatically and the Reservation Deposit will be refunded to Purchaser. Furthermore, either party hereto may cancel this Reservation Agreement by notifying the other and the Escrow Agent in writing at any time before Purchaser signs the Contract, whereupon the Reservation Deposit will be immediately refunded to Purchaser without qualification.

If Purchaser timely signs and returns the Contract to Seller and Seller then signs it and returns a fully executed copy of same to Purchaser, the Reservation Deposit will be credited against the initial deposit required under the Contract. The Escrow Agent named above will not release the Reservation Deposit except as provided in this Reservation Agreement or the Escrow Agreement.

Purchaser recognizes that this Reservation Agreement is a reservation solely with respect to a proposed Condominium; accordingly, this Reservation Agreement is not an agreement to sell the Unit,

nor does it confer any lien upon or interest in the Unit or on the proposed Condominium property. Seller may take any action and record any document pertaining to the Unit and the Condominium property as Seller may wish.

The liability of the Seller and Escrow Agent hereunder is at all times strictly and solely limited to the return of the Reservation Deposit.

Any Notices permitted or required under this Reservation Agreement shall be deemed to have been delivered if in writing and if personally delivered or if deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, addressed to Seller and to Buyer at the addresses set forth herein.

Purchaser shall not have the right to assign this Reservation Agreement.

Purchaser's name, address and telephone number are more particularly set forth on the attached Schedule "A".

EXECUTED the _____ day of _____, 2007.

SELLER:

64 Development Corp.,
a Florida Corporation

By: _____

Title: Authorized Representative

PURCHASER (S):

SCHEDULE "A"

Name of Purchaser: _____

Social Security No. _____

Local Address: _____

City: _____ County: _____ State: _____

Country: _____ Zip Code: _____

Local Phone: _____ Local Telecopy: _____

Home Address: _____

City: _____ State: _____

Country: _____ Zip Code: _____

Phone: _____ Business Phone: _____

Telex No.: _____ Telecopy No.: _____

Bank Reference: _____

Account No.: _____ Branch: _____

Other:

