ADDENDUM BH

TO RESIDENTIAL OFFER TO PURCHASE

Bear Homes, LLC — Spec / Semi-Spec Home Sale

Offer to Purchase Dated:	_____
Buyer(s):	_____
Property Address:	445 York St, Union Grove, WI 53182
Legal Description (Lot/Subdivision):	Lot 73

This Addendum BH ("Addendum") is attached to and incorporated by reference into the Wisconsin Residential Offer to Purchase dated as set forth above (the "Offer"), between Bear Homes, LLC, a Wisconsin limited liability company ("Seller"), and the Buyer(s) identified above ("Buyer"). Capitalized terms not defined in this Addendum have the meanings given to them in the Offer. In the event of any conflict or inconsistency between this Addendum and any provision of the Offer, this Addendum shall control and supersede the conflicting Offer provision in all respects. The Offer, this Addendum, together with the Plans (Exhibit A) and the Selections Sheet (Exhibit B), constitutes the complete and exclusive statement of the parties' agreement with respect to the construction, condition, and sale of the Property, and supersedes all prior negotiations, representations, and understandings.

1. SELLER DISCLOSURE

Disclosure is hereby made that members of Bear Homes, LLC are Wisconsin real estate licensees. Buyer acknowledges that Seller is selling a newly constructed or partially constructed home and that Seller's representations are limited to the scope of Seller's work and the condition of the Property as of the date of Closing, as supplemented by the Plans and Selections Sheet. Seller makes no representations or warranties regarding conditions that do not yet exist at the time of execution of this Offer.

2. PROPERTY CONDITION; PLANS AND SELECTIONS; AS-IS AT CLOSING

A. Plans and Selections. The Home will be constructed in substantial conformance with: (i) the plans and specifications identified on Exhibit A attached hereto (the "Plans"); and (ii) the Selections Sheet identified on Exhibit B attached hereto (the "Selections Sheet"), which sets forth all finishes, fixtures, materials, appliances, and other items selected or pre-installed for the Home. Buyer has reviewed and accepts the Plans and the Selections Sheet. The Plans and Selections Sheet are final, fixed, and binding. Buyer has no right to modify, substitute, or deviate from the Plans or Selections Sheet in any respect without the execution of a written change order between Buyer and Seller as

described in Section 2.C hereof. Any item not addressed in the Plans or Selections Sheet shall be determined by Seller in Seller's sole discretion, consistent with Seller's standard specifications for the applicable community.

B. As-Is at Closing. Buyer is purchasing the Home in its condition at Closing, as completed by Seller in conformance with the Plans and Selections Sheet, subject to the limited warranty set forth in Section 8 of this Addendum. EXCEPT AS EXPRESSLY PROVIDED IN SECTION 8, BUYER ACCEPTS THE PROPERTY AND THE HOME STRICTLY "AS-IS" AT CLOSING, WITH ALL FAULTS, AND SELLER MAKES NO REPRESENTATION OR WARRANTY — EXPRESS, IMPLIED, OR STATUTORY — REGARDING THE CONDITION, QUALITY, HABITABILITY, WORKMANLIKE CONSTRUCTION, MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE PROPERTY OR THE HOME. Seller's warranty under Section 8 shall be Buyer's sole and exclusive remedy for any condition of the Property or the Home, and Buyer waives all other claims and remedies arising out of or relating to the condition of the Property or the Home, whether sounding in contract, tort, statute, or otherwise.

C. No Change Orders. Because the Home is a spec or semi-spec construction, certain change orders may not be permitted by Seller. Buyer acknowledges that the Home is being sold on a fixed-specification basis and that Seller has no obligation to accommodate any request for change, modification, upgrade, or addition to the Plans or Selections Sheet. Notwithstanding the foregoing, if Seller, in Seller's sole and absolute discretion, elects to accommodate a written change order request from Buyer: (i) such change order must be signed by both parties before any work is commenced; (ii) the full cost of the change, together with a $350.00 administrative/coordination fee and any applicable restocking fees, must be paid by Buyer to Seller in full at the time the change order is executed; (iii) all change order payments are non-refundable in all circumstances, including in the event the transaction fails to close for any reason; and (iv) change orders that increase the purchase price are subject to Buyer's independent obligation to obtain lender approval (if applicable) for the increased amount.

3. CLOSING DATE; SUBSTANTIAL COMPLETION; FORCE MAJEURE

A. Target Closing Date. The closing date set forth in the Offer (the "Target Closing Date") is based on Seller's good-faith projection of the date by which the Home will be substantially complete. Time is not of the essence with respect to the closing date. Actual closing shall occur within fifteen (15) calendar days following Seller's delivery of written notice of Substantial Completion (the "Completion Notice"), as defined below. If Buyer fails to close within fifteen (15) days of the Completion Notice without Seller's written consent, Seller may declare Buyer in default under Section 13.

B. Substantial Completion Defined. "Substantial Completion" means the earlier of: (i) the date on which construction has progressed to the point where the Home may be occupied or used for its intended residential purpose; or (ii) the issuance of a temporary certificate of occupancy or equivalent approval by the applicable municipality.

C. Seller's Unilateral Extension Right. Seller may unilaterally extend the Target Closing Date by up to fourteen (14) calendar days (the “Extended Closing Date”) by delivering written notice to Buyer at any time prior to the Target Closing Date. If Seller is unable to obtain Substantial Completion by the Extended Closing Date, Buyer may terminate the Offer, upon written notice to Seller with all earnest money returned to Buyer as Buyer's sole remedy.

D. Force Majeure. Seller shall not be in default, and the Target Closing Date (as it may be extended) shall be automatically extended on a day-for-day basis, for any delay in Substantial Completion caused by circumstances beyond Seller's reasonable control, including without limitation: adverse weather conditions; labor disputes or strikes; shortage or unavailability of materials, equipment, or components; supply chain disruptions; acts of God; fire; casualty; pandemic or public health emergency; governmental shutdown, order, or regulation; permit or inspection delays attributable to the applicable municipality; or litigation or threatened litigation affecting the Project or the Building Site (each, a "Force Majeure Event"). Seller shall provide Buyer with written notice of any Force Majeure Event within a reasonable time after Seller becomes aware of such event, together with a revised good-faith estimate

of the anticipated delay. Buyer shall have no right to terminate the Offer or claim damages as a result of any Force Majeure delay.

E. Offer Provisions Superseded. All provisions of the Offer that purport to establish a fixed closing date, require closing by a date certain, or make time of the essence with respect to the closing are hereby deleted and superseded by this Section 3 in their entirety.

4. EARNEST MONEY

Amount and Delivery. Buyer shall deliver the earnest money identified in Lines 56-58 of the Offer (the "Earnest Money"), to sellers designated title company ("Escrow Agent"), within five (5) business days of full execution of the Offer. The Earnest Money check shall be made payable to Escrow Agent. Closing shall be conducted at the offices of Escrow Agent. Lines 61–62 of the Residential Offer to Purchase are amended accordingly; all references to "Listing Firm" and "Buyer's Agent Firm" as earnest money holders are deleted.

5. INSPECTIONS; DELETION OF OFFER INSPECTION PROVISIONS

A. Standard Inspection Contingency Deleted. Any and all provisions of the Offer pertaining to inspections, including but not limited to buyer's right to conduct a home inspection, POWTS inspection, radon test, structural inspection, pest inspection, or any other third-party inspection of the Property or the Home (including but not limited to Lines 178 through 246 of the Offer) are hereby deleted in their entirety and shall have no force or effect. Buyer acknowledges that the Property is under active construction and that a standard buyer's home inspection is not appropriate or available for a new construction home being sold on a fixed-specification basis.

B. Builder Walk-Throughs. In lieu of independent inspections, Seller shall conduct the following scheduled walk-through with Buyer, in the presence of Seller or Seller's authorized representative:

(1) **Pre-Close Orientation ("Homeowner Orientation") —** a comprehensive walk-through of the completed or substantially completed Home, during which Buyer and Seller's representative will jointly identify and document any items on a punch list (the "Punch List"). The foregoing walk-through shall occur no earlier than ten (10) business days prior to the Target Closing Date.

C. Punch List Items. Seller shall correct any Punch List items that are, in Seller's reasonable judgment, deficient in workmanship or materials, within a commercially reasonable time after Closing. Seller's obligation to correct Punch List items shall not be grounds for postponing, delaying, or requiring the escrow of funds at Closing. Buyer's failure to identify an item on the signed Punch List shall constitute acceptance of that item's condition, subject only to the Limited Warranty in Section 8.

D. Site Access; Safety. Buyer shall have no right to access the Building Site during construction except during scheduled walk-throughs and then only in the company of Seller's authorized representative. All persons entering the Building Site must execute the Release and Waiver of Liability and Assumption of Risk (Exhibit C) prior to entry. CAUTION: A BUILDING SITE IS A DANGEROUS PLACE. Buyer assumes all risk of injury or property damage arising from any entry onto the Building Site.

6. SELLER REPRESENTATIONS; REAL ESTATE CONDITION REPORT DELETED

A. Real Estate Condition Report Deleted. The Wisconsin Real Estate Condition Report (RECR) required under Wis. Stat. § 709.03 is not applicable to this transaction. The Property consists of a newly constructed or partially constructed home and Buyer expressly waives any right to receive an RECR in connection with this transaction. Any RECR that may have been or may be attached to the Offer is hereby deleted and of no force or effect, and no representation or warranty in any RECR shall survive Closing or be enforceable by Buyer.

B. New Construction Disclosure. Lines 94 through 177 of the Offer are hereby deleted. Seller makes only the following representations, each of which is made as of the date of execution of the Offer and is not updated at Closing:

(i) Seller has the legal right to sell the Property and enter into this Offer.

(ii) Seller is not aware of any pending or threatened condemnation, taking, or governmental action specifically targeting the Property.

(iii) The Home will be constructed in substantial conformance with the Plans and Selections Sheet, in a workmanlike manner, and in material compliance with applicable building codes in effect as of the date the building permit is issued.

(iv) All other representations regarding the condition, systems, environmental status, or characteristics of the Property are expressly disclaimed.

C. No Reliance on Renderings or Marketing Materials. Buyer acknowledges that any renderings, photographs, model home images, marketing materials, or verbal descriptions of the Home are for illustrative purposes only and do not constitute representations or warranties regarding the finished Home. Actual finishes, dimensions, landscaping, and features may vary from any such materials. Buyer's sole reference for the condition and specifications of the Home shall be the Plans and Selections Sheet.

7. CONSTRUCTION LIENS

A. Wisconsin Lien Law Notice. AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUYER ACKNOWLEDGES THAT BUYER IS AWARE THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION OF THE HOME MAY HAVE LIEN RIGHTS ON THE PROPERTY AND HOME IF THEY ARE NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO SELLER, INCLUDE SUBCONTRACTORS, SUPPLIERS, AND OTHERS WHO PROVIDE LABOR OR MATERIALS FOR CONSTRUCTION. BUYER MAY RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND/OR MATERIALS, AND BUYER SHOULD PROVIDE A COPY OF EACH SUCH NOTICE TO BUYER'S LENDER, IF ANY.

B. Liens Not a Title Defect. Buyer acknowledges that mechanics' liens, materialmen's liens, and other construction liens arising from Seller's construction activity may exist or may be filed against the Property prior to Closing. The existence of such liens shall not constitute a title defect for purposes of the Offer, provided that Seller delivers at Closing: (i) a final unconditional lien waiver from Seller; and (ii) final or conditional lien waivers from all subcontractors and material suppliers for whom Seller has paid for work performed through the date of Closing. Seller shall cooperate with Buyer's lender and Escrow Agent to ensure that all lien waiver requirements are satisfied at Closing.

C. Right to Repair; Notice and Cure. Builder and Buyer agree to comply with Wisconsin Statute § 895.07 with respect to Notice and the Right to Cure before commencing any formal proceeding to resolve any alleged construction defect. Buyer acknowledges receipt of the State of Wisconsin brochure regarding Notice of Alleged Construction Defect and Right to Cure at the time this Addendum is signed.

8. LIMITED WARRANTY; EXCLUSIVE REMEDY

A. One-Year Limited Warranty. Builder warrants to Buyer that, for a period of one (1) year from the date of closing (the "Warranty Period"), the Home and its structural components shall be free from defects in workmanship and materials under normal use and service, subject to the exclusions, limitations, and claims procedures set forth in the Bear Homes 1-Year New Home Limited Warranty Manual (the "Warranty Manual"), which has been provided to Buyer prior to the execution of this Agreement, is available via Buildertrend and which Warranty Manual is incorporated herein by reference. The Warranty Manual shall govern the scope of coverage, exclusions, claims procedure, service

request process, and all other warranty terms in all respects. In the event of any conflict between this Section 8 and the Warranty Manual, the Warranty Manual shall control.

B. 30-Day Service Period. During the first thirty (30) days of ownership or occupancy (whichever is first), Seller will adjust or correct minor defects, omissions, or malfunctions — including missing hardware, sticking doors or windows, dripping faucets, and similar minor items — as reported by Buyer upon inspection of the Property during such period, excluding any damage not noted prior to Closing.

C. 11-Month Warranty Service Request. Buyer is entitled to one (1) formal warranty service request submitted through the Buildertrend Homeowners Portal approximately eleven (11) months after Closing. All warranty claims must be submitted in writing with supporting photographs. Telephone calls shall not constitute a warranty claim. Failure to submit a warranty claim within the Warranty Period, or within twenty (20) days of any applicable notice deadline specified in the Warranty Manual, shall constitute a complete waiver of any rights with respect to such condition.

D. Exclusive Remedy; Disclaimer. Buyer's rights under this Section 8 and the Warranty Manual constitute Buyer's sole and exclusive remedy for any claim, loss, damage, or defect arising out of or relating to: (i) the condition of the Property; (ii) the design or construction of the Home; (iii) any alleged deficiency in workmanship, materials, or design; or (iv) any other condition of the Property or the Home, whether arising before or after Closing. EXCEPT AS EXPRESSLY PROVIDED IN THIS SECTION 8 AND THE WARRANTY MANUAL, BUILDER HEREBY DISCLAIMS, AND BUYER HEREBY WAIVES, ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF HABITABILITY, WORKMANLIKE CONSTRUCTION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, TO THE MAXIMUM EXTENT PERMITTED BY WISCONSIN LAW, INCLUDING WITHOUT LIMITATION ANY WARRANTIES UNDER WIS. STAT. § 706.10(7). Seller's obligation under this Limited Warranty is strictly limited, at Seller's sole election, to repair or replacement of the defective item. Seller shall have no obligation to provide compensation for diminution in value, loss of use, inconvenience, alternative housing, relocation costs, consequential damages, or incidental damages of any kind. Buyer further waives and releases any right to assert claims against Seller sounding in negligence, strict liability, misrepresentation, or violation of any consumer protection statute, arising out of or relating to the design, construction, sale, or condition of the Property, except to the extent expressly covered by the Limited Warranty during the Warranty Period. This limitation of remedies is a material inducement to Seller's agreement to sell the Property and has been specifically negotiated and accepted by Buyer.

E. Warranty Not Transferable. This Limited Warranty is extended to the original Buyer only. In the event Buyer sells, conveys, leases, or otherwise vacates or transfers the Home within the Warranty Period, this Limited Warranty shall immediately and automatically terminate without further notice.

9. REAL ESTATE TAXES

A. Real Estate Tax Proration. Buyer understands that the current tax assessment for the Property may reflect vacant land or a partial assessment only. Real estate taxes shall be prorated at Closing based on the net general real estate taxes for the preceding year or the current year if available.

B. Land Use Conversion Fee: Buyer is advised that a one-time land use conversion fee (for conversion of agricultural zoning to single-family residential classification) may be assessed on or around the next tax bill following Closing, typically ranging between $150 and $250. Seller will credit Buyer $200 at Closing toward this anticipated fee; once credited, the fee shall be Buyer's sole responsibility upon receipt.

10. LAWN AND LANDSCAPING EXCLUDED

Nothwithstanding any provision herein contained to the contrary, Buyer understands and acknowledges that lawn and landscaping have been excluded from the Seller's Scope of Work and shall be the sole responsibility of Buyer. Any

estimates or proposals for any such work provided by Seller have been for illustrative and budgeting purposes only. Buyer shall contract directly with Contractors necessary to perform such work. Buyer's failure to timely complete such work according to standards for occupancy by the local municipality shall not be grounds to delay Closing. Buyer acknowledges that a portion of the purchase in the amount of ($___$8,067.40_____) (the "Landscape shall be placed into escrow at the time of Closing pursuant to Section 11 of this Addendum, to be applied towards Buyer's lawn and landscaping in Buyer's discretion. _____ _____ Buyer's Initials

11. POST-CLOSING ESCROW

If the concrete flatwork (driveway, walkways, stoops), has not been completed at the time of Closing, funds in an amount equal to the estimated cost of the outstanding flatwork, together with the Landscape Allowance, shall be withheld from Seller's proceeds and held in a post-closing escrow account with Escrow Agent ("Post-Closing Escrow") pursuant to a separate Post-Closing Escrow Agreement. All escrowed funds (other than the Landscape Allowance) shall be released to Seller promptly upon completion of the applicable work, with no further action required by Buyer. Seller shall complete such work as weather permits and in the order of completion, prioritizing homes whose closing date fell earliest in the construction season. Buyer understands that work may be deferred to the following season if weather conditions do not permit completion before winter. Buyer releases any performance bonds or deposits held by the applicable municipality with respect to incomplete work and agrees to cooperate with Seller to have such bonds or deposits returned to Seller upon completion. With respect to the Landscape Escrow, such funds shall be released to Buyer's Contractor upon completion of the applicable work, or directly to Buyer, in the discretion of Buyer and Buyer's lender.

12. DEFAULT

A. Buyer Default. In the event Buyer fails to close the transaction on or before the closing deadline (as may be extended under Section 3), fails to make any payment when due, or otherwise fails to perform any material obligation under the Offer or this Addendum, Seller may, at Seller's election: (i) terminate the Offer and retain the Earnest Money as liquidated damages; and/or (ii) pursue any and all other legal and equitable remedies available to Seller, including specific performance. To the extent Seller elects (ii) above, Seller shall be entitled to recover all carrying costs, material costs expended, subcontractor obligations incurred, and other actual damages attributable to Buyer's default, including reasonable attorneys' fees and costs and shall be entitled to apply the Earnest Money towards the balance of any such damages.

B. Cost of Collection. In the event either party incurs costs to enforce its rights under this Addendum, the prevailing party shall be entitled to recover all court costs, arbitration fees, collection expenses, and reasonable attorneys' fees actually incurred. All unpaid amounts shall accrue interest at the rate of one and one-half percent (1.5%) per month from the date due until paid in full.

13. AIR QUALITY WARNING; ENVIRONMENTAL DISCLAIMER

Warning. Microorganisms, including mold, mildew, spores, and other forms of fungi or bacteria ("Microorganisms"), occur naturally in the environment and may be present during or after construction in the indoor air and/or on the interior or exterior surfaces of the Home, including wall cavities, attics, windows, and basements. Moisture concentration from normal household activities, outdoor atmosphere, or construction methods may cause growth or release of Microorganisms, which at certain levels can cause property damage, health hazards, and personal injury. Similarly, concentrations of radon released from soil, or chemicals released from household furnishings, appliances, or building materials may, at certain levels, create health hazards. Because Microorganisms and radon occur naturally in the environment, Seller cannot eliminate the possibility that they may be present in, on, or about the Home. Buyer

may minimize these effects through proper use and maintenance of heating, cooling, dehumidification, and ventilation equipment, and through regular interior and exterior maintenance.

BUYER ACKNOWLEDGES THAT BUYER HAS BEEN INFORMED OF THESE RISKS AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, ASSUMES ALL RISKS AND RELEASES SELLER, ITS MEMBERS, MANAGERS, EMPLOYEES, AGENTS, SUBCONTRACTORS, AND AFFILIATES FROM ALL CLAIMS OF DAMAGE, PERSONAL INJURY, OR DESTRUCTION OF PROPERTY THAT MAY ARISE AS A RESULT OF OR IN ANY WAY CONNECTED WITH INDOOR AIR QUALITY OR THE PRESENCE OF MICROORGANISMS, RADON, OR CHEMICALS IN, ON, OR ABOUT THE HOME.

14. RESTRICTIVE COVENANTS; ARCHITECTURAL CONTROL; HOMEOWNERS ASSOCIATION

Buyer has reviewed and/or received a copy of the Declaration of Restrictive Covenants, the Architectural Control Committee ("ACC") Guidelines, and the Homeowners Association By-Laws for the applicable subdivision (collectively, the "Governing Documents"). Buyer agrees to abide by the Governing Documents in all respects. The Governing Documents are available online at www.bearhomes.com > Find Your New Home > Communities & Homesites > [Subdivision Name] > View Details, and are also on file with the applicable municipality and/or Register of Deeds.

Buyer acknowledges that the Home has been designed and constructed in conformance with the ACC Guidelines applicable to the community. Seller controls the ACC for communities developed by Bear Real Estate Group and represents that the Home, as built per the Plans and Selections Sheet, has received or is expected to receive ACC approval in due course. Seller shall not be liable for costs arising from ACC-mandated changes that are attributable to Buyer's individual selections, if any.

15. FINANCING; APPRAISAL

A. Pre-Approval Required. If this Offer is not contingent on financing, Buyer represents that Buyer has obtained a mortgage pre-approval letter prior to executing this Offer and shall provide a copy to Seller or Seller's agent within three (3) business days of execution. Buyer assumes full responsibility for obtaining final financing in an amount sufficient to fund the Purchase Price at Closing.

B. Appraisal Risk. Buyer acknowledges that the Home may be appraised prior to or during construction, and that appraised value may differ from the Purchase Price depending on the stage of construction at the time of appraisal and the comparable sales available. Buyer bears all appraisal risk. If the Home appraises below the Purchase Price, Buyer shall either: (i) close at the Purchase Price by supplementing with additional funds; or (ii) exercise any appraisal contingency validly included in the Offer within the time permitted.

C. Change in Purchase Price. In the event the Purchase Price is adjusted due to any approved change order, Buyer is solely responsible for ensuring that Buyer's loan commitment covers the adjusted Purchase Price. Seller is not responsible for any financing gap created by an upward adjustment to the Purchase Price.

16. GENERAL PROVISIONS

A. Entire Agreement. This Addendum, together with the Offer, the Plans (Exhibit A), the Selections Sheet (Exhibit B), the Release and Waiver (Exhibit C), and the Lawn Maintenance Addendum (Exhibit D), constitute the entire agreement of the parties with respect to the construction, condition, and sale of the Property, and supersede all prior and contemporaneous negotiations, representations, and understandings of any kind.

B. Amendment. No amendment or modification of this Addendum shall be enforceable unless made in writing and signed by both parties.

C. Governing Law; Venue. This Addendum shall be governed by the laws of the State of Wisconsin. Exclusive venue for any dispute arising hereunder shall be Kenosha County, Wisconsin, subject to the dispute resolution procedures in any applicable exhibit.

D. Severability. If any provision of this Addendum is declared invalid or unenforceable, the remaining provisions shall remain in full force and effect.

E. Electronic Consent. Buyer gives electronic consent to Seller's sales consultants and team members to use Buildertrend for communication, warranty claim submission, document sharing, and related purposes in connection with this transaction.

F. Counterparts; Electronic Signatures. This Addendum may be executed in one or more counterparts, each of which shall be deemed an original. Electronic signatures shall be deemed valid and binding.

17. BROKERAGE DISCLOSURE AND UNREPRESENTED BUYER ACKNOWLEDGMENT

Buyer acknowledges that Seller is a licensed real estate brokerage in the State of Wisconsin and that the sales representative involved in this transaction is a licensed real estate salesperson or broker acting solely as the agent of Seller. Seller's representative does not represent Buyer and owes no fiduciary duty to Buyer. Buyer further acknowledges that prior to executing this Agreement, Buyer received and signed a Disclosure to Customers as required under Wis. Stat. § 452.135 and Wis. Admin. Code § REEB 24. Buyer has had the opportunity to seek independent legal counsel and independent real estate representation prior to executing this Agreement and has chosen to proceed without such representation. Nothing in this Agreement shall be construed to create an agency, fiduciary, or advisory relationship between Seller's representative and Buyer.

EXHIBIT LIST

Exhibit A	Buyer's Plans
Exhibit B	Selections Sheet (Finishes, Fixtures, Materials)
Exhibit C	Release and Waiver of Liability and Assumption of Risk (Site Visits)

ACKNOWLEDGMENT AND SIGNATURES

THE PARTIES HAVE READ THIS ADDENDUM CAREFULLY BEFORE SIGNING AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS ADDENDUM AND ALL EXHIBITS.

BUYER:

Signature: _____ Date: _____

Print Name: _____

CO-BUYER (if applicable):

Signature: _____ Date: _____

Print Name: _____

SELLER: Bear Homes, LLC, a Wisconsin limited liability company

By: Jonah Hetland Date: 11/02/2026

Jonah Hetland, Chief Operating Officer

EXHIBIT C

RELEASE AND WAIVER OF LIABILITY AND ASSUMPTION OF RISK

Bear Homes, LLC — Future Construction Site Visit

Property / Building Site Address:	_____
Date of Visit:	_____

The persons signing below ("Visitor") desire to enter the above-referenced property (the "Building Site") owned or controlled by Bear Homes, LLC ("Builder") for the purpose of touring or inspecting the property under construction (the "Activity"). In consideration of being permitted by Builder to enter the Building Site and participate in the Activity, Visitor agrees to the following:

Visitor is aware and understands that visiting an active construction site involves significant risk of sickness, bodily injury, death, and property damage, including but not limited to: open excavations, elevated surfaces without guardrails, exposed fasteners and sharp materials, heavy equipment operation, electrical hazards, unstable surfaces, and other conditions inherent to ongoing construction. Visitor acknowledges that Visitor is voluntarily entering the Building Site with full knowledge of these risks — whether caused by the ordinary negligence of Builder or any Releasee (as defined below) or otherwise — and Visitor expressly assumes all such risks.

VISITOR HEREBY EXPRESSLY RELEASES AND DISCHARGES BUILDER AND ITS OFFICERS, DIRECTORS, MANAGERS, MEMBERS, EMPLOYEES, AGENTS, AFFILIATES, SUBCONTRACTORS, INSURERS, SHAREHOLDERS, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, THE "RELEASEES") FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, DAMAGES, CAUSES OF ACTION, AND EXPENSES — INCLUDING REASONABLE ATTORNEYS' FEES — WHETHER NOW OR HEREAFTER KNOWN OR UNKNOWN, ARISING OUT OF OR ATTRIBUTABLE TO VISITOR'S PRESENCE ON THE BUILDING SITE OR PARTICIPATION IN THE ACTIVITY, INCLUDING BUT NOT LIMITED TO CLAIMS ARISING FROM THE ORDINARY NEGLIGENCE OF BUILDER OR ANY RELEASEE. THE ONLY EXCEPTION IS FOR CLAIMS ARISING SOLELY FROM BUILDER'S RECKLESS OR INTENTIONAL MISCONDUCT. VISITOR PROMISES NOT TO MAKE OR ASSERT ANY SUCH CLAIM AGAINST BUILDER OR ANY OTHER RELEASEE.

If Visitor has any questions or concerns regarding this Release, Visitor should discuss them with Builder's on-site representative before entering the Building Site.

VISITOR HAS READ THIS RELEASE AND WAIVER OF LIABILITY AND ASSUMPTION OF RISK, FULLY UNDERSTANDS ITS TERMS, UNDERSTANDS THAT VISITOR IS GIVING UP SUBSTANTIAL LEGAL RIGHTS BY SIGNING, AND HAS SIGNED FREELY AND VOLUNTARILY. THIS RELEASE IS INTENDED TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE EXTENT STATED HEREIN.

Visitor Signature: _____ Date: _____
Print Name: _____

Visitor Signature: _____ Date: _____
Print Name: _____