MOLD DISCLOSURE AND RELEASE

WHEREAS, _____ ("Releasor") has indicated a desire to enter the real estate located at __7805 Veragua Dr, Playa Del Rey, CA 90293_ (the "Property") which is owned or serviced by JPMorgan Chase.

WHEREAS, JPMorgan Chase Bank, N.A. (Owner) has been informed that as a result of a water leak or water intrusion, mold and/or other organisms exist at the Property and such microscopic organisms and/or mold may cause adverse health effects if inhaled, ingested or physically contacted, and these effects include but are not limited to allergic and/or respiratory reactions or other problems, particularly in susceptible persons such as those with immune system problems, young children and elderly persons; and

WHEREAS, JPMorgan Chase Bank, N.A. desires, and it is JPMorgan Chase Bank, N.A. intention, to disclose these matters to Releasor via this Disclosure and Release as well as any attached report prepared by _____N/A_____ (if applicable); and

WHEREAS, Releasor voluntarily, willingly and knowingly executes this Disclosure and Release and is aware of the conditions set forth therein. Notwithstanding this disclosure, Releasor desires to enter and or purchase this property.

NOW, THEREFORE, in consideration of the above Recitals which are contractual in nature, and other good and valuable consideration, Releasor agrees and acknowledges as follows:

1. Releasor has read this Disclosure and Release and has read or will read the attached Report (if applicable) prior to entering the Property. Also prior to entering the Property, Releasor will seek the advice of a health care professional or other expert as Releasor may desire, or alternatively acknowledges that they have the opportunity to seek such advice prior to their entering the Property and have chosen or may choose not to do so.

2. Releasor will not enter or remain on the Property with any person that has not likewise signed this Disclosure and Release agreement.

3. Releasor hereby acknowledges and agrees that Releasor assumes all risks, and agrees that Owner, JPMorgan Chase Bank, N.A., its officers, employees, agents, investors, affiliates, parent companies, subsidiaries, successors and assigns, (collectively, the "Released Parties") shall bear no responsibility whatsoever (financial or otherwise) for any loss or damage or injury or inconvenience sustained by Releasor as a result of or in any way related to the referenced mold condition or any other condition of the Property and their entrance to and remaining upon the Property.

4. Releasor and Releasor's heirs, executors, administrators, agents, and assigns do release, forever discharge and hold harmless the Released Parties of and from any and all claims, damages, injuries, causes of action, suits, debts, dues, sums of money, accounts, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever against the Released Parties which Releasor has or may have in the future arising out of or related to the matters in this Disclosure And Release and the attached Report.

5. We the undersigned have read this Disclosure and Release and understand all of its terms; we intend by our signature below to affect the release of the Released Parties from any damages, injuries, or other losses we might sustain as a result of our entering onto and remaining upon the Property. I/We execute it voluntarily and with full knowledge of its significance.

_____

Releasor Date

_____

Releasor Date

_____

Releasor Date

_____

Releasor Date