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PRAIRIE TRUST
Specialized Expertise. Strategic Partnerships.

Waukesha State Bank
WEALTH MANAGEMENT

SELLER'S ADDENDUM

Address of property:
N22 W28773-75 Louis Avenue, Pewaukee WI 53072

1. "As-Is" Sale. Except as to any information provided by Seller which may be referenced specifically in the purchase agreement, the property described in the purchase agreement ("Property") shall be conveyed in its "AS IS", "WHERE IS" condition, and "WITH ALL FAULTS," with no guarantees, warranties or representations, express or implied, or arising by operation of law, whatsoever, including but not limited to those regarding: (a) the condition or adequacy of the Property, its structures, improvements, or systems (if any), fitness for any particular purpose, or merchantability; (b) the availability of access or utilities; (c) the presence or condition of, or title to any personal property or fixtures on the Property; (d) the presence, absence, or location of any underground or above ground storage tanks, hidden defects, environmental conditions affecting the Property, or toxic or hazardous substances on, under, or around the Property, including, but not limited to, asbestos, radon gas, mold, lead paint or urea-formaldehyde; (e) the condition of the topography, geology, drainage, soil or subsoil of the Property; and (f) the compliance of the Property with any zoning, environmental, land use or building code requirements, or compliance with any laws, rules, ordinances or regulations affecting the Property or any governmental programs which may apply to any part of the Property. Buyer closing on the purchase of the Property constitutes Buyer's agreement that it is satisfied with the condition of the Property. Buyer releases and waives any and all claims, damages, or losses it may have against Seller or Seller's agents for matters relating to the physical condition of the Property or other matters described in this paragraph, and this shall survive closing.

2. Inspections. Buyer acknowledges that, in determining whether to accept the Property, Buyer will rely solely on Buyer's own independent inspections, investigations, and findings (or on those performed on Buyer's behalf) and not in reliance upon any information provided by Seller or Seller's agents except that which may be referenced specifically in the purchase agreement.

3. Real Estate Condition Report and Disclosure Report. Seller will not be completing a Real Estate Condition Report or a Disclosure Report/Statement or other similar report. Buyer hereby waives Buyer's right, if any, to receive a Real Estate Condition Report or a Disclosure Report/Statement or other similar report from Seller and hereby further waives any accompanying right to rescind this contract. All references to a Real Estate Condition Report or Disclosure Report/Statement in the purchase agreement or in any addendum thereto are hereby deleted.

4. Conveyance of Title. Conveyance of title will be made subject to such matters as would be disclosed by an accurate survey and inspection of the Property and any other exceptions appearing on the title commitment which remain exceptions as of the date of closing, and the parties agree this will constitute merchantable title. If Seller is a trust, title will be conveyed by Trustee's Deed / Quit-Claim Deed, without warranty. If Seller is an estate, title will be conveyed by Personal Representative's Deed, without warranty. Buyer closing on the purchase of the Property constitutes Buyer's agreement that it is satisfied with the state of title to the Property.

5. Seller. Notwithstanding any reference to Seller to the contrary in the purchase agreement or any other addendum thereto, Seller is Prairie Trust, a division of Waukesha State Bank, as Trustee of the Lynn R. Wallich Residence Trust.

6. Seller's Addendum Controls. In the event of any inconsistency between the terms of the purchase agreement or any other addendum thereto and this Seller's Addendum, the terms of this Seller's Addendum shall control.

Buyer:

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Seller: Prairie Trust, division of Waukesha State Bank
as Trustee of the Lynn R. Wallich Residence Trust

By: Matthew Woyak 10/07/26

Print name and title: