

**EXHIBIT H**

**EAST HARRIET FLATS CONDOMINIUM**

**MODIFICATION OF STATUTE OF LIMITATIONS**

\_\_\_\_\_, as purchasers have entered into a purchase agreement dated \_\_\_\_\_, 2009 with East Harriet Flats, Inc. for the purchase of a unit in East Harriet Flats Condominium.

The purchase of a unit at East Harriet Flats Condominium is governed by the Minnesota Common Interest Ownership Act, Minnesota Statutes Chapter 515B. Section 515B.4-115 permits the parties to agree to reduce the period of limitation for breach of express or implied warranties under the statute to not less than two years.

NOW, THEREFORE, for good and valuable consideration, the parties agree that any judicial proceeding for breach of an obligation arising under Section 515B.4-112 (express warranties) or 515B.4-113 (implied warranties) must be commenced within two years after the cause of action accrues.

IN WITNESS WHEREOF the parties have executed this agreement as of this \_\_\_\_ day of \_\_\_\_\_, 2009.

**PURCHASERS:**

X

\_\_\_\_\_

X

\_\_\_\_\_

**SELLER:**

East Harriet Flats, Inc.

By



EXHIBIT L

ADDENDUM TO PURCHASE AGREEMENT

Between

East Harriet Flats, Inc., Seller

And

\_\_\_\_\_, Purchasers

Dated \_\_\_\_\_

For Unit \_\_\_\_, EAST HARRIET FLATS CONDOMINIUM

**Contribution to Association** Purchasers agree to pay at Closing to the condominium homeowners association an amount equal to two month's assessments based on the first budget of the Association, such sum to be held by the Association to establish a working capital fund to meet unforeseen expenditures or to purchase any additional equipment or services. This contribution is not an advance payment of regular assessments, and is in addition to such assessments. The Seller may not use these funds to defray any of its expenses, reserve contributions, or construction costs, or to make up any budget deficits while the Seller is in control of the Association.

X

\_\_\_\_\_, Purchaser

 Seller

X

\_\_\_\_\_, Purchaser