AS-IS, WHERE-IS ADDENDUM

This addendum is incorporated in and made part of the offer to purchase the Property located at 1136 Prairie Ave _____, in the city of Beloit, Wisconsin, entered between DSJ General Contracting LLC ("Seller," whether one or more) and _____ ("Buyer," whether one or more).

The Property is being sold "as-is, where-is" without any warranty or representation as to the condition or fitness of any portion of the Property, except any warranty or representation made by Seller to Buyer in writing. No covenant shall be implied that any improvement to the Property was performed in a workmanlike manner or was reasonably adequate to equip the Property for Buyer's use or occupancy, and Buyer waives all rights and claims under Wis. Stat. § 706.10(7). Closing of the sale and payment of the purchase price by Buyer shall constitute acceptance of the condition of the Property in "as-is, where-is" condition, including but not limited to the condition of any work done to the Property before closing, with no recourse to Seller or Seller's agents regarding the condition of the Property, any alleged or actual defects, or any statements made by Seller concerning the Property, provided, however, that Buyer shall have the right to receive an assignment of any cause of action arising from defective construction work that Seller may have against any contractor, subcontractor, material supplier, design professional, or other person or entity who performs work or provides materials to make improvements to the Property before closing (collectively, "Construction Workers"). Notwithstanding the foregoing, Buyer shall not have a right to be assigned any cause of action that Seller may have against any Construction Workers for personal injury suffered by Seller or Seller's agent(s).

Buyer expressly waives any tort claim Buyer may have now or in the future against Seller arising out of or relating to the sale of the Property, including but not limited to claims involving the physical condition of the Property or statements made by Seller. Buyer shall indemnify and hold Seller harmless for and against any liability and costs incurred by Seller resulting from any tort claim filed by Buyer against Seller in relation to the sale of the Property, including but not limited to actual attorney fees, court costs, and any judgment for monetary damages.

Buyer shall rely on Buyer's own due diligence and inspections to determine the condition and fitness of the Property, including but not limited to the condition of any work done to the Property before closing. Buyer warrants and represents that in assessing the condition and fitness of the Property, Buyer has not and will not rely on any statement made by Seller about the condition of the Property, except statements Seller makes in writing. Seller is exonerated from honoring any third-party warranty.

Buyer:

_____ _____

Signature ▲ Print Name ► Date ▲

_____ _____

Signature ▲ Print Name ► Date ▲

Seller:

_____ 7/8/26

Signature ▲ Print Name ► DSJ General Contracting LLC Date ▲

This instrument was drafted by: Attorney Taylor Rens, State Bar No.: 1098258