

OPTION TO PURCHASE PROPERTY

OPTION granted this _____ day of _____, 20____, by Ryan Feeney of Titan Investments LLC and Joe Burnett hereinafter called "Optionor" , to _____ of Address: _____, Louisville, KY _____, hereinafter called "Optionee".

1. Grant of Option. In consideration of the sum of \$ _____ (the "Option Fee") paid by the Optionee to the Optionor, receipt of which is hereby acknowledged, the Optionor hereby grants to the Optionee the exclusive option to purchase the property: _____
_____. The Option Fee will be credited at the closing of the property.

2. Expiration Date. This option shall expire at 5:00 o'clock p.m. on _____

3. Notice of Exercise. This option is to be exercised by the Optionee by written notice signed by the Optionee and sent by Certified Mail prior to the expiration date to the Optionor at his address set forth above.

4. Purchase Price. The total purchase price shall be _____
This sum to be paid by the Optionee, if this option is exercised as provided in this agreement. The sum paid for this option shall be credited on account of the cash payment to be made on the closing of title.

5. Failure to Exercise Option and Extension of Option Term. If the Optionee does not exercise this option as herein provided prior to the expiration date set forth above, all portion of the Option Fee and any additional sums paid toward that fee, shall be retained by the Optionor free of all claims of the Optionee and neither party shall have any further rights or claims against the other.

6. Exercise of Option. If this option is exercised as herein provided, the Optionor shall sell and convey the property herein described to the Optionee, and the Optionee shall purchase and accept said property from the Optionor.

7. Title. It is further agreed that this option is conditioned upon the securing of a title insurance policy reflecting good and merchantable title free of all liens and encumbrances on the land described.

8. Taxes. Taxes shall be prorated to date of closing.

9. Occupancy. Optionor shall deliver possession on date of deed.

10. Closing. In the event that Optionee exercises this option, the closing shall be held within thirty (30) days of the date of notice.

11. Residential Rental Agreement. Optionor and Optionee have executed a Residential Rental Agreement. In the event Optionee is in default of the terms of the Residential Rental Agreement, Optionee forfeits his/her right to purchase the Property and forfeits any and all Option Fees paid to Optionor.

12. Acceptance of property "AS IS". Optionee accepts property as is and will not hold Optionor/optionors liable for any issues moving forward from the date of this contract. Optionee agrees it is their responsibility to do their own due diligence / inspection on property prior to signing contract. With the signing of this contract Optionee is accepting the property AS IS.

- Time is of the essence -

IN WITNESS WHEREOF, the Optionor and Optionee has signed and acknowledged this Option this _____ day of _____, 20____.

Optionee

Ryan Feeney Titan Investments LLC

STATE OF KENTUCKY
COUNTY OF JEFFERSON

I the undersigned Notary Public within and for the State and County aforesaid do hereby certify that the foregoing instrument was produced to me in my office in said State and County by Bradley Michael Moore and Ryan Feeney, parties thereto and was acknowledged, subscribed and sworn to and delivered by them to be their act and deed.

WITNESS my hand this _____ day of _____, 20____.

My commission expires: _____.

NOTARY PUBLIC, JEFFERSON COUNTY, KY