Addendum to the Purchase Agreement

1. This Offer to Purchase is contingent upon approval by the Village Board of the Village of Salem Lakes. Acceptance of this Offer by any representative of the Village shall be considered conditional until formal approval is granted by the Village Board at a duly noticed public meeting in accordance with Wisconsin law. If the Village Board does not approve the Offer, the Offer shall become null and void and any earnest money shall be returned to Buyer.

2. The Property is being sold in its current condition, "As-Is." The Village of Salem Lakes makes no representations or warranties, express or implied, regarding the condition of the Property, including but not limited to structural condition, environmental conditions, zoning, utility availability, soil conditions, or suitability for Buyer's intended use. Buyer acknowledges that they have been given the opportunity to conduct any inspections, investigations, or due diligence they deem necessary prior to closing.

3. Buyer shall be solely responsible for verifying all aspects of the Property, including but not limited to zoning, permitted uses, building requirements, availability of utilities, access, wetlands, environmental conditions, and compliance with local, county, state, and federal regulations. Buyer's failure to conduct such due diligence shall not create any liability for the Village of Salem Lakes.

4. The Village of Salem Lakes reserves the right to reject any and all offers at its sole discretion until final approval by the Village Board.

5. Buyer acknowledges that they are not relying on any statements, marketing materials, or representations made by the Village of Salem Lakes or its agents regarding the condition or suitability of the Property, except as expressly stated in writing within the approved Offer to Purchase.

6. The Village of Salem Lakes shall not be liable for any marketing materials, advertising content, property descriptions, or other information distributed to the public by RE/MAX Advantage or its agents. Such materials are provided for marketing purposes only.

7. The Village of Salem Lakes shall have no obligation to install, extend, or improve any utilities, roads, sidewalks, drainage systems, or other infrastructure serving the Property. Buyer acknowledges that the availability and cost of any utilities, access improvements, or infrastructure necessary for Buyer's intended use shall be the sole responsibility of the Buyer.

8. Buyer shall be solely responsible for obtaining, at Buyer's expense, any surveys, permits, zoning approvals, variances, site plan approvals, or other governmental approvals required for Buyer's intended use or development of the Property. The Village of Salem Lakes makes no guarantee that any zoning, development approvals, or permits will be granted.