

11436 Berwick St., Los Angeles, California

Sellers Required Terms of Sale

Seller expects offers for purchase (the "Offer") of the above-referenced property (the "Property") to include the following provisions:

1. Buyer Contingencies. If and when Buyer removes all contingencies in accordance with terms set forth in the Offer, Buyer is and shall be deemed to unconditionally and irrevocably: (a) accept the Property and expressly agrees to complete the purchase of the Property pursuant and subject to the terms and conditions of this Agreement; (b) acknowledge and agree that, except as otherwise stated in this Agreement and except for the parties' respective closing obligations, there are no further contingencies to the transaction described in this Agreement or to Buyer's obligation to complete the purchase of the Property hereunder; (c) approve all documents and information described and referenced in all disclosures received by Buyer from Seller; and (d) relied solely and completely on Buyer's own due diligence, investigation and inspection and not upon any statements, comments or representations by Seller, except as expressly represented and warranted to Buyer in this Agreement and any applicable closing documents.
2. Sale of Property "As Is". As a supplement to anything contained in the Offer, except as otherwise expressly set forth in this Addendum, Buyer acknowledges that the Property and any personal property included in the sale are being sold and purchased in their present condition, "As Is", without any representations or warranties whatsoever. Buyer has conducted or, within the terms of the Agreement, will conduct any and all necessary inspections and investigations of the Property and any personal property as Buyer deems necessary or appropriate concerning any and all conditions of the Property and any personal property. Buyer acknowledges and understands that: (a) Seller has ever resided in or occupied the Property and is not familiar with its condition; (b) Buyer is not relying, in any way, upon any information as may have been or is hereafter provided by Seller; and (c) any representations or statements made by Seller are made and based solely upon Seller's actual knowledge and without inspection or investigation and without any duty or obligation to inspect or investigate the Property. "Seller's actual knowledge" or "actually known to Seller" and any similar phrases shall mean and shall be limited to the actual knowledge of Elizabeth Hillman Rendic, acting in her capacity as Successor Trustee of The Barbara A. Hillman Trust dated July 25, 1983. Buyer agrees that Seller shall have no obligation to make any improvements to or to cure or correct any conditions on the Property or any personal property. Seller does not make any representations or warranties concerning the accuracy or reliability of any reports provided to Buyer.
3. No Seller Repairs/Work. Seller shall not be responsible for making any repairs or performing any work at the Property, including but not limited to any point of sale inspections, reports or repairs pursuant to Paragraph 10.B(2). Any cost of compliance or repair work described in any reports obtained by Buyer shall be performed after the Close of Escrow and at Buyer's sole cost and expense.

4. Seller Disclosures. Buyer acknowledges and understands that Elizabeth Hillman Rendic is acting in her capacity as Successor Trustee of The Barbara A. Hillman Trust dated July 25, 1983, and, as such, may not be not subject to and may be exempt from certain disclosures that may be required of other sellers, including but not limited to California Civil Code sections 1102 and 1103. Buyer acknowledges and agrees that any disclosures made by Seller for which Seller does not have a legal obligation are being made solely as an accommodation and, by giving any such disclosures, Seller is not undertaking and shall not incur or be subject to any legal obligation or duty not otherwise imposed by applicable law upon Seller acting in Seller's capacity as Trustee.
5. Release. Conditioned upon the Close of Escrow, Buyer hereby releases Seller, Seller's representatives, heirs, legatees, devisees, successors in interest, and the agents, employees, officers, directors, and attorneys, and each of them, from any and all manner of action or actions, cause or causes of action, suits, debts, liens, liabilities, claims, demands, damages, loss, costs or expenses, of any nature whatsoever, known or unknown, fixed or contingent, which may now exist or hereafter arise by reason of any matter, cause or thing whatsoever, relating the Agreement or the Property, including its condition. In granting the release provided for herein, Buyer represents and warrants that Buyer does so with full knowledge of any and all rights which Buyer may have relating to any conditions involving, connected with or relating to the Property, and that Buyer has received independent legal and expert advice (as Buyer deems appropriate) with respect to such matters, and with respect to all rights and asserted rights arising out of or directly or indirectly relating to such matters. Moreover, Buyer assumes the risk of any mistake of fact or law in connection with the true facts or law involved with respect to all such matters and any and all matters which are unknown to Buyer relating thereto. In this regard, all rights under California Civil Code Section 1542 and any statutory or common law of similar effect are hereby expressly waived by Buyer. California Civil Code Section 1542 provides as follows:

"A GENERAL RELEASE DOES NOT EXTEND
TO CLAIMS THAT THE CREDITOR OR
RELEASING PARTY DOES NOT KNOW OR
SUSPECT TO EXIST IN HIS OR HER FAVOR
AT THE TIME OF EXECUTING THE RELEASE
AND THAT, IF KNOWN BY HIM OR HER,
WOULD HAVE MATERIALLY AFFECTED HIS
OR HER SETTLEMENT WITH THE DEBTOR
OR RELEASED PARTY."

Buyer's Initials

6. Indemnity. Conditioned upon the Close of Escrow, and in addition to the release set forth in Paragraph 6 above, Buyer hereby agrees to defend, indemnify and hold Seller, and Seller's employees, agents, representatives, and attorneys and their respective successors and assigns, and each of them, harmless from and against any and all claims arising out of or in any way related to the condition of the Property.

7. Representations and Warranties of Sellers. Seller makes only the following representations and warranties to Buyer, and makes no other representations, expressed or implied, of any kind or nature:

- a. Seller has the power and authority to enter into the Agreement and to consummate the transaction contemplated hereby;
- b. The individuals executing the Agreement, and any and all other documents on behalf of Seller, have the power and authority to enter into and the right to execute and deliver the Agreement and such other document and to consummate the transaction contemplated hereby on behalf of Seller; and
- c. Seller is authorized to enter into the Agreement, and there is no contract or agreement which would preclude Seller from completing the sale of the Property as provided herein.

Seller's representations and warranties contained herein shall survive Close of Escrow.

8. Representations and Warranties of Buyer. Buyer hereby makes the following representations and warranties to Seller:

- a. Buyer has the power and authority to enter into the Agreement and to consummate the transaction contemplated hereby;
- b. The individuals executing the Agreement, and any and all other documents on behalf of Buyer, have the power and authority to enter into and the right to execute and deliver the Agreement and such other document and to consummate the transaction contemplated hereby on behalf of Buyer; and
- c. Buyer is authorized to enter into the Agreement, and there is no contract or agreement which would preclude Buyer from completing the purchase of the Property as provided herein.

Buyer's representations and warranties contained herein shall survive Close of Escrow.

9. Seller's Representative Capacity. It is understood and mutually agreed that Elizabeth Hillman Rendic is acting in her capacity as Successor Trustee of The Barbara A. Hillman Trust dated July 25, 1983, and is executing and entering into the Agreement in such respective representative capacities and shall not be liable hereunder, directly or indirectly, in her individual capacity or any other capacity. It is further understood and agreed that in the event the representative capacity of Elizabeth Hillman Rendic shall terminate or in the event he shall be discharged of such representative capacity, from and after the date of such termination or discharge, Elizabeth Hillman Rendic shall be relieved and released of any obligations under the Agreement and Buyer shall not have any claim against Elizabeth Hillman Rendic on account of such termination or discharge.