

EXHIBIT B

SHIPPING AGREEMENT

THIS SHIPPING AGREEMENT (this "Agreement"), dated this ____ day of _____, 201____, is made by and between **ROCIO ROMERO, LLC**, a Missouri limited liability company (the "Seller") and _____ (the "Buyer").

WHEREAS, Seller has sold to Buyer, and Buyer has purchased from Seller, the LV Series Kit Home as specifically set forth in the Contract for Sale of Goods executed by and between the parties, for which Buyer has paid the Total Purchase Price to Seller; and

WHEREAS, Seller shall ship the LV Series Kit Home to Buyer pursuant to the following agreement.

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as follows:

1. Shipment Departure and Arrival. Seller shall ship to Buyer the LV Series Kit Home to the address specified in #2 below. The shipment departure date will be on: _____, 20____: at ____time. The shipment arrival date will be on: _____, 20____: at ____time.

2. Buyer's Shipping Address. Seller shall ship the LV Series Kit Home to Buyer's following address:

3. Shipping Contact.

a. Buyer directs Seller to coordinate the LV Series Kit Home shipment with the following shipping contact person: _____

b. If the shipping contact person is not the Buyer, then the address and telephone number for the shipping contact is as follows:

4. Buyer's Responsibility to Unload Kit. Buyer is solely responsible for unloading the LV Series Kit Home upon its delivery by the shipper. If Buyer has designated a shipping contact person, Buyer is solely responsible for ensuring that such person is prepared to unload the LV Series Kit Home immediately upon delivery. Seller is NOT responsible for unloading LV Series Kit Home, nor is Seller responsible for making any arrangements for equipment required to unload the LV Series Kit Home. Buyer shall read, and shall instruct all necessary persons to read, Chapter 2 of the LV Series construction instructions prior to shipment to prepare for receipt of the LV Series Kit Home. If Buyer delays in unloading the LV Series Kit Home, Buyer shall be fully responsible for all charges and fees listed below.

5. Two Hours for Unloading. Buyer shall have two (2) hours to unload the LV Series Kit Home. The two (2) hours allotted time for unloading will commence upon arrival of the truck to the site. If unloading takes longer than (2) two hours to complete, Buyer shall be fully responsible for the additional shipping charges specified below.

6. Contents Upon Arrival. Seller has accounted for all LV Series Kit Home contents prior to shipment; therefore, Seller is NOT responsible to account for LV Series Kit Home contents at time of delivery to Buyer's site.

7. Cost of Diesel. Upon execution of this Agreement, the price of diesel is \$_____. Two days prior to shipment, if the price of diesel has increased, Seller will notify Buyer of the increase and shall charge Buyer accordingly.

8. Fees.

a. Upon execution of this Agreement, Buyer shall pay to Seller the cost of shipping in full in the amount of \$_____, and Buyer shall pay to Seller an additional security deposit of \$500.00. If Buyer meets all terms of this Agreement and Seller does not incur additional expenses, then the \$500.00 deposit shall be returned to Buyer. If Buyer causes unnecessary delays or expenses, including, but not limited to, the items listed below, then Seller shall deduct such fees from the \$500.00. If such fees exceed the \$500.00 deposit, then Buyer shall be responsible for all additional expenses of Seller as well as all of Seller's attorney's fees required for collecting all payments due from Buyer.

b. In the event that Buyer is not prepared for unloading the LV Series Kit Home upon delivery by Seller, then Seller will charge Buyer \$75.00 per hour in waiting fees. If Seller has to spend the night due to Buyer delays, there will be an additional \$400.00 charge for every 24 hours Seller must wait to make delivery in addition to the \$75.00 per hour wait fees.

c. In the event that Buyer requests Seller to reschedule the shipping date after execution of this Agreement, Buyer shall pay Seller an administrative fee of \$250.00. If the rescheduled shipping date is seven (7) or more business days beyond the original shipping date, Buyer shall pay Seller a \$200.00 storage fee. Buyer shall pay an additional storage fee of \$200.00 for every additional thirty (30) day period that Seller must store the LV Series Kit Home for Buyer.

d. In the event that Buyer fails to accept the shipment, Seller shall have the right to enforce specific performance, or in the alternative, Buyer will be liable to Seller for all charges relating to return shipment of the LV Series Kit Home to Seller.

e. In the event that Buyer requests Seller to reschedule the shipping date after the shipment departure date specified in article one above, then, Seller shall deliver the goods to the closest local lumberyard that meets our shipping carrier's truck regulations. It is the Buyer's responsibility to pay all applicable storage fees, reloading fees, shipping fees, and any cost associated with final shipment to Buyer's home site.

9. Contract for Sale. All terms and provisions of the Contract for Sale of LV Series Kit Home between the parties are hereby incorporated in this Agreement and are in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Shipping Agreement as of the day and year first above written.

SELLER:

ROCIO ROMERO, LLC

a Missouri limited liability company

By: _____

Name: Rocio Romero

Title: Principal

BUYER:

Print Name: _____