

STRICT JOINT ORDER ESCROW INSTRUCTIONS

Date _____, 2007

The earnest money has been deposited with the Professionals' Title Services, LLC, as Escrowee, to be delivered by it only upon the joint written order of the undersigned, survivor of them, or their respective legal representatives or assigns or as provided in these instructions. .

Escrowee is expressly authorized to disregard in its sole discretion any and all notices or warnings given by any of the parties hereto, or by any other person or entity. Escrowee is expressly authorized to regard and to comply with and obey any and all orders, judgments or decrees entered or issued by any court with or without jurisdiction. If Escrowee obeys or complies with any such order, judgment or decree of any court, it shall not be liable to any of the parties to these Instructions of any other person, firm or entity by reason of such compliance, notwithstanding any such order, judgment or decree be entered without jurisdiction or be subsequently reversed, modified, annulled, set aside or vacated.

In case of any suit or proceeding regarding these Instructions to which said Escrowee is or may be at any time a party or involved, it shall have a lien on the contents hereof for any and all costs and attorneys' fees, whether such attorneys shall be regularly retained or specially employed and other expenses which it may have incurred or become liable for on account thereof.

Escrowee is further entitled to reimburse itself by way of set off for any expenses, damages, or attorneys' fees out the deposits deposited under these Instructions. The undersigned jointly and severally agree to pay to said Escrowee upon demand all such expenses, drainage, and attorney fees so incurred, whether or not they exceed the amount of the deposits with Escrowee.

Deposits made pursuant to these instructions may be invested on behalf of any party or parties hereto; provided, that any direction to Escrowee for such investment shall be expressed in writing, containing all required information, and contain the consent of all other parties to this escrow. Escrowee will, upon request, furnish information concerning its procedures and fee schedules for investment.

Except as to deposits of funds for which Escrowee has received express written direction concerning investment or other handling, the parties hereto agree that the Escrowee shall be under no duty to invest or reinvest any deposits at any time held by it. Escrowee may co-mingle such deposits with other deposits or with its own funds and may use any part or all such funds for its own benefit without obligation to any party for interest or earnings derived thereby, if any; provided, however, nothing herein shall diminish Escrowee's obligation to apply the full amount of the deposits in accordance with the terms of these Instructions.

If the Escrowee invests deposits, Escrowee is not to be held responsible for any loss or principal or interest which may be incurred as a result of making the investments or redeeming said investment for the purposes of this Escrow Instructions.

In no case shall the above mentioned deposit be surrendered except on an order signed by the parties hereto, their respective legal representatives or assigns, or in obedience to the process or order of a court as aforesaid.

An escrow fee is to be charged to _____.

For earnest money deposit there will be no fee charge to the Seller(s) or Buyer(s).

Seller: _____

Address: _____

Buyer: _____

Address: _____

Accepted:
PROFESSIONALS' TITLE SERVICES, LLC
Escrow Agent

By: _____

Date: _____