

Yogi's Off Island Grill Holly Ridge, NC

OFFICIAL BID SHEET

Deadline for Bids
Monday, February 25 at 12:00 Noon

Fax Your Bid To:
866-972-3322

Bidder Name _____

Address _____

City, St, ZIP _____

Telephone # _____

TERMS AND CONDITIONS OF SALE

- 1.Yogi's Off Island Grill hereafter called "Yogi's", is being offered for sale at sealed bid auction.
- 2.Yogi's shall include all equipment, real estate and improvements.
- 3.The seller guarantees that, at closing, all assets will be free and clear of encumbrance.
- 4.The seller guarantees that, at closing, all vendors and suppliers will be paid.
- 5.All efforts will be made by the seller to provide specific requests for information.
- 6.All bidders will use the designated form to place a bid.

This form must be complete, legible, and all data must be verifiable before the bid will be accepted.

This form is available on the web site or by fax or email at the bidder's request.

8. All bids must be faxed to (866)972-3322 by Noon on Monday, February 25, 2008.
- 9.Once the high bid is established and the seller has accepted the bid the following will take place:

- A 5% buyer's premium will be added to the final bid to determine the Contract Sales Price.
- The high bidder will be notified by telephone and by fax.
- The Sales Contract will be sent to the high bidder by fax.
- The high bidder will sign the Sales Contract and return a copy by fax.
- The seller will execute the document and a final copy returned to the high bidder by fax.

- 10.The high bidder will then make an Earnest Money Deposit of 10% of the Contract Sales Price, by wire transfer to the Auction Company Trust Account, or by overnight delivery, no later than 48 hours after the Contract is signed by both parties.
- 12.Closing will be within 30 days of execution of the Sales Contract, at a mutually agreed upon location within a one hour drive of Holly Ridge, NC.
- 13.The balance of the Contract Sales Price will be due, in full, at closing.
- 14.In the event the high bidder fails to complete any of the described requirements within the time allowed, the seller shall have the exclusive right to void the high bidder's bid and to negotiate with any of the other bidders.

**I wish to place the following bid for
the real estate and equipment of
Yogi's Off Island Grill**

I understand and agree with ALL terms and conditions of sale.
I promise to make prompt payment, as called for in the terms and conditions.

Signature of bidder