

Exhibit B

To the Agreement for Purchase and Sale of Real Property Between
A Samet Property LLC (“Buyer”) and Guilford County (“Seller”)

1. Prior to closing, Buyer and Seller shall enter a mutually acceptable lease for the Property (“Lease”), whereby the Seller will be a Tenant for utilization of the property for Guilford County Parole Services. The Seller shall lease the property back from the Buyer from Closing for a maximum term of up to 18 months, for a rental payment of \$0.00 per month. In addition to the rental payment, Seller/Tenant shall be responsible for all taxes, insurance, utilities and maintenance expenses of the Property during the term of the Lease. The insurance may be provided by the Buyer and reimbursed by the Tenant per the terms of the Lease.
2. The Seller is not responsible for any broker fee in accordance with this transaction.
3. Seller’s obligations are conditioned on compliance with N.C.G.S. 160A-269.