CONDITIONS OF SALE

1. The property to be sold is all that certain tract of land, with improvements thereon erected known and numbered as 108 Kenneth Drive, situate in West Earl Township, Lancaster County, Pennsylvania, being more fully bounded and described on "Exhibit A" attached hereto and made a part hereof.

2. The highest bidder shall be the Purchaser* upon the property being struck off to him; and he shall immediately thereafter sign the Purchaser's Agreement on these Conditions of Sale, and pay down Forty Thousand and 00/100 ($40,000.00) Dollars of the purchase money as security for performance of this Agreement. Purchaser is aware that Seller shall receive and deposit in Seller's non-interest bearing account the $40,000.00 down payment. The Purchaser acknowledges that the property is not being sold subject to the ability of the Purchaser to obtain any financing for the purchase thereof. If any dispute arises among bidders, the property shall immediately be put up for renewal of bidding.

3. BALANCE of PURCHASE MONEY shall be paid at SETTLEMENT to be held at the office of such attorney or title company as Purchaser may designate in Lancaster County, Pennsylvania, on or before December 23, 2026 (unless some other time or place shall hereafter be agreed upon by the Seller* and Purchaser), upon which payment the Seller shall convey to the Purchaser, by special (or "fiduciary", if applicable") warranty Deed prepared at the Purchaser's expense, good and marketable fee simple title to said property, insurable at regular rates by a title insurance company of Buyer's choice licensed to do business in the Commonwealth of Pennsylvania, free and clear of all liens and encumbrances not noted in these Conditions, but subject to any existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim and spouting over property boundaries, or encroachments of any kind within the legal width of public highways.

The Seller represents (a) that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of the State Highway plans in the Recorder's Office, and no uncomplied with orders from any governmental authority to do work or correct conditions affecting this property of which the Seller has knowledge; and (b) that no part of the property, except any part within utility reserve strips in developments or within legal limits of highways, is, or at settlement will be, subject to any currently-used or enforceable easement for any underground electric or telephone cable or sewer, gas, or water pipe serving other than this property, any petroleum products pipeline or public storm sewer, or any other easement that is not apparent upon reasonable physical inspection.

At settlement, the property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance, (c) damage that occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.

4. Formal tender of Deed and purchase money are waived.

5. (a) ACKNOWLEDGMENTS to Deed shall be paid by Seller, and all required state and local REALTY TRANSFER TAXES shall be paid by Purchaser.

Purchaser shall be responsible for any additional Pennsylvania Realty Transfer Tax imposed on any assignment of this Agreement.

(b) REAL ESTATE TAXES shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

(c) WATER and SEWER RENT shall be paid by Seller to date of settlement or prior delivery of possession.

(d) Any "DISBURSEMENT" or similar FEES purported to be charged by Purchaser's title company or attorney against Seller for services that Seller has not specifically engaged shall be paid by Purchaser.

6. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances; gas, electric, heating, plumbing, lighting, water, water softening, and central air conditioning fixtures and systems; cook stoves and built-in ovens; laundry tubs; radio and television aerials, masts, and rotor equipment; storm doors and windows, screen doors and fitted window screens; roller and venetian blinds, curtain and drapery rods and hardware; radiator covers; cabinets; awnings; and any articles permanently affixed to the property, except---None.

7. POSSESSION shall be given to the Purchaser at settlement.

8. Seller will continue in full force the present insurance coverage upon the property until delivery of Deed or possession to the Purchaser (whichever shall first occur), and in case of loss will credit on account of the purchase price at settlement any insurance collected or collectible (either by Seller or any mortgagee or other loss-payee) therefor. Purchaser should inquire after the property is struck off concerning the amount of such insurance and, if Purchaser considers Seller's insurance inadequate in amount or type, he should, at his own expense, procure such additional amounts, types, and/or policies of insurance as he may deem prudent to protect his risk.

9. The Seller reserves the right to reject any or all bids.

10. Survey, if desired by Purchaser, shall be obtained and paid for by Purchaser.

11. The property and all improvements are being sold "as is" without warranty as to condition. The Purchaser and/or Purchaser's agents have had an opportunity to inspect the property, and the same is being purchased as a result of such inspection and not as a result of any representations made by Seller or any of Seller's agents. Seller has no knowledge concerning the presence or absence of radon or the presence of lead-based paint and/or lead-based paint hazards.

Purchaser acknowledges receipt of Seller's Property Disclosure Statement and Lead-Based Paint Disclosure Statement.

12. Purchaser acknowledges that no representation whatsoever is made concerning zoning of the property, or the uses of the property that may be permitted under local ordinances, and the Purchaser has satisfied himself that the zoning of the property is satisfactory for his contemplated use thereof. Purchaser hereby waives any applicable requirement for Seller to provide a certification of zoning classification prior to settlement.

13. Purchaser acknowledges that these Conditions of Sale were available for inspection by Purchaser prior to the commencement of bidding and sale of the property, that the Purchaser had an opportunity to review

the full Conditions of Sale, and that the Purchaser understands the contents of the Conditions of Sale and all terms and conditions under which the property is being sold, agreeing to be bound by the full terms and conditions as set forth herein. The Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to the commencement of bidding on the property, and that the Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for the sale of the property.

14. Purchaser acknowledges that the Real Estate Seller Disclosure Act, Act No. 84 of 1996 (68 P.S. §1021, et seq.) (hereinafter called the "Act") exempts the personal representative of a decedent's estate from compliance with the disclosure requirements of the Act. However, a Seller's Disclosure Statement has been provided to the Purchaser.

15. The attached Lead-Based Paint Disclosure is provided pursuant to the requirements of regulations promulgated by the United States Environmental Protection Agency (hereinafter called "EPA"), 24 C.F.R. Part 35, and 40 C.F.R. Part 745. The Disclosure required by such regulations is attached hereto and made a part hereof. By execution of the Purchaser's Agreement attached to these Conditions of Sale, the Purchaser acknowledges that he has reviewed the information as set forth in the Disclosure attached hereto and certifies that, to the best of his knowledge, the information provided therein is true and accurate. The Purchaser also waives rights under the aforesaid statute to be provided with a pamphlet about the dangers of lead poisoning.

16. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the property is resold, or (b) to resell the property at public or private sale, with or without notice to the present Purchaser or his sureties (if any) and to retain any advance in price, or hold the present Purchaser and any sureties liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

ROBERT J. INGHAM ESTATE

By:_____
Megan Siegl, Executrix

PURCHASER'S AGREEMENT

I/We, _____, agree to have purchased the Real Estate mentioned in the foregoing Conditions, subject to said Conditions, for the sum of $_____; and if I/we shall acquire possession of the property before payment of the purchase money and shall fail to make payment when due, I/we authorize any attorney to appear for me/us in any court and, to the extent and under the conditions, if any, then permitted or prescribed by law, CONFESS JUDGMENT IN EJECTMENT against me/us in favor of the Seller or the latter's assigns for possession of said

property and direct the issuing of a writ of possession with clause or writ of execution for costs hereby waiving all irregularities, notice, leave of court, present or future exemption laws, and right of appeal.

I/we acknowledge receipt from the Seller of the following title documents:

WITNESS my/our hand/s and seal/s this 23rd day of October, A.D., 2026.

Signed in the Presence of:

_____ _____(SEAL)

_____ _____(SEAL)

RECEIPT

Received of Purchaser on above date as down money on account of the above purchase price the sum of Forty Thousand and 00/100 ($40,000.00) Dollars.

_____(SEAL)
(on behalf of Seller)

* Both Seller/s and Purchaser/s, whether one or more, are designated throughout these Conditions of Sale in singular masculine form.

EXHIBIT A

ALL THAT CERTAIN Unit, designated as Lot 3, being a Unit in Creek Hill, a planned community, situate in the Township of West Earl, County of Lancaster, and Commonwealth of Pennsylvania, as designated in Declaration of Covenants, Restrictions, Easements, and Establishment of Homeowners Association for Creek Hill recorded in the Office of the Recorder of Deeds in and for the County of Lancaster, Commonwealth of Pennsylvania ("Recorder's Office"), on the 19th day of December, 2014, at Instrument Number 6179581, as may be amended from time to time, and depicted upon the Plat for Creek Hill recorded at Instrument Number 2014-0292-J in the Recorder's Office, and the Preliminary/Final Subdivision Plan for Creek Hill recorded at Instrument Number 2014-0291-J in the Recorder's Office.

BEING THE SAME PREMISES WHICH Jeffrey D. Wenger, by Deed dated May 25, 2016, and recorded May 25, 2016, in the Recorder of Deeds' Office in and for Lancaster County, Pennsylvania, to Document ID No. 6267619, granted and conveyed unto Roberta Ingham, her heirs and assigns.

AND THE SAID Roberta Ingham, a/k/a Roberta J. Ingham, died on July 1, 2026, leaving her Last Will and Testament duly admitted to probate by the Register of Wills of Lancaster County, Pennsylvania, on July 31, 2026, and remaining of record in the Office of the said Register of Wills docketed to No. 36-2026-01825 wherein she appointed Megan Siegl to be the Executrix of her Estate.

SELLER'S PROPERTY DISCLOSURE STATEMENT

Form 128-2

Property Address: 108 Kenneth Drive, West Earl Township, Lancaster County, Pennsylvania

Seller: Roberta J. Ingham Estate

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and **is not a substitute for any inspections or warranties that Buyer may wish to obtain**. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker (Agent for Seller), any real estate broker, or their agents. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with the property or any portion of it that would have significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

1. **SELLER'S EXPERTISE**. Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the construction and conditions of the property and its improvements, except as follows:

2. **OCCUPANCY**. Do you, Seller, currently occupy this property? ☐ Yes ☐ No
If "no", when did you last occupy the property?

3. **ROOF**.
   (a) Date roof installed: _____ Documented? ☐ Yes ☐ No ☐ Unknown
   (b) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
   If "yes", were the existing shingles removed? ☐ Yes ☐ No ☐ Unknown
   (c) Has the roof ever leaked during your ownership? ☐ Yes ☐ No
   (d) Do you know of any problems with the roof, gutters, or down spouts? ☐ Yes ☐ No
   Explain any "yes" answers that you give in this section.

4. **BASEMENTS AND CRAWL SPACES (Complete only if applicable)**.
   (a) Does the property have a sump pump? ☐ Yes ☐ No ☐ Unknown
   (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? ☐ Yes ☐ No
   If "yes", describe in detail: _____
   (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☐ Yes ☐ No
   If "yes", describe the location, extent, date, and name of the person who did the repair or control effort:

5. **TERMITES/WOOD DESTROYING INSECTS, DRYROT, PESTS**.
   (a) Are you aware of any termites/wood destroying insects, dryrot, or pests affecting the property? ☐ Yes ☐ No
   (b) Are you aware of any damage to the property caused by termites/wood destroying insects, dryrot, or pests? ☐ Yes ☐ No
   (c) Is your property currently under contract by a licensed pest control company? ☐ Yes ☐ No
   (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? ☐ Yes ☐ No
   Explain any "yes" answers that you give in this section.

6. **STRUCTURAL ITEMS**.
   (a) Are you aware of any past or present water leakage in the house or other structures? ☐ Yes ☐ No
   (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
   ☐ Yes ☐ No
   (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ☐ Yes ☐ No
   Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem, and the date and person by whom the work was done, if known:

7. **ADDITIONS/REMODELS**. Have you made any additions, structural changes, or other alterations to the property? ☐ Yes ☐ No
If "yes", describe:

8. **WATER AND SEWAGE**.
   (a) What is the source of your drinking water?
   ☐ Public ☐ Community System ☐ Well on Property ☐ Other (Explain)
   (b) If your drinking water source is not public:
   When was your water last tested? _____ What was the result of the test?
   Is the pumping system in working order? ☐ Yes ☐ No
   If "no", explain:
   (c) Do you have a softener, filter, or other purification system? ☐ Yes ☐ No If "yes", is the system ☐ Leased ☐ Owned
   (d) What is the type of sewage system? ☐ Public Sewer ☐ Private Sewer ☐ Septic Tank ☐ Cesspool
   ☐ Other (explain):

8. **WATER AND SEWAGE**. (continued)

(e) Is there a sewage pump? ☐ Yes ☐ No
If "yes", is it in working order? ☐ Yes ☐ No

(f) When was the septic system or cesspool last serviced?

(g) Is either the water or sewage system shared? ☐ Yes ☐ No
If "yes", explain:

(h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? ☐ Yes ☐ No
If "yes", explain:

9. **PLUMBING SYSTEM**.

(a) Type of plumbing: ☐ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Unknown ☐ Other (explain):

(b) Are you aware of any problems with any of your plumbing fixtures (e.g., including, but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; hot water heater; etc.)? ☐ Yes ☐ No
If "yes", explain:

10. **HEATING AND AIR-CONDITIONING**.

(a) Type of air-conditioning: ☐ Central Electric ☐ Central Gas ☐ Wall ☐ None
Number of window units included in the sale: _____ Location:

(b) List any areas of the house that are not air-conditioned:

(c) Type of heating: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Other (explain):

(d) List any areas of the house that are not heated:

(e) Type of water heating: ☐ Electric ☐ Gas ☐ Solar ☐ Other (explain):

(f) Are you aware of any underground fuel tanks on the property? ☐ Yes ☐ No
If "yes", describe:

Are you aware of any problems with any item in this section? ☐ Yes ☐ No
If "yes", explain:

11. **ELECTRICAL SYSTEM**. Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☐ No
If "yes", explain:

12. **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE. (Complete only if applicable.)**

(a) ☐ Electric Garage Door Opener. Number of transmitters:

(b) ☐ Smoke Detectors. How many? ____ Location(s):

(c) ☐ Security Alarm System. ☐ Owned ☐ Leased Lease Information

(d) ☐ Lawn Sprinkler. Number: _____ ☐ Automatic Timer

(e) ☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub
Pool/Spa Equipment (list):

(f) ☐ Refrigerator ☐ Range ☐ Microwave Oven ☐ Dishwasher ☐ Trash Compactor ☐ Garbage Disposal

(g) ☐ Washer ☐ Dryer

(h) ☐ Intercom

(i) ☐ Ceiling fans Number: _____ Location(s):

(j) Other:

Are any items in this section in need of repair or replacement? ☐ Yes ☐ No ☐ Unknown
If "yes", explain:

13. **LAND (SOILS, DRAINAGE, AND BOUNDARIES)**.

(a) Are you aware of any fill or expansive soil on the property? ☐ Yes ☐ No

(b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the property?
☐ Yes ☐ No
Note to Buyer: *The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through:* Department of Environmental Protection, Mine Subsidence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (412) 941-7100.

(c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property? ☐ Yes ☐ No

(d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☐ No

(e) Do you know of any past or present drainage or flooding problems affecting the property? ☐ Yes ☐ No

(f) Do you know of any encroachments, boundary line disputes, or easements? ☐ Yes ☐ No
Note to Buyer: *Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an Agreement of Sale.*

(g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? ☐ Yes ☐ No

Explain any "yes" answers that you give in this section.

14. **HAZARDOUS SUBSTANCES**.

(a) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos, Polychlorinated Biphenyls (PCBs), radon, lead paint, Urea Formaldehyde Foam Insulation (UFFI), etc.? ☐ Yes ☐ No

(b) To your knowledge, has the property been tested for any hazardous substances? ☐ Yes ☐ No

14. **HAZARDOUS SUBSTANCES**. (continued)

(c) Do you know of any other environmental concerns that might impact upon the property? ☐ Yes ☐ No

Explain any "yes" answers that you give in this section.

15. **CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS (Complete only if applicable)**.

Type: ☐ Condominium* ☐ Cooperative* ☐ Homeowners Association

Other:

***Notice Regarding Condominiums and Cooperatives**. According to Section 3407 of the Uniform Condominium Act (68 Pa. C.S. §3407 [relating to resale of units] and 68 Pa. C.S. §4409 [relating to resale of cooperative interests]), a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative. The buyer will have the option of cancelling the agreement with the return of all deposit monies until the certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first.*

16. **MISCELLANEOUS**.

(a) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☐ No

(b) Do you know of any violations of federal, state, or local laws or regulations relating to this property? ☐ Yes ☐ No

(c) Are you aware of any public improvements or condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety, or fire ordinances that remain uncorrected? ☐ Yes ☐ No

(d) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☐ No

(e) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property? ☐ Yes ☐ No

(f) Are you aware of any material defects to the property, dwelling, or fixtures that are not disclosed elsewhere on this form? ☐ Yes ☐ No
(A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.)

Explain any "yes" answers that you give in this section.

The undersigned Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Agent for Seller to provide this information to prospective buyers of the property and to other real estate agents. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form that is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER _____ **DATE** _____

SELLER _____ **DATE** _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

ROBERTA J. INGHAM ESTATE

Signature: By: _____ **DATE** **10/23/2026**

Megan Siegl, Executrix

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ **DATE**_____

BUYER _____ **DATE**_____

RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT
NOTICE REQUIRED FOR PROPERTIES BUILT BEFORE 1978

Property Address: 108 Kenneth Drive, West Earl Township, Lancaster County, Pennsylvania
Seller: Roberta J. Ingham Estate
Buyer: _____
Date of Agreement: October 23, 2026

Buyer and Seller have read the Lead Hazard Notices on the second page of this form.

1. Seller represents that: (check A or B)

☐ A Seller has no knowledge concerning the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

☐ B Seller has knowledge of the presence of lead-based paint or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint or hazards exist, the location[s], the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

2. Records/Reports: (check A or B)

☐ A Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

☐ B Seller has provided Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in or about the Property. (List documents.)

3. Buyer's Acknowledgment.

A. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement contained in this Addendum.
B. Buyer has received Seller's disclosure of known lead-based paint and/or lead-based paint hazards, as identified in Paragraph 1, and has received any records and reports pertaining to lead-based paint and/or lead-based paint hazards identified in Paragraph 2.

4. Risk Assessment/Inspection. Buyer acknowledges that before Buyer is obligated to buy a residential dwelling built before 1978, Buyer has a ten (10) day period (unless Buyer and Seller agree in writing to a different period of time) to conduct a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards.

☐ **WAIVED.** Buyer understands that Buyer has the right to conduct a risk assessment or inspection of the Property to determine the presence of lead-based paint and/or lead-based paint hazards. BUYER WAIVES THIS RIGHT and agrees to the RELEASE set forth in Paragraph 5 of this Addendum.

☐ **ELECTED.**

A. Buyer, at Buyer's expense, chooses to obtain a risk assessment and/or inspection of the Property for lead-based paint and/or lead-based paint hazards. The risk assessment and/or inspection shall be completed within _____ days of the execution of this Agreement of Sale (insert ten [10] unless Buyer and Seller agree to a different period of time). **Failure to obtain the risk assessment and/or inspection by this date will constitute a WAIVER OF BUYER'S RIGHT to obtain the assessment and/or inspection.**
B. Within the time set forth above for obtaining the risk assessment and/or inspection of the Property for lead-based paint and/or lead-based paint hazards, Buyer may deliver to Seller, or Agent for Seller, a written list of the specific existing hazards and the corrections requested, along with a copy of the risk assessment and/or inspection report.
C. Seller may, within _____ days of receiving the list and report(s), submit a written corrective proposal to Buyer. The corrective proposal will include, but not be limited to, the name of the remediation company and a completion date for corrective measures. Seller will provide certification from a risk assessor or inspector that corrective measures have been made satisfactorily on or before the completion date.
D. Upon receiving the corrective proposal, Buyer, within five (5) days, will--
   1. Accept the corrective proposal and the Property in writing, which will constitute a RELEASE as set forth in Paragraph 5 of this Addendum; OR
   2. Terminate this Agreement of Sale in writing, in which case all deposit monies paid on account will be promptly returned to Buyer and this Agreement of Sale will be NULL and VOID.

   Should Seller fail to submit a written corrective proposal within the time set forth in Paragraph 4C of this Addendum, then Buyer will, within five (5) days--
   1. Accept the Property in writing, which will constitute a RELEASE as set forth in Paragraph 5 of this Addendum; or
   2. Terminate this Agreement of Sale in writing, in which case all deposit monies paid on account will be promptly returned to Buyer and this Agreement of Sale will be NULL and VOID.
E. If Buyer fails to exercise any of Buyer's options within the time limit specified in this Paragraph, then Buyer shall be deemed to have accepted the property and to have agreed to the RELEASE as set forth in Paragraph 5 of this Addendum.

5. RELEASE. Buyer hereby releases, quit claims, and forever discharges SELLER, ALL AGENTS, their SUBAGENTS, EMPLOYEES, and any OFFICER or PARTNER of any one of them and any other PERSON, FIRM, or CORPORATION who may be liable by or through them, from any and all claims, losses, or demands, including, but not limited to, personal injuries and property damage and all of the consequences thereof, whether now known or not, which may arise from the presence of lead-based hazards on the Property. This release shall survive settlement.

6. Certification. By signing this Addendum, Buyer and Seller certify the accuracy of their respective statements, to the best of their knowledge.

7. Broker's Certification.

A. The undersigned Agents involved in this transaction, on behalf of themselves and their brokers, certify that statements regarding lead-based paint are true to the best of their knowledge and belief.

B. Agent for Seller's Acknowledgment: Agent for the Seller has informed Seller of Seller's obligations under The Residential Lead Paint Hazard Reduction Act, 42 U.S.C. 4852(d) and is aware of Agent's responsibility to ensure compliance.

SELLER

ROBERTA J. INGHAM ESTATE

DATE 10/23/2026 **By:**_____

Megan Siegl, Executrix

LEAD HAZARD NOTICES

Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Lead Hazard Disclosure Requirements: In accordance with the Residential Lead-Based Paint Hazard Reduction Act, any seller of property built before 1978 must provide the buyer with an EPA-approved lead hazards information pamphlet titled *Protect Your Family from Lead in Your Home* and must disclose to the buyer and the Seller's Agent the known presence of lead-based paint and/or lead-based paint hazards in or on the property being sold, including the basis used for determining that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint or lead-based paint hazards, and the condition of painted surfaces. Any seller of a pre-1978 structure must also provide the buyer with any records or reports available to the seller pertaining to lead-based paint or lead-based paint hazards in or about the property being sold, the common areas, or other residential dwellings in multi-family housing. The Act further requires that before a buyer is obligated to purchase any housing constructed prior to 1978, the seller shall give the buyer ten (10) days (unless buyer and seller agree in writing to another time period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. The opportunity to conduct a risk assessment or inspection may be waived by the buyer, in writing. Neither testing nor abatement is required of the seller. Housing built in 1978 or later is not subject to the Act.