

**FINANCING ADDENDUM TO
AGREEMENT AND ADDENDUM**

THIS FINANCING ADDENDUM to Agreement and Addendum (the “Financing Addendum”) between THE ROTUNDA PARTNERS, L.L.C., a Louisiana limited liability company (“SELLER”) and _____ (“BUYER”), dated _____, 2012, for the purchase of Unit _____ in The Rotunda Condominiums (the “Unit”);

W I T N E S S E T H:

1. Each capitalized word or phrase utilized herein shall have the meaning ascribed to it in the Agreement and Addendum unless another meaning is clearly intended by the usage or context in which it is found.

2. The Agreement and Addendum and BUYER's obligations thereunder are made contingent upon BUYER's ability to obtain from a lender/bank (the “Bank”) a commitment for the extension to BUYER of a first mortgage loan upon the Unit, for the financing of not less than _____ (75 %) percent of the Total Purchase Price stipulated in Paragraph 2.A of the Addendum with interest to be paid monthly, in arrears, at an annual rate not greater than _____ (___ %) percent per annum to be amortized in monthly installments on the basis of a term of _____ (___) years with a maturity date not sooner than _____ (___) years after the Date of Closing.

3. BUYER shall make prompt application to the Bank for the financing hereinabove described within three (3) business days of execution of the Agreement and Addendum and shall furnish and execute such instruments as are required in connection with such application and provide the Bank those documents or other instruments required by it in the course of processing BUYER's application.

4. In the event that BUYER is unable to obtain a loan commitment on the terms set forth above from the Bank within thirty (30) days from the Effective Date of the Agreement and Addendum and has so notified the SELLER in writing no later than three (3) days thereafter, the Agreement and Addendum shall become null and void and the Deposit made by BUYER in accordance with the terms of the Agreement and Addendum shall be returned to BUYER without further obligation on the part of either party to the other.

5. Unless BUYER shall terminate the Agreement and Addendum as permitted in paragraph 4 above, it shall be conclusively presumed that this condition has been satisfied after the expiration of the time for exercise by BUYER of his right to terminate the Agreement and Addendum as provided in paragraph 4 above. Thereafter, no failure or refusal of the Bank to issue its commitment or to comply with such commitment shall modify or relieve BUYER of his obligations under the Agreement and Addendum.

NEW ORLEANS, LOUISIANA

_____, 2012

SELLER:

THE ROTUNDA PARTNERS, L.L.C.
By: Monarch Real Estate Advisors, Inc.
Managing Member

By: _____
Print Name: _____
Its: _____

PURCHASER:

_____, 2012

Print Name: _____

Print Name: _____