

RIDER 1

This Rider 1 to that certain Commercial Purchase and Sale Agreement by and between Columbia Village Development Partners ("Seller") and Christian Jubilee Church ("Buyer") with an offer date of March 31, 2009, for the purchase and sale of real property located at 1484 and 1500 Columbia Drive, Decatur, DeKalb County, Georgia, is entered into between the parties as of the 14th day of August, 2009. All items and conditions of the Agreement, as modified by this Rider, are agreed to and accepted by the undersigned.

1. Court Approval. Buyer acknowledges that Seller is acting solely in its capacity as Receiver for the record owner of the Property, pursuant to court order from the U.S. District Court for the Northern District of Georgia (the "Court"). Notwithstanding anything in this Agreement to the contrary, the consummation of the transaction contemplated herein is subject to a court ordered bidding process and court approval. The material terms of the process may be found on the receiver's web-site at www.haysconsulting.net. In addition to other contingencies set forth in this Agreement, Seller's obligations under this Agreement are contingent upon obtaining all necessary and required approvals of the transactions expressed in this Agreement from the Court. Seller's obligations under this Agreement shall be further subject to any conditions, qualifications or restrictions which the Court may impose. In the event Seller has not obtained Court approval prior to the closing date, Seller may unilaterally extend closing, at its option, for up to sixty (60) days in order to obtain such approvals. In the event the Court has not granted its approval, prior to the extended closing date, Seller shall instruct Holder to return the Deposit to Buyer within five (5) banking days, and this Agreement shall be deemed terminated without either party having any further liability to the other, unless otherwise agreed to by the parties.

2. Disinterested Party. Buyer represents and warrants that neither it nor any of its employees, officers, directors, principals, managers, members or affiliates: (a) is a creditor, an equity security holder, or an insider of Seller, Pinnacle Development Partners ("Pinnacle"), or any of Pinnacle's affiliates (collectively, Seller, Pinnacle and Pinnacle's affiliates are defined as the "Interested Parties"); (b) is not currently, nor has been within the previous two (2) years, a director, officer, principal, member, manager or employee of any of the Interested Parties; and (c) has any contractual relationship with any of the Interested Parties, other than arising from this Agreement. The representations and warranties contained in this Section 2 shall be reaffirmed by Buyer at Closing and shall survive Closing.

3. Earnest Money. The parties acknowledge that \$5,000.00 (the "Initial Deposit") was previously deposited by Buyer in connection with that certain contract between Portia Minter ("Minter") and Seller dated August 15, 2008, and due to Minter's default thereunder, Minter was not entitled to a refund of the Initial Deposit. The Initial Deposit will be applicable to the purchase price hereunder but shall remain non-refundable to Minter. *Should closing not take place for any reason, the \$5,000 new earnest money shall be refunded to Buyer.*

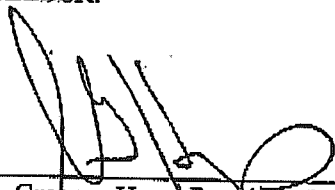
4. Seller's Contribution at Closing. At and conditioned upon closing, Seller shall contribute a sum not to exceed \$1,500.00 towards Buyer's closing costs.

5. Closing. Section 6 of the Agreement is hereby modified to read that the transaction contemplated pursuant to the Agreement will be closed within ten (10) days of Seller's receipt of Court approval as contemplated in Paragraph 1 of this Rider.

6. Costs. Section 9.C. of the Agreement is hereby modified to read that Buyer shall pay the costs of the survey, the title examination, the premium for an owner's title insurance policy, and all other costs of closing the transaction not otherwise payable by Seller pursuant to Section 9.A. of the Agreement.

7. Special Stipulations. Special stipulations 1 through 6 of the Agreement are hereby deleted in their entirety and of no further force or effect.

SELLER:



S. Gregory Hays, Receiver for Pinnacle Development Partners, LLC

BUYER:

CHRISTIAN JUBILEE CHURCH

By: _____

Name: Portia T. Minter

Title: _____