

INDEMNIFICATION AGREEMENT

FOR TEN DOLLARS (\$10.00) and other good and value consideration, DUNEDIN PALMS HOMEOWNERS ASSOCIATIONS, INC. (hereinafter "DUNEDIN PALMS") hereby agrees to indemnify and hold harmless _____ and _____ (buyers), (hereinafter called "Shareholder") relative to their acquisition of a leasehold interest in Dunedin Palms.

DUNEDIN PALMS hereby acknowledges that during the 1990's, for a number of years, the transfers between Buyer and Seller within the Park were conducted by an onsite agent. DUNEDIN PALMS has learned that some of the transfers may not have included the proper parties due to estates or lack of signatures by an appropriate transferor. As a result, at this time, or in the future, when a new shareholder proceeds with a purchase, or there is a subsequent sale, certain title issues may be reflected in the Public Records in relation to past share transfers and assignments. It is possible there may be a claim in relation to such improper past transfers.

DUNEDIN PALMS hereby agrees to indemnify and hold harmless _____ and _____, the new Shareholder, and Michael J. Guju, Esq., Guju Law Firm and Equity National Title, the closing agent, from any claim which may arise relative to Lot/Unit ____ from a prior shareholder, heir of a prior shareholder or any party attempting to claim by or through a prior shareholder. The purpose of this Indemnification Agreement is to insure to the Shareholder that they will have full and undisputed rights to Lot/Unit ____ within DUNEDIN PALMS subject to the Master Proprietary Lease and Association documents. In addition, as an inducement to the closing agent to close and/or insure this transaction, DUNEDIN PALMS extends this agreement to closing parties. DUNEDIN PALMS, as owner of the entire property known as "Dunedin Palms", will resolve any claim or dispute in relation to the leasehold interest for Lot/Unit ____, without cost to the Shareholder or their heirs, successors or assigns. This Indemnification Agreement shall survive closing.

DUNEDIN PALMS HOMEOWNERS
ASSOCIATION, INC.

By: _____
Print: _____
President

ATTEST:

Print: _____
Secretary

STATE OF: FLORIDA
COUNTY OF: PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by _____, as President and _____, as Secretary, of DUNEDIN PALMS HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

My Commission Expires:

(seal)

Notary Public, State of Florida

INDEMNITEE:

(Buyer)

(Buyer)

STATE OF: FLORIDA
COUNTY OF: PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by _____ and _____ They are personally known to me or have produced _____ as identification.

My Commission Expires:

(seal)

Notary Public, State of Florida