

ADDENDUM TO RESIDENTIAL SALE AND PURCHASE CONTRACT

This Addendum to Residential Sale and Purchase Contract (this "Addendum") is made between Members Trust Company, FSB, Executor of the Patricia Ann Farrant Estate ("Seller") and _____ ("Buyer") as of this _____ day of _____, 2026.

RECITALS:

A. Seller and Buyer are simultaneously herewith entering into that certain Residential Sale and Purchase Contract of even date herewith (the "Contract") with respect to certain real property located in Iowa City, Iowa as more particularly described in the Contract.

B. The parties desire to amend the Contract in certain respects as more particularly set forth below.

NOW, THEREFORE, in consideration of the execution and delivery of the Contract and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. This Addendum shall be deemed part of, but shall take precedence over and supercede any provisions to the contrary contained in the Contract or any other addendum and/or amendments thereto.

2. All initial capitalized terms used in this Addendum shall have the same meaning as set forth in the Contract unless otherwise provided herein.

3. Notwithstanding anything to the contrary herein or in the Contract, Buyer hereby acknowledges and agrees that Members Trust Company, FSB (the "Company"), is executing the Contract and this Addendum solely in its capacity as Executor of the Patricia Ann Farrant Estate (the "Trust"), not in its capacity as a corporate entity or any other capacity.

4. Notwithstanding anything to the contrary herein or in the Contract, Seller's obligations and liability under, in connection with, or relating to the Contract and/or the Property (as defined in the Contract) shall be limited solely to the assets of the Trust, and neither the Company nor any of its officers, directors, shareholders, partners, members or employees shall have any liability, including, but not limited to, liability for actual, incidental, indirect, consequential, special, punitive or exemplary damages, under, in connection with, or relating to the Contract and/or the Property.

5. The Contract, including this Addendum, may be executed in any number of counterparts and all such counterparts shall be deemed to constitute a single agreement and the execution of one counterpart by any party shall have the same force and effect as if such party had signed all other counterparts.

6. The Contract, including this Addendum, may be transmitted between the parties by facsimile machine. The parties intend that facsimile signatures constitute original signatures and be binding on the parties.

7. Except as specifically modified hereby, all of the provisions of the Contract which are not in conflict with the terms of this Addendum shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first above written.

SELLER:

<i>Jessica Davie, Trust Officer</i>	dotloop verified 09/24/26 10:05 AM CDT 0IES-LEUR-CCQH-WCQJ
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Members Trust Company, FSB, Executor of the
Patricia Ann Farrant Estate
By Jessica Davie, Trust Officer

BUYER:
