

Exhibit H

Buyer acknowledges and agrees that Per Fontainebleau Florida Tower 2, LLC (HOA) there are changes that must be made to the Property to bring it into compliance with the Fontainebleau II Condominium Declaration and applicable building codes, BEFORE the property may be occupied. The changes that must be made include:

- a. Removal of tile from balcony floors and reinstall original balcony flooring.
- b. Removal of large pictures installed into balcony walls.
- c. Removal of tile from walls inside the unit.
- d. Removal of tile from floors in bedroom, closets, kitchen and living rooms areas.
- e. Removal of kitchen hood and exhaust duct that goes into unknown space in the wall.
- f. Removal of wall (and safe) that blocks doorway leading to bedroom area.
- g. Removal of kitchen appliances and sink; Reinstall original kitchen.
- h. Reinstall original carpeting---with proof of adequate sound proofing.
- i. Reinstall original bathroom, bathtub and closet configuration.
- j. Removal of bathtub/fish tank from bedroom/master bath area, including any plumbing modifications; Replace original bathtub.
- k. Removal of fish tank from living room area.
- l. Review of all electrical, plumbing and mechanical work to confirm code compliance, including, with respect to vertical chaise in air conditioning closet.
- m. Review of unit for ADA, common path of travel and fire sprinkler coverage compliance.
- n. All work must be done with licensed contractors, pre-approved by the hotel and the condominium association and pass inspection with the City of Miami Beach.
- o. Upon request, original construction plans are available from the FB.
- p. Buyer must submit proposed construction plans within 45 days of closing and commence construction work within 30 days of receipt of all necessary approvals and permits.
- q. The Fontainebleau Florida Tower 2, LLC is an intended third party beneficiary of these modifications.

The buyer should submit plans within 45 days of closing with work to commence 30 days after receipts of all necessary approvals and permits. It is the buyer's responsibility to communicate with the HOA regarding these items and timeframes to accomplish them. If the purchaser does not comply with the HOA requirements, purchaser may be subject to fines, penalties and enforcement actions. The United States makes no guarantees or assurances that these are the only items that will be required to be addressed.

Purchaser Initial _____ Purchaser Initial _____ Seller Initial _____