

Addendum A

Additional Offer To Purchase Provisions

DUE DILIGENCE PERIOD

Buyer shall have ninety (90) calendar days to review all materials relating to the Property. The Due Diligence Period shall start upon mutual execution of the OTP. Buyer shall indemnify, defend and hold Seller harmless from and against any liability, loss, damage, claim, cost, or expense, which may result from any entry upon or inspection of the Property by Buyer, its employees, agents, or contractors. In the event Buyer determines, in its sole discretion, at any time over the Due Diligence Period, that Buyer is not satisfied with any aspect of the Property or that the Property is not feasible, then Buyer shall have the right to terminate the OTP by written notice, delivered to Seller on or before the expiration date of the Due Diligence Period, and the OTP shall be null and void and the parties shall immediately direct the Title Company to deliver Earnest Money to Buyer.

VILLAGE BOARD APPROVAL

The OTP is subject to approval by the Village Board of Trustees of the Village of Cottage Grove, Wisconsin by March 4, 2026.

SELLER DELIVERIES

Within fifteen (15) days of acceptance, Seller shall deliver to Buyer, for Buyer's review, the following items which Seller either has in its possession or which Seller may reasonably be able to obtain (the "Seller Deliveries"):

- A. Real Estate Condition Report
- B. Title Commitment issued by the Title Company
- C. Testing and inspection reports; floor plans; mechanical plans; construction and manufacturer's warranties; copies of building permits and approvals for the construction of the Property; any surveys of the Property.
- D. Copies of any leases or contracts of any nature affecting the Property now in effect.
- E. A list of all personal property to be included in the Purchase Price.
- F. Copies of any correspondence or notices received by the Seller with regard to the Property concerning any actual or alleged violations of any laws or government rules or regulations or any correspondence or notice received by Seller concerning any threatened actions by any governmental or quasi-governmental agency.

BROKERAGE SERVICES

Thomas Phillips of Ruedebusch Commercial Investments, Inc. ("Buyer's Agent") exclusively represents Buyer. At Closing, Buyer shall be solely responsible for payment of a brokerage fee to Buyer's Agent in the amount of three percent (3.0%) of the Purchase Price.

Addendum B

Real Estate Condition Report

Real Estate Condition Report included on the following pages.

Addendum C

Buyer's Agent Fee

At the Closing the Buyer's Agent (Thomas G. Phillips – Ruedebusch Commercial Investments, Inc.) will be paid a commission of 3.0% of the sale price from the Buyer.