



ADDENDUM REGARDING EARNEST MONEY DEPOSIT

This Earnest Money Deposit Addendum is with regard to the Real Estate Purchase Contract/s dated November 17th, 2026 for Morrow County Ohio parcel numbers R42-001-00-173-01, R42-001-00-173-00, R42-001-00-173-02, & R41-001-00-069-00 and Marion County Ohio parcel number 400200000201.

This information supersedes Paragraphs 10 thru 10.4 of the Real Estate Purchase Contract.

As part of the auction terms, all bidders shall acknowledge and agree that the earnest money deposit (10% of the final bid price) shall be held by Valmer Land Title Agency. In the event the successful buyer at auction fails or refuses to close on the purchase of the real estate in accordance with the Real Estate Purchase Contract, including closing on or before the date specified for closing, the earnest money shall be forfeited by the buyer and paid to the seller as liquidated damages. Upon the failure of the buyer to close on or before the appointed date of closing, the escrow agent Valmer Land Title Agency shall be specifically authorized to pay and deliver the entire earnest money deposit to seller. By agreeing to this term, buyer, after having had the opportunity to consult with counsel of their choice, hereby releases the title company as escrow agent and seller from any and all claims of liability of any kind upon payment of the earnest money deposit to the seller.