

option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

Sale Price to you as the tenant in Unit #4 is: \$259,000

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time the notice is given as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenants eligibility for relocation payments as provided herein.

Currently, eighty percent (80%) of the Median Income of the Portland SMSA guideline, adjusted for family size, is as follows:

1 Person	2 Person	3 Person
[\$27,450.00]	[\$31,350.00]	[\$36,300.00] [amounts to be updated]

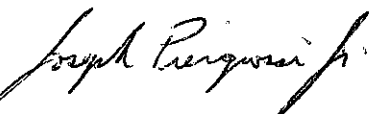
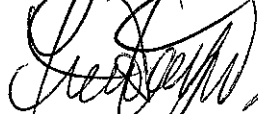
You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. As licensed real estate agents in the State of Maine; we will listing the units through our real estate brokerage business *Coyne Piergrossi Associates at Keller Williams*, and if you are interested in discussing financing arrangements or any other purchase details, please contact us.

You do not have to vacate your apartment in 120 days from this notice date, we would like you to remain as tenant at will through the marketing process. If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a 30 day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to talk with us about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,
Isabella, LLC



By: Trevor Coyne
Joseph Piergrossi Jr.