KUMMER, LAMBERT, FOX & GLANDT, LLP

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EARNEST MONEY ESCROW AGREEMENT

THIS ESCROW AGREEMENT (the "Agreement") is made and entered into by and among Grass It Forward ("Seller"), _____ ("~~Buyer~~"), and Kummer, Lambert, Fox & Glandt, LLP. ("Escrow Agent");

WHEREAS, Seller and Buyer entered into a Purchase and Sale Agreement dated _____ (the "Contract"), pursuant to which Seller agreed to sell to Buyer and Buyer agreed to purchase from Seller a certain parcel of real estate located at 50. 18th St. Manitowoc WI 54220 (the "Property").

NOW, THEREFORE, for and in consideration of the Contract, the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller, Buyer, and Escrow Agent agree as follows:

1. Buyer agrees to deposit earnest money in the amount of $_____ (the "Escrow Funds") with Escrow Agent, to be held until Closing for the Property has taken place.

2. At Closing, Escrow Agent shall disburse the Escrow Funds to be applied as a credit to Buyer toward the purchase price.

3. Time is of the essence. In the event Seller and Buyer cannot agree to authorize the disbursement of Escrow Funds by _____, then Escrow Agent, in its sole discretion, may continue to hold the Escrow Funds until Seller and Buyer mutually agree to the disbursement thereof, or Escrow Agent may, upon notifying the Seller and Buyer, deposit the Escrow Funds with the Clerk of the Circuit Court having jurisdiction of the dispute. Upon deposit with the Court, all liability of Escrow Agent shall fully terminate except to the extent of accounting for any Escrow Funds previously released.

4. Escrow Agent shall be held harmless from all liability, loss or damage which may arise from the enforcement of this agreement or disbursement of Escrow Funds.

Seller: Amber J Dunn Chief Executive Officer
*

Buyer: _____
*

Seller: _____
*

Buyer: _____
*

Escrow Agent – Kummer, Lambert, Fox & Glandt, LLP
by: _____
its: Escrow Officer

Any terms not defined herein are deemed to have the definitions ascribed to them in the Contract.
This document may be executed in two or more counterparts.
Each executed counterpart shall be deemed an original and all such counterparts taken together shall constitute one and the same instrument. Faxed or emailed signatures are binding.