

The Lakeview Townhouses of the Medical City

Portmore Medical & Knowledge City, Portmore, Jamaica

Priority Reservation Agreement Form

Non-Binding Townhouse Priority Reservation Agreement Form

1. Plan of Development. CayJam Development Ltd. a Cayman Islands registered company is in the process of developing a townhouse project to be known as "The Lakeview Townhouses of the Medical City" (Project). The project will involve the construction of a limited number of 2-bedroom 2-Bath, and 3 bedroom 3 baths units. The Developer is offering prospective purchasers of the townhouse units in the Development, the opportunity to reserve the unit(s) of their choice (Unit) on a first come, first served basis. This reservation, unless terminated by the undersigned Buyer or the Developer, is intended to give the Buyer the exclusive right to purchase the Unit, subject to the terms and conditions of a comprehensive offer to purchase (Purchase Contract) to be entered into by the Buyer and the Developer prior to start of construction in January 7, 2014. The date of January 7, 2014, can be extended if agreed upon by both the Developer and Buyer. The Project will be operated under a Strata management. A purchaser of a Unit will be entitled but, not obligated, to rent the Unit to the public on short term basis. The ownership of a Unit in the Townhouses will be subject to the applicable laws of Jamaica.

2. Buyer's Selection of a Reserved Unit(s).

The Buyer's first choice Reserved Unit(s) is Unit(s) _____ of the Townhouse at a preconstruction purchase price of \$ _____.

If the Buyer's first choice Reserved Unit(s) is not available, the Buyer's second choice of Reserved Unit(s) _____ is Unit(s) of the Townhouse at a planned purchase price of \$ _____.

If the Buyer's second choice Reserved Unit(s) is not available, the Buyer's third choice of Reserved Unit(s) _____ is Unit(s) of the Townhouse at a planned purchase price of \$ _____.

If the Buyer's third choice Reserved Unit(s) is not available, the Buyer's fourth choice of Reserved Unit(s) _____ is Unit(s) of the Townhouse at a planned purchase price of \$ _____.

3. Developer's Rights to Make Changes. The Developer reserves the right, in its sole discretion to change the specific location, design, pricing and layout of the Unit and any other aspect of the Project at any time prior to a Purchase Contract being entered into.

4. Non-Binding Reservation. This Reservation may be terminated at any time by either the Buyer or the Developer without cause or penalty by providing written notice to the other party. This Reservation does not create any legally binding obligations on the Buyer or the Developer except for the obligations of the Developer with regard to the return of the accompanying deposit (Deposit) as provided herein. Except for this obligation of the Developer to return the Deposit, neither the Developer nor the Buyer undertakes any legally binding obligation to the other hereunder, including the obligation to negotiate or enter into a Purchase Contract with regard to the Reserved Unit(s).

5. Buyer's Deposit. The Deposit accompanying this reservation is US\$2,500. A \$50 administration fee will be deducted only from applicants who elect to not enter into a Purchase Contract with regard to the Unit(s) they reserved. In the event that the Project does not proceed to construction, the Buyer will receive a full refund of their Reservation Fee/Deposit.

Make checks/bank drafts payable to "CayJam Development Ltd."

Please Send:

A. Priority Reservation Agreement Form (Can be Emailed to info@CayJam.Com)

B. Deposit Check

C. Print and Complete a Availability Priority Reservation Selections

To: CayJam Development Ltd., P.O. Box 2521 GT, KY1-1104, Cayman Islands

6. Pricing Conditions. (See Pricing Schedule)

a. Private offer pricing ends September 30, 2013

- b. Public offer pricing Pre-Construction – July 1, 2013 to December 31, 2013
- c. Construction pricing – After March 2014

7. Return of Deposit. The deposit, less the \$50.00 administration fee (Net Deposit), will be returned to the buyer in the event that the Developer and Buyer have not entered into a Purchase Contract with regard to the reserved Unit(s) by March 31, 2014 and the Buyer and/or Developer elects not to extend this contract. The Buyer may at any time terminate this Reservation by written notice to the Developer and the Developer shall return the Net Deposit within 30 days after the Developer receives written notice of the Buyer's desire to terminate this Non-Binding Condominium Unit Reservation. The Developer may at any time terminate this Reservation upon written notice to the Buyer and such notice of termination shall be accompanied by a return to the Buyer of the full Deposit.

8. Additional Deposit at the Time of Purchase Contract. In the event the Buyer and the Developer enter into a Purchase Contract with regard to the reserved Unit(s), or any other condominium/townhouse unit(s) with the Project, the Buyer will be required to make an additional deposit in the amount of the difference between the Deposit being made with this reservation (see Section 5 above) and 10% (percent) of the purchase price of the units being purchased.

Payment Tranches

Deposit	Ground Breaking	Roof (Cover of Unit)	Enclosed	Certificate of Occupancy
10%	20%	30%	30%	10%
Allow for Closing Costs				

9. Application of Deposit Under Terms of a Purchase Contract. In the event that the Buyer and the Developer enter into a Purchase Contract with regard to the reserved Unit(s) (or any other condominium/townhouse units within the Project), then the deposit (as well as the additional deposit made by the Buyer, as described in Section 8 above) will be disbursed in accordance with the terms and conditions of the Purchase Contract (i.e., applied to the purchase price when the Buyer closes on the Purchase Contract.)

10. Reservation Not Assignable. The Buyer may not assign this Reservation to any other person without the Developer's consent.

This Reservation Does Not Obligate The Buyer Named Below To Purchase Anything

Date Submitted: _____ Date Accepted: _____

BUYER:
Signature: _____

DEVELOPER:
CayJam Development Ltd.

Printed Name: _____ By: _____
Authorized Agent

Address: _____

Work Ph: _____ Home Ph: _____ Cell Ph : _____

Fax: _____ Email: _____

SS# or FEIN#: _____

With this reservation, you must include a check for the deposit (See Section 5 above)

This reservation agreement was drafted by: (Where applicable)

Agency: _____

Agent: _____