



TSI-LAKE WORTH CORPORATION
D/B/A TED'S SHEDS OF LAKE WORTH
P.O. BOX 50929
FT. MYERS, FL 33994
Phone: [REDACTED]

Sold to: JEFFERY EPSTEIN
 358 EL BRILLO WAY
 PALM BEACH, FL 33480-
 H: [REDACTED]

CONTRACT OF SALE
Dated: 12/16/2004
Contract #: 6200-2053
Sales Rep: COLE

Specified Wind Speed: 150 MPH
Building Use: Outdoor Equipment

Building Style/Size: CLASSIC - 10W x 10L

Serial Number - CUSTOM ORDER

Wall Color/Material: PINK/ALUMINUM

Estimated Ship Date 01/30/2005

Trim Color/Material: WHITE/ALUMINUM

Roof Color/Material: WHITE/ALUMINUM

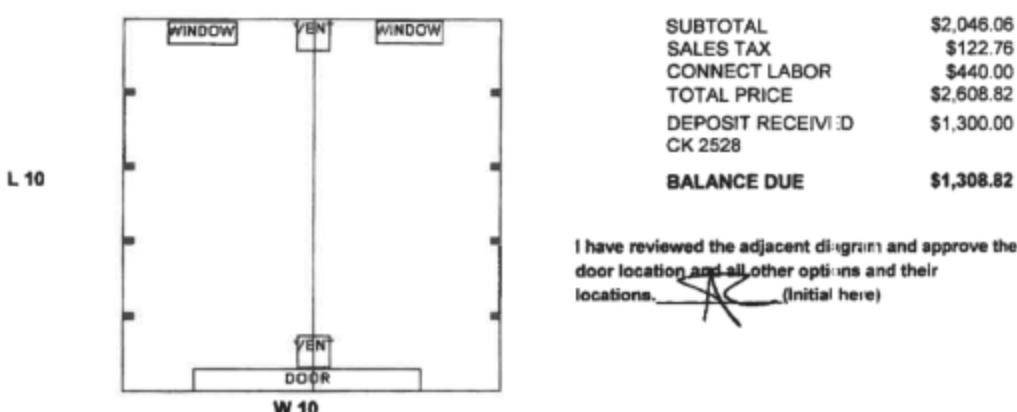
Door Color/Material: WHITE/ALUMINUM

Skid: 2 - Double 2" x 4" 's

Floor: P.T. 2" x 4" 's On 24" Centers

Frame: 2" x 4" 's On 24" Centers

OPTION DESCRIPTION	QTY
72" W X 80" H Mobile Home Door	1
White 16" W x 4" H Vent	2
22" W X 27" H Sml White Window w/Grid	2



TERMS OF CONTRACT

THIS WRITING ENCOMPASSES ALL OF THE TERMS, CONDITIONS, AGREEMENTS, PROMISES, UNDERTAKINGS, AND REPRESENTATIONS OF THE PARTIES AND SHALL CONSTITUTE THE ENTIRE AGREEMENT AMONG THE PARTIES WITH RESPECT TO THE SUBJECT MATTER HERETO. NO ASSERTED REPRESENTATION, STATEMENT, CUSTOM, COURSE OF DEALING, COURSE OF CONDUCT, OR OTHER MATTER NOT EXPRESSLY PROVIDED HEREIN, SHALL CONSTITUTE ANY PART OF THE AGREEMENT OF THE PARTIES WITH RESPECT TO THE SUBJECT MATTER HEREOF. NO EMPLOYEE OF DEALER SHALL HAVE ANY RIGHT WHATSOEVER TO ALTER, AMEND, MODIFY, VARY, ADD TO, TAKE FROM, OR OTHERWISE CHANGE THE TERMS HEREOF, EXCEPT IN WRITING SIGNED BY A DULY AUTHORIZED OFFICER OF TSI (as defined below) AND APPENDED TO THIS WRITING. NO SUCH PURPORTED CHANGE SHALL BE BINDING ON ANY OF TED'S SHEDS (as defined below) OR HAVE ANY FORCE OR EFFECT WHATSOEVER. For purposes of this Agreement, the term "Dealer" shall mean the retail dealer identified on the front page of this Agreement, and shall include either the manufacturer, TED'S SHEDS, INC., a Florida corporation ("TSI"), the distributor, TSI RETAIL, INC., a Florida corporation ("Retail"), or any other retail dealer of TSI or Retail (Dealer, TSI, and Retail are referred to collectively herein as "Ted's Sheds"). "Customer" shall collectively mean, jointly and severally, any person or persons who signed this Agreement as Customer, and "Agreement" shall mean this Contract of Sale. Customer shall promptly pay the balance due set forth above to Dealer at time of scheduled delivery. Dealer shall not be required to hold any sold unit at Dealer's location for any period in excess of TWO (2) weeks unless a prior arrangement is made with Dealer and payment has been made in full. If Customer fails to arrange for delivery of any unit in excess of such TWO (2) week period, Customer shall pay Dealer a late charge of 1% (one percent) per annum on the unpaid balance based on the number of days exceeding such period commencing on the date of delivery of the unit to Dealer and terminating on the date such balance is paid in full. Customer hereby grants TSI a purchase money security interest in and to such unit and any other of Customer's property in possession of any of Dealer, TSI, or Retail. Customer is responsible for (i) obtaining any permits required for installation of the unit at Customer's desired location, (ii) compliance with any zoning, building, set-back, or other requirements of any applicable governmental authority, (iii) compliance with any relevant restriction, covenant, right-of-way, or other interest or limitation, whether public or private, (iv) any physical characteristic of Customer's property that shall restrict or prohibit delivery or use of the unit, (v) location, and (vi) any damage whatsoever to the property or rights of any person whatsoever, including, without limitation, any adjacent property owner or underground utility. In the event of any default of this Agreement by Customer, Ted's Sheds, or any of them, may bring such action or actions and shall be entitled to all remedies, damages, and awards as may be provided by applicable Florida law. This Agreement shall be construed under the laws of the state of Florida. CUSTOMER SHALL NOT BE ENTITLED TO A REFUND OF ANY OF THE DEPOSIT SET FORTH ABOVE FOR ANY REASON OTHER THAN DEALER'S FAILURE TO DELIVER THE UNIT WITHIN TWO (2) WEEKS AFTER THE APPROXIMATE DELIVERY DATE SET FORTH ON THE FRONT OF THIS AGREEMENT, DELAYS CAUSED BY STRIKE, LOCKOUT, LABOR TROUBLES, INABILITY TO PROCURE MATERIALS, FAILURE OF POWER, RESTRICTIVE GOVERNMENTAL LAWS OR REGULATIONS, RIOT, INSURRECTION, WAR, OR OTHER REASON OF A LIKE NATURE NOT DEALER'S FAULT, SHALL EXTEND THE APPROXIMATE DELIVERY DATE FOR THE PERIOD OF THE DELAY. THIS AGREEMENT IS NOT SUBJECT TO RESCISSION, REVOCATION, CANCELLATION, OR TERMINATION FOR ANY REASON WHATSOEVER. THERE SHALL BE NO THREE (3) DAY OR OTHER RESCISSION PERIOD WITH RESPECT TO THIS AGREEMENT. Exclusive venue shall be in the courts of Lee County, Florida, for any litigation that may arise under this Agreement, arising out of, under, or in connection with this Agreement, any transaction pursuant to which this Agreement is made, or any statement or asserted agreement (whether oral or in writing) contemplated or asserted in connection with this Agreement, course of conduct, course of dealing, asserted statements (whether oral or in writing), or actions by any party, whether brought by Customer, or any of them or Ted's Sheds, or any of them. No litigation described in this paragraph shall be brought in any jurisdiction other than Lee County, Florida. The courts outside of Lee County, Florida, are authorized and respectfully requested to transfer any litigation described in this paragraph to the court of Lee County, Florida, of appropriate subject matter jurisdiction immediately upon this paragraph being discovered or otherwise brought to such court's attention. EACH CUSTOMER HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON THIS AGREEMENT, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT, ANY TRANSACTION PURSUANT TO WHICH THIS AGREEMENT IS MADE, OR IN ANY INSTRUMENT OR ASSERTED AGREEMENT (WHETHER ORAL OR IN WRITING) CONTEMPLATED IN CONNECTION WITH THIS AGREEMENT, COURSE OF CONDUCT, COURSE OF DEALING, ASSERTED STATEMENTS (WHETHER ORAL OR IN WRITING), OR ACTIONS BY ANY PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR DEALER TO ENTER INTO THIS AGREEMENT. CUSTOMER HEREBY ACKNOWLEDGES THAT CUSTOMER HAS READ AND UNDERSTOOD THESE TERMS OF CONTRACT, AGREES TO BE BOUND THEREBY, AND HAS NOT RELIED ON ANY ORAL OR WRITTEN REPRESENTATION OR STATEMENT OF ANY EMPLOYEE OF DEALER OTHER THAN SALES MATERIALS PROVIDED BY TSI.

09/12/2019

Sales Person *[Signature]*

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Agency to Agency Request: 19-411

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EFTA_00203495

EFTA02729023

TED'S SHEDS DELIVERY SITE INFORMATION

Sold to:

JEFFERY EPSTEIN
358 EL BRILLO WAY
PALM BEACH, FL 33480-
H: [REDACTED]

Dated: 12/16/2004
Contract #: 6200-1053
Building/Size: CLASSIC -- 10W x 10L
Product: SHED

(X)
BOS



Your Street

Note: Your shed will be delivered on a trailer that is 8 1/2'W x 21'L x 3'H towed by a pickup truck.

1. Draw an "X" for the location of the shed relative to the house. Note where the shed door(s) should be.
2. Draw an arrowed line to show the route for delivery onto the property.

3. Is there minimum 14 feet of clearance from the ground all along the access? Yes No
If No, explain BOS

4. Are there any electric power wires within the 14 feet of ground clearance? Yes No

5. Is there an extra 2' wider than your shed all along the access? Yes No
If No, explain BOS

6. Will the driver pull straight in or will he back in? Straight In Back In Crane

7. If shed must be rolled on pipe to reach site, how far is it?

8. If going through a gate to reach the site, what is the size of the gate opening?

9. Is there a fence obstructing access to the shed site? Yes No Crane
If yes, explain removal for access REAR OF HOME ON WATERWAY

10. Are there any trees, branches, stumps, bushes, mailbox, or other object(s) obstructing access? Yes No
If yes, explain removal of

11. What is the surface condition of the drop off site? Asphalt Grass Grass/Dirt Sand Other
Explain CONCRETE

12. Would the ground conditions be unsuitable after heavy rain? Yes No

13. To your knowledge, are there underground utilities (such as Electric, Water, Phone, etc.), Septic or sprinkler heads/pipes anywhere in the delivery area on your property or in the area of the shed site? Yes No
If yes, please locate these Utility lines on the sketch above.

14. Is there access to electricity for our crew to anchor the shed using power tools? Yes No

15. Other special instructions

The site discussed above must be prepared to accept delivery of the ordered shed. Customer is liable for any delays incurred if the site is not properly prepared at the time of delivery.

John Rodriguez
CUSTOMER SIGNATURE

SALESPERSON SIGNATURE

DATE

Customer must fill out this form if they have selected "NO Inspection needed" on the TSI Delivery Agreement. (Sales to assist) Salesperson must fill out when doing the site inspection of Customer's property if Customer requested a site inspection and fax in when completed. (Sales should also use this form along with the required Home Delivery Form when doing the site inspection for sheds larger than 12' x 24').

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TED'S SHEDS DELIVERY AGREEMENT

Sold to:

JEFFERY EPSTEIN
358 EL BRILLO WAY
PALM BEACH, FL 33480-
H: [REDACTED]

Dated: 12/16/2004
Contract #: 6200-4053
Building/Size: CLASSIC -- 10W x 10L
Product: SHED

Congratulations on your purchase of your Ted's Sheds product! Your Ted's Sheds product was constructed to the highest quality standards. Ted's Sheds offers free delivery, installation, blocking, and anchoring of your product; provided, however, that, at the time of delivery, there is sufficient legal access to the site.

To assist you in your enjoyment of your product, Ted's Sheds offers free site inspection to inspect your property for proper access. If land access is not available, Ted's Sheds offers a free estimate for crane service.

(Please choose one and initial below.)

- Yes, I do want Ted's Sheds to inspect my property for proper access. _____ initial here.
- No, I do not want Ted's Sheds or a crane service estimate to inspect my property and understand the charges for Additional service described below. _____ initial here.

The dimensions of the product you have purchased are 10 feet wide x 10 feet long. You agree to provide, at the time of delivery, clear continual, unrestricted, and legal access, free and clear of any obstacles whatsoever, 12 feet wide commencing at the street, highway, or other public access and terminating at the precise location where you instruct us to place your product.

Ted's Sheds will not be responsible for clearing any obstacle in order to deliver your product. You indemnify and hold Ted's Sheds harmless from and against any damage sustained to your property or by any person whomsoever with respect to the delivery, installation, blocking, and anchoring of your product to the precise location where you instruct us to place your product.

Ted's Sheds also shall not be responsible for compliance with any zoning, building, housing, environmental, fire, safety, health, or other governmental law, statute, ordinance, regulation, order, requirement, or other authority, federal, state, county, municipal, special district, or otherwise. Ted's Sheds shall not be responsible for compliance with any private land use restriction, such as restrictive covenants, easements, rights-of-way, architectural review, building restriction, condominium, homeowner, master, or other association rules or regulations. You shall obtain any permits, approvals, and consents by any person whomsoever required for the installation of your product. All such governmental authorities, private land use restrictions, permits, approvals and consents, collectively, the "Restriction."

Ted's Sheds will rely upon your instructions as to placement of the product on your site in relation to setbacks and other restrictions. You will be at the installation site at the time of delivery of the product and will pay any balance owing on the purchase contract at that time.

The anchors to secure your product are driven approximately 3 feet into the ground. You must inform us whether there are any underground utilities near the precise location where your product will be located. At your request, Ted's Sheds will contact the proper utilities marking service at no charge to you.

Ted's Sheds standard delivery hours of operation are Monday - Saturday, 8:00 AM to 3:00 PM.

Ted's Sheds may need to reschedule the delivery of your building when an unexpected circumstance arises. You agree that any rescheduling of your delivery will not void the sales agreement or cause any discount to the total sales price.

CHARGES FOR ADDITIONAL SERVICE

You shall pay Ted's Sheds a minimum charge of \$250.00 to revisit any installation site to move or re-anchor your product to comply with any restriction. You shall pay Ted's Sheds \$250.00 for each subsequent installation attempt and each revisit to the site for any reason whatsoever. If you refuse delivery of your product for non-accessibility or because of any Restriction, your deposit is non-refundable.

Ted's Sheds acts solely as liaison between you and any crane service provider. Coordinating the scheduling of crane service and installation of your new product will be done by Ted's Sheds as a courtesy to you. You will contract with the crane service provider directly at no cost to Ted's Sheds. Ted's Sheds shall not be responsible for any damage done by the crane service provider to any person, your property, or any other property.

The words "you" and "your" used herein shall mean the undersigned customer. You have read and understand this Delivery Agreement and agree to be bound by the terms hereof.

Jeffrey Epstein
CUSTOMER'S SIGNATURE

DATE

12/16/04

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TSI-LAKE WORTH CORPORATION
D/B/A TED'S SHEDS OF LAKE WORTH
P.O. BOX 50929
FT. MYERS, FL 33994
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358 EL BRILLO WAY
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Trim Color/Material: WHITE/ALUMINUM
Roof Color/Material: WHITE/ALUMINUM
Door Color/Material: WHITE/ALUMINUM
Skid: 2 - Double 2" x 4" 's
Floor: P.T. 2" x 4" 's On 24" Centers
Frame: 2" x 4" 's On 24" Centers

Your signature below will confirm that this building you have ordered will be manufactured at your request without a Florida Department of Community Affairs approval or state insignia affixed or assigned to it.

Due to the "Build On Site" requirement, this building is not approved for permitting by the State of Florida. This building does not include the Ted's Sheds Manufacturer Limited Lifetime Warranty.

Accepted by:

Customer Signature

Printed Customer Name

Alfredo Rodriguez

Dated

12/16/04

Mailing Address: P.O. Box 50929, Fort Myers FL 33994 -- Phone: [REDACTED]
Physical Address: 9350 Laredo Avenue, Fort Myers FL 33905 -- Fa [REDACTED]

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Thank you for your business!

***Ted's Sheds Call Center will now be assisting you
with all aspects of your purchase.***

A representative from Ted's Sheds will be contacting you
within 3 days after your purchase.

Please contact Ted's Sheds
for all future inquiries by calling: [REDACTED]

East Coast Delivery Schedule - [REDACTED]

West Coast Delivery Schedule - [REDACTED]

Customer Service - Ext. # [REDACTED]

Operations Manager - Ext. [REDACTED]

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