

ATTACHMENT TO COUNTERPROPOSAL TO CONTRACT TO BUY AND SELL REAL ESTATE DATED 2/22/2022

Revision to 10.6.4. Due Diligence – Environmental

If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site Assessment, the Environmental Inspection Termination Deadline will be extended by 60 days (Extended Environmental Inspection Objection Deadline) and if such Extended Environmental Inspection Objection Deadline extends beyond the Closing Date, the Closing Date will be extended a like period of time. In such event, Seller Buyer will pay the cost, not to exceed \$2,500, for such Phase II Environmental Site Assessment.

Addition Paragraph to ADDITIONAL PROVISIONS Section 29

Leasing: There are no Leases affecting the Property other than those listed on the Rent Roll. To the best of Seller's knowledge, the copies of the Leases, which will be delivered to Buyer, will be true, correct and complete copies thereof. Seller will not terminate or modify any of the Leases, enter into any new Leases or grant additional renewal rights to any tenant, without the consent of Buyer, which consent may be withheld in Buyer's sole and absolute discretion. If any new lease is entered into between Seller and Tenant for Unit 101 prior to the date of Closing, Buyer shall pay all Brokerage commissions, and costs for tenant improvements, if any. Brokerage leasing commissions shall be limited to 7.0% of the total value of the lease minus NNN's.