

THIS ADDENDUM TO THE SALE CONTRACT BETWEEN KENNETH NYMAN & SHELDON LAVNER (SELLERS) AND BALDWIN'S FOREST PRODUCTS'S INC. (BUYER) BECOMES A PART OF THE CONTRACT AND REPLACES THE THE ADDITIONAL CONTINGENCIES IN PARAGRAPH # 27 OF THE CONTRACT:

WHEREAS THIS CONTRACT AGREES TO TRANSFER THE 52.7 ACRE PARCEL IDENTIFIED ON MAP # 211-1-52 WITH THE # 52 TO THE BUYER AND SELLERS RETAIN OWNERSHIP OF THE 75 FOOT +- WIDE STRIP APPROXIMATELY 980 FEET LONG RUNNING TO GORDON BROOK ROAD:

BUYER AGREES:

TO MAKE A PART OF THEIR NEW DEED TO READ THAT THE OWNER OF THE HERETOFORE REFERRED TO 75' STRIP SHALL MAINTAIN EXCLUSIVE HUNTING RIGHTS AND MINERAL RIGHTS TO THE 52.7 ACRE PARCEL FOREVER REGARDLESS OF FUTURE TRANSFER OF TITLE TO THE 75' STRIP.

IN RETURN SELLERS AGREE :

TO MAKE A PART OF THE TITLE TO THE 75' STRIP TO READ THAT OWNER OF THE 52.7 ACRE PARCEL WILL MAINTAIN A PERMANENT RIGHT OF WAY ALONG THE 75' STRIP NOT TO EXCEED 30 FEET BETWEEN GORDON BROOK AND GORDON BROOK ROAD AGAIN WITHOUT REGARD TO THE TRANSFER OF TITLE TO THE 75' STRIP.

ALSO SELLERS AGREE TO GIVE FIRST RIGHT OF REFUSAL AT THE HIGHEST OFFER TO BUYERS FOR PURCHASE OF 75' STRIP IF IT IS EVER OFFERED FOR SALE TO THE GENERAL PUBLIC. THIS DOES NOT APPLY FOR TRANSFERS BETWEEN FAMILY MEMBERS OF THE CURRENT OWNERS.

DATED: \_\_\_\_\_ BUYER: *[Signature]* S.F. AFP

WITNESS: \_\_\_\_\_

DATED: 2/28/97 SELLER: *Kenneth E. Nyman*

SELLER: *Sheldon Lavner*

WITNESS: \_\_\_\_\_