

Addendum 1

Buyer's Due Diligence Period: Buyer shall have sixty (60) days from Acceptance ("Due Diligence Period") of this Offer to Purchase to review documents, conduct physical inspections of the Property, and to obtain all financing, governmental, and other approvals and permits deemed necessary by Buyer to allow the Buyer to use the Property for Buyer's intended use, to review the title insurance commitment, survey, and Seller documents as defined below ("Buyer's Due Diligence Activities"), all at Buyer's sole cost. Seller agrees that, subject to the terms of this Addendum, Buyer and Buyer's contractors, assigns, and permittees shall have reasonable access to the Property upon prior notice to Seller (and with a representative of Seller present if Seller should so desire) to go upon the Property for the purpose of completing its Buyer's Due Diligence Activities.

Signed by:
Seller's Signature: *Andrew D Nickols*
Printed Name: Andrew D Nickols

Date: 10/7/2025 | 18:55 PDT

Buyer's Signature:
Printed Name:

Date: