ADDENDUM: AS IS PROVISION

For John Thomas Real Estate
"As Is" Language:

The following provisions shall be added to the Offer to Purchase: Buyer understands that Seller is acting as the personal representative of an estate and only occupied the Property many years ago as a child. Buyer acknowledges that Seller has not provided Buyer with a Seller's Real Estate Condition Report. Buyer waives any requirement of Seller to be provided with a Real Estate Condition Report of the Property. The Property is being sold by Seller to Buyer "AS IS, WHERE IS, WITH ALL FAULTS" and is referred to herein as the "AS IS PROVISION".

Seller further makes no representations to Buyer with respect to Seller's notice or knowledge of the existence of any "Conditions Affecting the Property or Transaction" as that phrase is defined in the Offer to Purchase. Buyer acknowledges and agrees that Buyer is accepting the Property "AS IS, WHERE IS, WITH ALL FAULTS" without any warranties, representations or guarantees, either expressed or implied, of any kind, nature or type whatsoever from or on behalf of Seller. Buyer acknowledges that the purchase price reflects the AS IS, WHERE IS, WITH ALL FAULTS nature of this sale and any faults, liabilities, defects or other adverse matters that may be associated with the Property. Buyer represents that Buyer is relying solely on Buyer's own experience, observations, and inspection of the Property in purchasing the Property, having had sufficient opportunity to do so before offering to purchase the Property, and assumes the risk that adverse matters concerning the condition of the Property, including, but not limited to the Conditions Affecting the Property or Transaction of the Property, may not have been revealed by Buyer's own observations and inspections.

Buyer has fully reviewed the AS IS PROVISION, understands the significance of it and agrees that it is an integral part of the agreement between Seller and Buyer and that Seller would not have agreed to sell the Property to Buyer for the purchase price without the AS IS PROVISION.