



LENT ECKHART PROPERTIES

C O S T A R I C A

Telephone (011 506) 2654-4291
www.lentekhartproperties.com

Residential Purchase Agreement
Joint Escrow Instructions
Receipt for Deposit

Date: March 17, 2009 at Potrero, Guanacaste, Costa Rica

1. OFFER:

A. This offer is from: Dietmar Lerch or nominee ("Buyer"), a citizen of Germany, Passport # C4VTW55J2, for the purchase of real property situated in Flamingo, Guanacaste Costa Rica, Described as Casa Tranquilla held by Beyond the River S.A. 3-101-362555 Costa Rica. Recorded in the Public Registry.

B. Seller, Beyond the River S.A. 3 101 362555
Cedula juridical 3-101-362555

C. The Purchase Price: One Million USdollars. US Dollars \$1,000,000.

D. Close of Escrow shall occur 30 days from acceptance.

2. FINANCING:

A. Buyer will deposit into an escrow account with his lawyer 5 days from acceptance: US\$100,000. By personal check or wire transfer.

B. Balance of Purchase Price to be deposited with Escrow Holder within sufficient time to close escrow. This is an all cash offer with no financing. US\$900,000.

3. CLOSING AND POSSESSION

A. Property to be free of all liens, encumbrances, leases & contracts unless agreed to in writing. At the time of possession Seller shall provide all keys to buyer. All utilities to be paid current as of Close of Escrow.

4. CONDITION OF PROPERTY

A. Property is sold in its present physical condition on date of acceptance. Property to be maintained and all debris and personal property not included in sale to be removed by Close of Escrow.

B. Items to be included in Sale: All furnishings, appliances, 1 Motorized golf cart and 1 other 4 wheel cart in garage and art work that was viewed on March 17, 2009.

C. Seller shall disclose all known material defects of property.

D. Buyer has the right to conduct an independent physical inspection of property.

5. ESCROW, TITLE AND OTHER COSTS

A. Escrow Fee: Seller 50%. Buyer 50%.

B. Escrow Holder: Buyer's lawyer.

C. Transfer Taxes: If corporation is not acceptable to buyer then buyer to pay transfer taxes.

D. Lawyer Fees: each responsible for their own lawyers fees.

E. Other: Seller to pay the 13% government tax on compensation paid to agency.

6. AFTER ACCEPTANCE

A. Seller SHALL NOT have the right to continue to offer the property for sale.

7. CONTINGENCIES, TIME PERIODS AND REMOVALS

A. Seller has 5 days from acceptance to disclose all known material defects regarding property.

B. Buyer has 10 days to complete any and all inspections from acceptance.

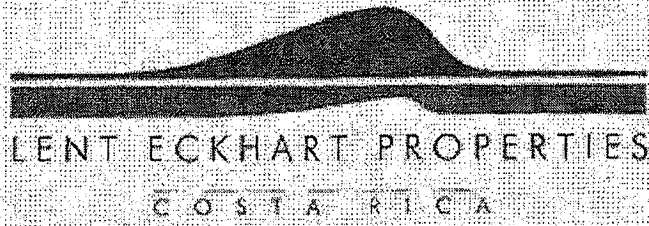
EXHIBIT

tabbles

1

Buyer and Seller acknowledge receipt of a copy of this page:
Buyer Initials: DL

Seller Initials: _____



Addendum to the Original Offer

Date: March 30, 2009

Reference Offer Date: March 17, 2009

From: Dietmar Lerch

Passport # Germany C4VTW55J2

Property: Casa Tranquilla held by Beyond the River S.A. 3-101-362555 Costa Rica.

This serves as an extension to the original timeframe in the original offer.
By signature below the purchaser wishes to extend the response time period
from the seller or seller's agent until April 15, 2009 at 5p.m.

Buyer:

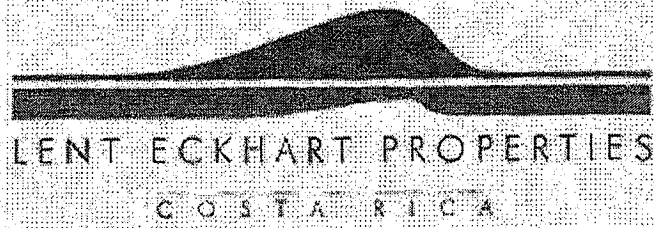
Date

20. March 2009

Buyer:

Date

30. March 2009



2nd Addendum to the Original Offer

Date: April 6, 2009,

Reference Offer Date: March 17, 2009

From: Dietmar Lerch

Passport # Germany C4VTW55J2

Property: Casa Tranquilla held by Beyond the River S.A. 3-101-362555 Costa Rica

This serves to inform the sellers that the buyers will form a new Costa Rican corporation in which to hold title to the property when title is transferred. The buyers have also been informed that the refrigerator in the main house is not functioning and that it is not an issue in this transaction.

Buyer:

Date

7.4.2009

Buyer:

Date

7.4.2009



Addendum to the Original Offer

Date: April 14, 2009, 2009

Reference Offer Date: March 17, 2009

From: Dietmar Lerch

Passport # Germany C4VTW55J2

Property: Casa Tranquilla held by Beyond the River S.A. 3-101-362555 Costa Rica

This serves as an extension to the original timeframe in the original offer. By signature below the purchaser wishes to extend the response time period from the seller or seller's agent until April 22, 2009 at 5p.m.

The buyer also wishes to increase their offer from \$1,000,000. to \$1,050,000. This is an all cash offer.

Buyer:

Date

14.4.09

Buyer:

DIETMAR LERCH

Date

14.4.09



Addendum to the Original Offer

Date: April 22, 2009, 2009

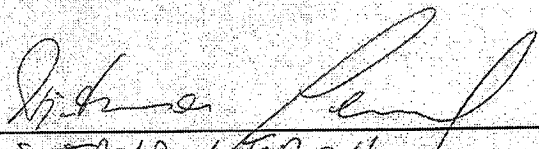
Reference Offer Date: March 17, 2009

From: Dietmar Lerch

Passport # Germany C4VTW55J2

Property: Casa Tranquilla held by Beyond the River S.A. 3-101-362555 Costa Rica

This serves as an extension to the original timeframe in the original offer.
By signature below the purchaser wishes to extend the response time period
from the seller or seller's agent until April 30, 2009 at 5p.m.

Buyer:  Date 22.4.09
Buyer: DIETMAR LERCH Date 22.4.09