

BMO Bank N.A. Rider

Rider Dated _____ Attached Hereto and Made Part
Hereof Contract Dated _____, 2026 by and Between
_____, Purchaser, and

BMO Bank N.A. as Trustee of the Charles R. Ewert Administrative Trust, Seller

BMO Bank N.A. executes this instrument, not personally, but as trustee as aforesaid and is not to be held liable in its individual capacity in any way by reason of the same. Any recourse hereunder is only to be had against the trust estate solely.

Purchaser, in buying the property, is not in any way relying on any representations made by Seller, or by anyone purporting to act in behalf of the Seller, relating to the condition of the premises or improvements thereon or the ownership of personal property, easements or equipment relating thereto, and Purchaser is accepting said property in an "AS IS" condition.

This contract is contingent upon Seller's preliminary report on title or other title evidence indicating good title in Seller subject to the exceptions enumerated in the contract or exceptions which can be cleared at a minimal expense as determined by Seller prior to closing. Upon failure of this contingency to occur, then this contract is null and void and all earnest money deposited shall be returned.

The Purchaser represent and warrant that they, or any of their relatives, are not a director, officer or employee, or nominee or agent of Bank of Montreal, or their subsidiaries or affiliates, including but not limited to BMO Bank N.A.

This Sale is without any warranty or representation as to the environmental condition of the property involved and the Purchaser hereby expressly waives any rights of recovery of response costs or contribution against the BMO Bank N.A. under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. paragraphs 9601 et seq. ("CERCLA"), and any other federal and state environmental laws.

Buyer understands property will be conveyed by Trustee's Deed/Grant Deed/Special Warranty Deed/Personal Representative's Deed.

Buyer understands BMO Bank N.A., in their capacity as Guardian, may or may not be exempt from providing a Real Estate Condition Report and buyer waives the right to receive real estate condition report.

In the event of any conflict between the provisions of this Rider and the body of this instrument and any other Rider or amendment thereto; then the provisions of this Rider shall control.

PURCHASER:

SELLER:

BY: _____

**MO Bank NA as Trustee of the Charles
R. Ewert Administrative Trust**

BY : _____

BY: _____

DATE: _____

DATE: _____