

**FIRST ADDENDUM PORTION OF LOT 1, STONEY POINT
IRVIN J. STONEBACK REVOCABLE TRUST AND
MABEL G. STONEBACK REVOCABLE TRUST
TANANA OIL CORPORATION**

1. Optionee and Optionors hereby acknowledge that the property is part of a Planned Commercial Development District (PCD-2) in the City of Lawrence.
2. Optionee and Optionors hereby acknowledge that any and all option monies shall be deposited in an interest-bearing escrow account at Douglas County Title Company and shall be disbursed in accordance with the terms and conditions of the Option to Purchase.
3. Optionee and Optionors hereby acknowledge that all contracts shall be closed through Douglas County Title Company and that the closing costs of approximately \$125.00 (payable to Douglas County Title Company) shall be divided equally between the parties.
4. Optionee and Optionors hereby acknowledge that reappraisal of all real estate is an on-going process in the State of Kansas, which may change the real estate taxes on this property this year and/or in the future.
5. This option and any right or interest in the property, except as provided in the Option to Purchase, are assignable only with the prior written consent of Optionors.
6. Optionee and Optionors hereby acknowledge that Optionors, at Optionors' option may continue to market this property for sale and may accept other options or contracts as long as those options or contracts shall be subject and subordinate to this option.
7. Optionee and Optionors hereby acknowledge that the existing improvements located on Lot 1, Stoney Point may be removed by Optionors prior to closing.
8. Optionors shall be solely responsible for any and all taxes, assessments, and special assessments that become due during the option. Any taxes, assessments and special assessments that become payable following the closing of sale following exercise of the option shall be the responsibility of Optionee.