

Release Waiver

This agreement is entered into between the undersigned individual ("Viewer") and the property seller, Northern Preplink LLC/Northern Preplink Ohio LLC, represented by Spencer Marshall ("Realtor"), on the date of viewing the property located at 701-711 West Wyoming Ave, Cincinnati, OH 45215 ("Property").

By signing below, the Viewer acknowledges and agrees to the following terms and conditions:

1. Voluntary Participation

The Viewer is voluntarily choosing to view the Property at their own risk and discretion.

2. Assumption of Risk

The Viewer understands and acknowledges that viewing the Property involves certain risks, including but not limited to the risk of injury or damage to property. The Viewer voluntarily assumes all risks associated with viewing and accessing the Property.

3. Release of Liability

The Viewer hereby releases, waives, and discharges the Seller, the Realtor, and any agents, employees, or affiliates associated with the Property from any and all liability, claims, demands, causes of action, damages, or losses of any kind, including but not limited to personal injury, property damage, or theft, that may arise during or as a result of the viewing of the Property, whether caused by the negligence of the Realtor, Seller, or otherwise.

4. Indemnification

The Viewer agrees to indemnify and hold harmless the Seller, Realtor, and any agents or affiliates from any claims, damages, or expenses (including legal fees) arising out of the Viewer's actions or omissions during the Property viewing.

5. Property Condition

The Viewer acknowledges that the Property is being shown as-is and that the Seller and Realtor make no representations or warranties regarding the condition or safety of the Property.

6. Injuries or Losses

The Viewer agrees that the Seller, Realtor, and any associated parties are not responsible for any injuries, accidents, or loss of property that may occur while the Viewer is on or around the Property.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to its conflict of laws principles.

By signing below, the Viewer acknowledges that they have read, understood, and voluntarily agree to the terms of this Release Waiver.

Viewer Signature:

Date:

Viewer Printed Name:

Realtor Signature: