

**VESTA CONDOMINIUM  
AGREEMENT RIDER**

Rider Number:	1
Agreement dated as of:	, 2024 (the “Agreement”)
Between:	MPS TWO LLC, as Sponsor; and Mason 5J LLC, as Purchaser(s)
Re:	Unit 303A at Vesta Condominium

In case of any inconsistencies between any of the terms and conditions of the Offering Plan and Purchase Agreement, (collectively, “Agreement”) including any handwritten modifications thereto, and the terms and conditions of this Rider, the terms and conditions of this Rider shall prevail and be deemed paramount to any conflicting provisions and preempt any conflicting provisions. All of the paragraphs and provisions contained in this Rider are incorporated into the Agreement and made a part thereof with the same force and effect as if therein originally contained.

**1. Closing Costs.** Article 9 of the Agreement is hereby modified as follows:

a. by adding the following sentence at the end of paragraph 9.7 thereof: “Notwithstanding anything to the contrary the Sponsor shall be responsible for and pay ONLY ONE-HALF of the combined New York State and New York City real property transfer taxes (“Transfer Taxes”) in connection with this transaction calculated at the transfer tax rates in effect as of the date hereof, up to a maximum amount of \$8,531.88. Excluded from the foregoing shall be the New York State Mansion Tax and the remainder of the Transfer Taxes. If applicable to the transaction, said Mansion Tax shall be the sole responsibility of the Purchaser. The Sponsor and the Purchaser shall duly execute and swear to any transfer tax return and any other form then required by Applicable Law, all of which shall be prepared by the Sponsor.”

**2. Counterparts.** This Rider and Agreement may be executed in any number of counterparts, including but not limited to any signature conveyed through electronic mail transmission and/ or facsimile transmission, any one of which shall constitute an original of this Agreement. When counterparts have been executed by all parties, they shall have the same effect as if the signatures to each counterpart were upon the same documents and shall be deemed valid as originals. The

parties agree that all such signatures may be transferred to a single document upon the request of any party. This Rider shall not be binding unless and until it shall be fully executed and delivered by all parties hereto.

**<SIGNATURE PAGE FOLLOWS>**

**IN WITNESS WHEREOF**, the parties hereto have made and executed this Rider as of the day and year first above written.

SPONSOR:

MPS TWO, LLC

PURCHASER:

Mason 5J LLC

By: \_\_\_\_\_

Name: George Xu

Title: Authorized Signatory

By: \_\_\_\_\_

Name:

Title: