

ADDENDUM A TO RESIDENTIAL OFFER TO PURCHASE

1 This Addendum is made part of the Offer to Purchase dated _____ ("Offer") made by _____
2 _____ ("Buyer") with respect to the Property at _____
3 _____, Wisconsin (Property).
4 **OPTIONAL PROVISIONS: THE PROVISIONS ON LINES 6 THROUGH 38 ARE A PART OF THIS OFFER IF MARKED, SUCH AS WITH AN "X".**
5 **THEY ARE NOT PART OF THIS OFFER IF MARKED N/A OR ARE LEFT BLANK (EXCEPT AS PROVIDED AT LINES 74-76).**
6 **TESTING CONTINGENCY:** Broker recommends that Buyer have the Property tested for all conditions that Buyer considers
7 material to the transaction. This Offer is contingent upon Buyer obtaining a current written report from a qualified independent expert
8 documenting the results of the following tests which shall be done following applicable industry/government testing protocols (*Note: insert*
9 *tests to be performed e.g. asbestos, mold, lead-based paint, radon, radium, electromagnetic fields or other substances or conditions*
10 *which may affect the health of occupants or the value or structure of the Property*): _____
11 _____ within _____ days (*15 days if left blank*) of
12 acceptance, at (Buyer's)(Seller's) **STRIKE ONE** expense (*Buyer if neither is struck*). Seller (shall)(shall not) **STRIKE ONE** have the right to
13 cure. (*Seller shall have a right to cure if no choice is indicated.*) See right to cure lines 39-50.
14 **WELL WATER CONTINGENCY:** If there is an active well serving the Property this Offer is contingent upon Buyer receiving, no later
15 than _____ days (*15 if left blank*) before closing, a report dated no earlier than 30 days before the date set for closing from a state-approved
16 or other qualified lab which indicates that the well(s) is/are supplying water which is within the levels established by federal or state laws
17 regulating public water systems for safe human consumption for the following substances: bacteria (of the Coliform group) and
18 _____
19 _____ (*Note: if desired insert other*
20 *substances which may affect the safety of drinking water such as: nitrates, lead, etc.*) (Buyer) (Seller) **STRIKE ONE** (*Seller if neither is struck*)
21 shall be responsible for obtaining the report(s), including all costs, and agrees to promptly provide copies of all reports received to the other Party
22 and listing and selling broker(s), if any. All water samples used for testing shall be taken by a licensed plumber or other independent, qualified
23 person. Seller (shall)(shall not) **STRIKE ONE** have the right to cure. (*Seller shall have a right to cure if no choice is indicated.*) See lines 39-50
24 regarding right to cure. (*See DNR Web site: <http://www.dnr.state.wi.us/org/water/dwg/priwelltp.htm> for testing guidelines.*)
25 **WELL SYSTEM INSPECTION CONTINGENCY:** If the Property is served by an active well(s) other than a community well (*See lines*
26 *51-55 regarding shared well agreements, see lines 77-79 regarding abandoned wells*) this Offer is contingent upon Buyer receiving no
27 later than _____ days (*15 if left blank*) before closing a report(s) dated no earlier than 30 days before the date set for closing from a licensed
28 pump installer or a master plumber competent to inspect well systems, which indicates that the well(s) and pressure system(s) conform
29 to the code in effect at the time they were installed and are not disapproved for current use. (Buyer) (Seller) **STRIKE ONE** (*Seller if neither*
30 *is struck*) shall be responsible for obtaining the report(s), including all costs. Seller (shall)(shall not) **STRIKE ONE** have the right to cure.
31 (*Seller shall have a right to cure if no choice is indicated.*) See lines 39-50 regarding right to cure.
32 **PRIVATE SANITARY SYSTEM INSPECTION CONTINGENCY:** If the Property is served by a private sanitary system this Offer is
33 contingent upon Buyer receiving no later than _____ days before closing (*15 if left blank*) a report dated no earlier than _____ days before the
34 date set for closing (*30 if left blank*) from a county sanitarian, licensed master plumber, licensed master plumber-restricted sewer, licensed
35 plumber designer, licensed engineer, licensed plumbing inspector II or a certified soils tester, which indicates that the private sanitary system
36 is not disapproved for current use. (Buyer) (Seller) **STRIKE ONE** (*Seller if neither is struck*) shall be responsible for obtaining the report,
37 including all costs other than pumping costs. The private sanitary system is to be pumped at time of inspection at Seller's expense.
38 Seller (shall)(shall not) **STRIKE ONE** have the right to cure. (*Seller shall have a right to cure if no choice is indicated.*) See lines 39-50.
39 **RIGHT TO CURE REGARDING CONTINGENCIES AT LINES 6, 14, 25 & 32**
40 Each contingency selected above (testing, well water, well system or private sanitary system) shall be deemed satisfied unless Buyer, within
41 five days of the earlier of: 1) Buyer's receipt of the applicable testing, water, well or sanitary system report(s) or 2) the deadline for delivery
42 of said report(s), delivers to Seller, and listing broker if Property is listed, a copy of the report(s) and a written notice identifying the defect(s)
43 to which Buyer objects. If Seller was granted the right to cure in a contingency above Seller may satisfy the contingency by (1) delivering a
44 written notice of Seller's election to cure within 10 days of receipt of Buyer's notice; (2) and by curing the defects in a good and workmanlike
45 manner and by giving Buyer a report of the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes
46 timely delivery of the above notice and report and (1) Seller does not have the right to cure; or (2) Seller has a right to cure but: a) Seller
47 delivers notice that Seller will not cure or b) Seller does not timely deliver the notice of election to cure. For the purposes of this contingency,
48 a defect is defined per lines 311-315, WB-11. Cures of defects in private sanitary systems may be accomplished only by repairing the current
49 private sanitary system or by replacing the current private sanitary system with the same type of system which meets the applicable standard
50 stated above, unless otherwise agreed to in writing.
51 **■ SHARED WELL AGREEMENT:** If the well providing drinking water to the Property is a private shared well Seller shall, at Seller's expense,
52 provide Buyer with a copy of a shared well agreement which provides reasonable standards for operation, maintenance and use of the shared
53 well for residential purposes no later than (15) fifteen days before closing. Unless this sentence is struck the agreement shall provide for the
54 prorata cost sharing for all parcels included in the agreement. If the agreement has not already been recorded, it shall be provided in
55 recordable form, with recording fees to be Seller's expense at closing.
56 **■ CODE COMPLIANCE/OCCUPANCY:** Seller shall provide to Buyer, prior to closing, any Certificate of Code Compliance or Occupancy Permit
57 as may be required by the municipality. Seller agrees to complete: **CHECK A or B** (*If neither is checked B is deemed checked*)
58 A. All work orders required to obtain the above Certificate of Code Compliance or Occupancy Permit.
59 B. The total of all work orders not to exceed \$ _____ (*\$400 if left blank*). Buyer shall pay the balance of the
60 costs of the work orders unless Buyer delivers written notice to Seller of Buyer's refusal within 7 days of

Phone:

Fax:

61 Seller's delivery of the work orders to Buyer. Seller may, at Seller's option, either deliver written notice to Buyer of Seller's
 62 election to pay the balance of the costs or written notice to buyer that the Offer shall be null and void within three business days
 63 of receipt of Buyer's notice. If Seller does not timely deliver notice within three business days of receipt of Buyer's notice the
 64 Seller shall pay the balance of the costs. Note: In six designated zones the City of Milwaukee requires Sellers to obtain a code
 65 compliance certificate for all residential units. *Regardless of the municipality in which the Property is located Buyer and Seller agree
 66 to contact local municipal officials regarding their obligations under applicable code compliance/registration ordinances.*

67 ■ **RENTAL PROPERTY ORDINANCES:** The City of Milwaukee requires that buyers of 1 and 2 family non-owner occupied dwellings obtain
 68 a Certificate of Exterior Code Compliance. The City of Milwaukee requires buyers and sellers of residential rental properties (including
 69 owner occupied dwellings in some areas) to notify the Building Inspector of a change of ownership within 15 days of a closing. Buyer must
 70 file a Property Recording Application and pay a fee to the City. Seller must file a Seller Notification Form or provide notice by telephone
 71 at (414) 286-8569. Penalties exist for non-compliance.

72 ■ **CITY LETTERS:** No later than closing, Seller shall provide Buyer written verification of paid taxes, contemplated and/or outstanding
 73 special assessments and balances due for municipal utilities.

74 ■ **INCLUSION OF OPTIONAL PROVISIONS:** For those optional provisions in the Offer (and addenda) which require a box to be checked
 75 which have not been marked n/a or struck in its entirety, if any blank within any part of the optional provision has been filled in (by
 76 handwriting or by typing), then it shall be as if the appropriate box was also checked thus including said optional provision within the Offer.

77 ■ **ABANDONED WELLS:** If there is an abandoned well on the Property, Seller shall, prior to closing, close the well and provide Buyer with
 78 documentation of closure in compliance with applicable codes or provide Buyer with documentation evidencing that the well has been
 79 previously closed. Closure shall be in compliance with the applicable codes in effect at the time of closure.

80 ■ **AREA CONDITIONS:**

81 Properties are affected by the existing and proposed conditions and services in the area surrounding the property. Existing and future
 82 residential, recreational, commercial and/or industrial development, road and/or freeway construction, sewer or water or other public utility
 83 construction, area wide reassessments and/or airport expansion may affect the Property. Buyer is aware that properties near airports,
 84 highways, industrial developments, farms, etc. may be affected by noise or odors. Buyer is aware that major public works projects such as
 85 sewer construction or water treatment facility development have been reported in the media and may increase future real estate taxes and/or
 86 sewer use fees. Buyer acknowledges that Buyer has reviewed Seller's and brokers' representations regarding known conditions and has
 87 become familiar with the area surrounding the Property and has investigated future proposed developments, consulted with local municipal
 88 officials including the assessor's office as needed and is satisfied with current and proposed area conditions.

89 ■ **INSPECTIONS, TESTS, APPRAISALS, AND OPINIONS:** Real estate agents may furnish a list of independent inspectors/testers to
 90 the Parties. Unless provided in writing no representations have been made as to the competency of the inspectors/testers. The Party
 91 designated as responsible for obtaining an inspection/test shall be solely responsible for determining the qualifications of the
 92 inspector/tester. In the event any inspection or test is ordered on behalf of the Parties by a broker in the transaction, the Parties agree
 93 to hold the broker harmless for any damages or liability resulting from the inspection or test, other than that caused by the broker's
 94 negligence or intentional wrongdoing. Seller is aware and agrees that Buyer or Buyer's representatives may be present at inspections
 95 and tests. Buyer may receive copies of certain inspection, test, appraisal or other reports prepared for other persons. Buyer should carefully
 96 review these reports to determine the age of the report, the purpose for which they were prepared, and the standards of practice followed by
 97 the individual preparing the report. **It is recommended that Buyer have the Property inspected by a professional inspector or other
 98 qualified independent inspector.**

99 ■ **PROPERTY CONDITIONS:** The parties are aware that newspapers and other public information sources indicate that asbestos, mold,
 100 lead-based paint, lead in drinking water, radium, radon gas and other toxic substances and chemicals within a structure or in soils or water
 101 supplies can cause serious health hazards. Unless otherwise disclosed in writing, Seller represents that to the best of Seller's knowledge
 102 the Property does not contain asbestos, lead-based paint, or unhealthy concentrations of mold, radon gas, lead, radium or other toxic or
 103 harmful substances or chemicals. Buyer agrees to obtain expert independent third party inspections and tests to determine if any material
 104 property conditions/defects exist on the Property. **Buyer must include contingencies in this Offer for any inspections or tests which
 105 Buyer shall have performed.** Past flooding, water leakage or excessive dampness may result in excessive mold growth which may present
 106 health risks. If there is any information or evidence of excessive moisture in the Property, Buyer is encouraged to consult with the appropriate
 107 mold experts and to inspect and test the Property for unsafe mold levels. Buyer acknowledges that Buyer has made such independent
 108 inquiries as Buyer deemed necessary concerning any factors material to the Property or the transaction. Buyer acknowledges that in
 109 purchasing this Property the Buyer has relied on Buyer's independent inspection and analysis of the Property and upon the statements,
 110 disclosures and representations contained in this Offer, in any Seller's disclosure report, and in any other written statements provided to Buyer.
 111 Buyer further acknowledges that neither Seller nor any real estate agents involved in this transaction have made any representations
 112 concerning the Property or the transaction other than those stated in this Offer, incorporated into this Offer by reference, or otherwise provided
 113 to the Buyer in writing, nor has any real estate agent made any statement purporting to be based on personal knowledge unless the same
 114 is specifically set forth in this Offer, incorporated into this Offer by reference, or otherwise provided to the Buyer in writing. Buyer agrees that
 115 Buyer has not requested Seller nor has any real estate agent offered to verify the accuracy of any of Seller's or other third party's statements,
 116 disclosures and representations contained in this Offer unless the request is specifically set forth in this Offer.

117 ■ **UNDERGROUND STORAGE TANKS AND BASEMENT FUEL OIL TANKS:** If Seller has notice or knowledge of an underground
 118 storage tank or basement or above ground fuel tank on the Property, or if one is discovered prior to closing, Seller shall, prior to closing,
 119 deliver to Buyer written confirmation that the tank, related components and procedures relating to upgrading and/or closure are in full
 120 compliance with all federal, state and local regulations. Seller's written confirmation shall include a copy of any applicable contractor's
 121 closure report and any required Wisconsin Department of Commerce ("DCOMM") registration. It is Buyer's sole responsibility to re-register
 122 in his or her name any underground storage tanks remaining in use upon the Property after closing and to comply with applicable DCOMM
 123 operating requirements (Contact DCOMM at 414-371-5670). **NOTE: REMOVAL OF MOST RESIDENTIAL BASEMENT FUEL OIL TANKS IS
 124 NOT REQUIRED UNDER STATE LAW.**

- 125 ■ **SURVEY:** Unless a current survey has been provided to Buyer, the location and size of easements, improvements, lot lines and possible
 126 encroachments have not been verified but broker recommends that Buyer investigate these items by obtaining a current survey.
- 127 ■ **FLOOD PLAINS/WETLANDS:** Buyer is aware that the flood plain and wetland maps referred to in the Offer lack detail, are difficult to
 128 interpret, and may not be accurate. Buyer is encouraged to personally examine such maps or consult with appropriate government
 129 officials to verify their accuracy or applicability, if such information is material to Buyer's decision to purchase.
- 130 ■ **ZONING AND BUILDING RESTRICTIONS, COMPREHENSIVE PLANS AND NON-CONFORMING PROPERTY:**
 131 Municipal zoning and building restrictions affect the use of the Property, and comprehensive plans may affect the future use or value of the
 132 Property by influencing future development in the municipality. Buyer is informed that many properties are considered legal non-conforming
 133 properties which no longer conform to current zoning due to changing building regulations, restrictions, and lot size requirements. This may
 134 affect Buyer's ability to build, rebuild, remodel, replace, enlarge or use an existing structure (consider special hazard insurance if Property is
 135 considered legal non-conforming). If this Property is damaged in an amount of 50% or more of the assessed value, the governing community
 136 may restrict or prohibit the reconstruction without a zoning or use variance. Buyer is encouraged to contact the appropriate municipal
 137 authorities regarding existing zoning and building restrictions and possible comprehensive plans, if these issues are material to Buyer's
 138 decision to purchase. Buyer is encouraged to take necessary steps to obtain an endorsement to or modification of Buyer's homeowner's
 139 insurance for protection.
- 140 ■ **SANITARY DISTRICT SEWER CONSTRUCTION:**
 141 Buyer is informed that the Property may be located within an established sanitary district. Buyer may be subject to taxes, special
 142 assessments or other charges for sewer planning or construction, user fees and related costs. Buyer is encouraged to contact officials
 143 of the sanitary district to inquire about such costs.
- 144 ■ **ACTUAL RECEIPT DEFINITION:** "Actual receipt" of a notice shall occur on the earlier of (1) at the time the notice is personally delivered to the
 145 Party by selling or listing broker, (2) at 5:00 p.m. on the day the Party signs for delivery of the notice by (a) certified mail, return receipt requested
 146 or by (b) commercial delivery service which receives the signature of Party on delivery or (3) at any other time the Party acknowledges in writing
 147 that they have received the notice. Note: the definition of "delivery" in the Offer does not define "actual receipt."
- 148 ■ **INSURANCE PROVISIONS:**
 149 **Building Materials/Insurability:** Newspaper and other public information indicate that certain building materials, such as synthetic stucco and
 150 wood composite exterior house siding, have been associated with moisture/mold related problems. The presence of these materials may affect
 151 the health of occupants, the life expectancy of the building and the insurability of the Property. The claims history of the Property and the condition
 152 of the Property may increase homeowner's insurance premiums or make the Property uninsurable (other than the Wisconsin Insurance Plan).
 153 Seller agrees to provide representatives of Buyer's insurance company access to the Property for inspection purposes at reasonable times upon
 154 reasonable notice. Buyer's credit history, insurability rating, lifestyle (e.g. large dogs), etc. may also increase Buyer's homeowner's insurance
 155 premiums or prevent the Buyer from obtaining homeowner's insurance (other than the Wisconsin Insurance Plan). Buyer agrees to address these
 156 issues with an insurance expert and Buyer's lender and to apply for insurance coverage promptly to ensure that insurance coverage is available
 157 at the time of closing. The Parties acknowledge that real estate licensees are not experts with respect to construction techniques or building
 158 materials or homeowner's insurance and the Parties agree to consult and rely on the opinions of appropriate experts.
- 159 **ELECTRIC SERVICE:** Buyer and Seller are aware that if a property has tube or aluminum wiring or if a property's electrical service uses
 160 fuses or is less than 100 amps, lenders and homeowners insurance companies may require that the service be upgraded to no less
 161 than a 100 amp circuit breaker service and may require that any tube or aluminum wiring with wiring be replaced with wiring consistent
 162 with current code.
- 163 ■ **FINANCING ISSUES:**
 164 **No Financing Contingency:** If this Offer is not contingent on financing this is a "cash" offer. Buyer may or may not be obtaining mortgage
 165 financing but does not need the protection of a financing contingency. Within five (5) days of acceptance, Buyer shall deliver to Seller
 166 reasonable written evidence that Buyer has adequate funds available to close. The evidence shall be from a mortgage lender/financial
 167 institution regulated by the Wisconsin Department of Financial Institutions or an attorney licensed to practice law in Wisconsin. Seller may
 168 terminate this Offer if Buyer does not timely provide the evidence by delivering written notice of termination to Buyer but only if Seller delivers
 169 notice prior to receipt of Buyer's written evidence.
 170 Unless otherwise indicated this Offer is not contingent upon an appraisal. If Buyer is obtaining mortgage financing Buyer's lender's appraiser
 171 shall be given reasonable access to the Property at reasonable times upon reasonable notice.
- 172 **Financing Contingency -- Additional Terms: The financing contingency in the Offer includes the following terms:**
 173 **A.** Within ten (10) days of acceptance Buyer shall obtain written confirmation from a Wisconsin licensed mortgage lender that Buyer has
 174 applied for financing and paid the required fees for processing such application and is preapproved for financing. Said preapproval shall
 175 not be contingent upon income or credit verification and shall not be considered a commitment satisfying the financing contingency of
 176 the Offer. Seller may, no earlier than 10 days after acceptance, deliver a written request for copies of said confirmation and preapproval.
 177 Buyer shall deliver written evidence of said confirmation and preapproval no later than 5 days after Seller's delivery or Seller may, at
 178 Seller's option declare this Offer to be null and void. *Note: Buyer's unilateral waiver of the financing contingency does not release*
 179 *Buyer from Buyer's obligation to provide Seller with a loan commitment. An amendment is required to remove the entire*
 180 *financing contingency which also removes the Seller's right to terminate the Offer if a loan commitment is not timely delivered.*
 181 **B.** Buyer agrees to pay any and all costs of obtaining financing, including the cost of closing the mortgage transaction. There may be
 182 additional cost for the first year premium for private mortgage insurance and for property/casualty and extended coverage insurance.
 183 Flood insurance, if required, may be in addition to the stated monthly payment.
 184 **C.** A loan commitment is defined as a commitment from a financial institution authorized to do business in the State of Wisconsin by the
 185 Wisconsin Department of Financial Institutions which does not include a condition requiring the sale of other property unless the Offer is
 186 contingent on the sale of other property.
 187 **D.** Buyer acknowledges Buyer's obligation to have the total purchase price including mortgage loan proceeds available at the time of closing.
 188 Buyer is advised to determine when Buyer's loan proceeds will be funded to ensure that the funds will be available at the time of closing.

189 Property address: _____
190 **Federal VA and FHA Mortgage:** If this Offer is contingent upon Buyer obtaining a FHA or Federal VA loan, it is also contingent upon the
191 Parties executing an FHA or Federal VA amendment to the contract which shall give Buyer the right to terminate the Offer if the Property fails
192 to appraise for the purchase price. Seller also agrees to pay lender at time of closing, a tax service fee not to exceed \$100.00.

193 **State VA Mortgage:** If the financing contingency specifies State VA financing, (Buyer)(Seller) STRIKE ONE *(Seller if neither is struck)*
194 agrees to pay no more than _____ % *(0% if not filled in)* of the mortgage amount as a funding fee. Buyer to pay all other costs of securing
195 financing.

196 **Seller's Contribution:** Seller shall give Buyer a loan cost credit at closing in the amount of \$ _____ *(Zero if left blank)*
197 to assist Buyer in purchasing the Property.

198 ■ **HOME WARRANTY PROGRAM:** Buyer has been informed of the availability of a limited home warranty plan and Buyer hereby **(waives)**
199 **(accepts)** STRIKE ONE *(Coverage is waived if neither is struck.)* the limited home warranty. The limited home warranty shall be effective
200 on the date of closing, and shall be for a term of one year provided that the Property qualifies for the warranty plan. The cost of the home
201 warranty shall not exceed \$ _____. The cost of the warranty will be paid by the (Seller)(Buyer) STRIKE ONE *(Seller if neither is*
202 *struck)* at closing. The warranty plan will be ordered by the (listing)(cooperating) STRIKE ONE broker *(listing broker if neither is struck)*.
203 Buyer and Seller understand, approve, and consent to the fact that a portion of the cost of the warranty may be paid to the ordering broker
204 for services in obtaining the warranty. Buyer is advised that a home inspection may detect pre-existing conditions which may not be covered
205 under the warranty plan.

206 ■ **ASSOCIATION FEE:** Buyer acknowledges the (monthly, quarterly, annual) STRIKE TWO association fee of \$ _____ *(\$0 if blank)*.

207 ■ **TAX PRORATIONS:** If the real estate taxes for the year of closing are not known at least 5 days prior to the date set for closing, the tax
208 proration rate shall be based on _____ % *(100% if blank)* of the net general taxes for the year prior to closing. The proration shall be made
209 after deduction for the lottery tax credit. *This paragraph supplements the Offer's tax proration language unless struck.*

210 ■ **GAP ENDORSEMENT:** Seller (shall)(shall not) STRIKE ONE *(shall not if neither is struck)* provide Buyer with a "Gap" endorsement
211 (see lines 204-206, WB-11). The cost of the "Gap" endorsement shall be paid by (Seller)(Buyer) STRIKE ONE *(Seller if neither is struck)*
212 at closing.

213 **ADDENDA:** The following contingencies and provisions are included in this Offer as an addendum only if there is a "x" in the box in
214 front of the "Addendum Topic". The text of the addendum will be found in the addendum which is made a part of this Offer.

Addendum Topic	Label	Addendum Topic	Addendum Label
<input type="checkbox"/> LEAD BASED PAINT	_____	<input type="checkbox"/> _____	_____
<input type="checkbox"/> OCCUPANCY	_____	<input type="checkbox"/> _____	_____
<input type="checkbox"/> RENTAL PROPERTY	_____	<input type="checkbox"/> _____	_____
<input type="checkbox"/>	_____	<input type="checkbox"/>	_____

220 ■ **ADDITIONAL CONTINGENCY:** This Offer is Contingent upon _____
221 _____
222 _____

223 on or before _____
224 in the event _____
225 _____

226 _____, Buyer may, at Buyer's option, terminate this Offer by written notice delivered to Seller within three (3) days after the above
227 stated date. Should Buyer fail to so notify Seller, Buyer shall be deemed to have waived this contingency.

228 ■ **ADDITIONAL PROVISIONS:** _____
229 _____
230 _____
231 _____
232 _____
233 _____
234 _____
235 _____
236 _____
237 _____
238 _____
239 _____

240 **READING/UNDERSTANDING:** By initialing below, each Party acknowledges receipt of a copy of this addendum and that he/she
241 has read all four pages carefully and fully understands all of the Offer, Addenda and any other documents incorporated into the
242 Offer.

243 **ADDENDUM PROVISIONS:** Buyer and Seller are advised that this addendum contains standard provisions which are not appropriate in all
244 transactions. No representation is made as to the legality, appropriateness or adequacy of any provision in a specific transaction. Buyer and
245 Seller are encouraged to consult with their own legal counsel regarding the provisions of this addendum. Seller's initials shall not constitute
246 the acceptance or other disposition of the Offer.

247 (X) _____ (X) _____
248 Buyer's Initials ▲ Date ▲ Buyer's Initials ▲ Date ▲ Seller's Initials ▲ Date ▲ Seller's Initials ▲ Date ▲