

ADDENDUM TO AGREEMENT OF SALE

THIS ADDENDUM, made this 8th day of MARCH, 2005, by and between LETTERKENNY INDUSTRIAL DEVELOPMENT AUTHORITY ("Seller"), and PENN-MAR ETHANOL, LLC ("Buyer").

WHEREAS, the parties hereto entered into a certain Agreement of Sale dated the 7th day of February, 2005 wherein Seller agreed to sell and Buyer agreed to buy that certain property situate in Greene and Letterkenny Townships, Franklin County, Pennsylvania, more particularly described in said Agreement of Sale as Parcel 29, Residue and Parcel 2-29B; and

WHEREAS, the parties wish to amend the said Agreement of Sale.

NOW, THEREFORE, the parties, by the mutual promises herein contained and other good and valuable consideration, and intending to be legally bound hereby, agree as follows:

1. The following paragraph 13 shall be added to the Agreement of Sale:

13. Buyer represents and warrants that the design, construction and operation of any ethanol facilities on the property shall use and employ Best Available Control Technology ("BACT") and Best Available Technology ("BAT") (collectively referred to as "BAT") as BAT applies to ethanol facilities including, but not limited, to air emissions and odor control. For the purpose of this Agreement, the term "BAT" incorporates by reference the definitions of "BAT" and "BACT" as defined by the Pennsylvania Department of Environmental Protection (PaDEP) and the United State Environmental Protection Agency (EPA) in applicable statutes, rules and regulations.

2. Except as otherwise amended hereby, the said Agreement of Sale is ratified and confirmed on all respects.

IN WITNESS WHEREOF, the parties have executed this Addendum on the above date.

LETTERKENNY INDUSTRIAL
DEVELOPMENT AUTHORITY

By: [Signature]

Attest: [Signature]

PENN-MAR ETHANOL, LLC

By: [Signature]