

ASSIGNMENT OF PURCHASE AGREEMENT

THIS ASSIGNMENT OF PURCHASE AGREEMENT (this "Assignment") is made this 2nd day of October, 2015 between A Team Marketing, LLC ("Assignor") and Home Solutions of VA LLC ("Assignee").

RECITALS

WHEREAS, Assignor entered into that certain real estate purchase contract (the "Purchase Agreement"), dated 9/5/15, between Assignor, as original purchaser, AND [REDACTED] Seller, for the purchase and sale of certain property known as 5733 Woodburn Rd. [REDACTED] and more particularly described in said Agreement attached hereto, made a part hereof, and to be provided by Assignee to the settlement agent;

WHEREAS, Assignor wishes to assign the Purchase Agreement to Assignee, and Assignee has agreed to accept such assignment, on the terms and conditions contained herein; and

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Assignment. Subject to the conditions in paragraph 2 below, (a) Assignor assigns, transfers and conveys to Assignee all of Assignor's right, title and interest in and to the Property and the Purchase Agreement. Assignee shall assume all responsibilities under said Purchase Agreement and agrees to proceed to settlement in accordance with same.

2. Conditions. The assignment described in paragraph 1 above shall be subject to the following conditions: (a) title shall be conveyed to Assignee by deed from original Seller; (b) Assignee shall pay Twenty two thousand five hundred dollars (\$ 22,500.00) (the "Assignment Fee") to Assignor as consideration for the assignment herein, said fee shall be due and payable at the time of settlement per the instructions of the Assignor's attorney. In addition, thereto, any deposit made under the Purchase Agreement shall be returned to the Assignor by the settlement agent along with the assignment fee.

3. Deposit. The Assignee hereby agrees to make a deposit of \$2,500 with its settlement agent which shall be credited against the assignment fee at closing.

4. Default. In the event the Assignee should breach this agreement and fail to properly remit the assignment fee stated herein, it shall be liable to the Assignor for all costs, damages and fees incurred in the collection of same. In addition, thereto, the Assignee hereby indemnifies and holds harmless the Assignor from any claims made by the Seller against the Assignee for failing to close under the Purchase Agreement, or any other damages or attorney's fees occasioned by the breach of this agreement or the Purchase Agreement by the Assignee.

5. Miscellaneous. Except as expressly provided in this Assignment, the terms of the Purchase Agreement shall remain in full force and effect. This Assignment shall be binding on, and inure to the benefit of, the parties hereto and their successors, heirs and assigns. Each party represents hereunder that it has the power and the authority to enter into this agreement.

6. Venue. This Assignment shall be construed and enforced in accord with the laws of or applicable to the Commonwealth of Virginia, without regard to its Conflict of Laws doctrines, and all matters related to this agreement shall be heard in the County or City where the property is located.

7. Additional Terms. *\$1,000 to be deposited in escrow with [REDACTED] no later than 10/3/15. All inspections should be made no later than 10/4/15.*

WITNESS the following signatures:

ASSIGNOR: A Team Marketing, LLC

By: _____

ASSIGNEE: Home Solutions of VA, LLC

By: _____