Commercial Contract



1. PARTI	ES AND PROPERTY: Indian River County		("Buyer")
agrees to	buy and John M Luther Trustee under William M Luther Irrevoca	able Trust	("Seller")
agrees to	agrees to sell the property at:		
Street Ad	dress: 2705-3005 73 St, Vero Beach FL 32967		
J	scription: FOLIO NUMBER: 3239030000003000001.0 - 24.99 acres & 3239	02000005000	000001.0 - 12 acres
36.99 acr	res total		
and the fo	ollowing Personal Property:		
(all collec	tively referred to as the "Property") on the terms and conditions set forth belo	W.	
2. PURCI	HASE PRICE:	\$	1,590,000.00
(a) D	Deposit held in escrow by: N/A ("Escrow Agent") (checks are subject to actual and final collection)	\$	
Escr	row Agent's address:Phone:		
` '	dditional deposit to be made to Escrow Agent vithin days (3 days, if left blank) after completion of Due Diligence Period	d or	
	vithin days after Effective Date		
	dditional deposit to be made to Escrow Agent		
	rithin days (3 days, if left blank) after completion of Due Diligence Period rithin days after Effective Date		
	otal financing (see Paragraph 5)		
	Other		
	all deposits will be credited to the purchase price at closing.	¥	
Bala	nce to close, subject to adjustments and prorations, to be paid	C	1,590,000.00
	vire transfer.	»	· · · · · · · · · · · · · · · · · · ·
	the purposes of this paragraph, "completion" means the end of the Due Dilige er's written notice of acceptability.	nce Period o	r upon delivery of
	FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless		
	er and an executed copy delivered to all parties on or before thdrawn and the Buyer's deposit, if any, will be returned. The time for accept		
	om the date the counter offer is delivered. The "Effective Date" of this Cont		
	of the Seller and Buyer has signed or initialed and delivered this offer o	r the final co	unter offer or
	Calendar days, based on where the Property is log all time periods. Other than time for acceptance and Effective Date as set for		
	for or dates specified in this Contract, whether preprinted, handwritten, typew		
or occurri	ng on a Saturday, Sunday, national legal holiday, or a day on which a national	al legal holida	y is observed will
	the next calendar day which is not a Saturday, Sunday, national legal holiday day is observed. Time is of the essence in this Contract.	y, or a day on	which a national
legal floil	day is observed. Time is of the essence in this contract.		
4. CLOSI	NG DATE AND LOCATION:		
	Jones		
Buyer () () and Seller (<u>)</u> (_ <u>\</u>) (_\) acknowledge receipt of a copy of this page, which is Page.	ge 1 of 8 Pages.	
CC 6 Pa	v. 3/25		©2025 Florida Realtors®

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40 41 42 43 44	(a) Closing Date: This transaction will be closed on 60 Days after Due Diligence ends (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after the insurance underwriting suspension is lifted.
45 46	(b) Location: Closing will take place in <u>Indian River</u> County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.
47	5. THIRD PARTY FINANCING:
48	BUYER'S OBLIGATION: On or before N/A days (5 days if left blank) after Effective Date, Buyer will apply for third
49	party financing in an amount not to exceed <u>N/A</u> % of the purchase price or \$0.00, with a fixed
50	interest rate not to exceed N/A% per year with an initial variable interest rate not to exceed N/A%, with points or
51	commitment or loan fees not to exceedN/A% of the principal amount, for a term of N/A years, and amortized
52	over N/A years, with additional terms as follows:
53	CASH, NO FINANCING REQUIRED
54 55 56 57 58 59 60 61 62 63 64 65 66 67 77 77 77	Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately upon obtaining financing or being rejected by a lender. CANCELLATION: If Buyer, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within days (3 days if left blank) deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract. If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. DEPOSIT(S) (for purposes of Paragraph 5 only): If Buyer has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on Buyer's part, the Deposit(s) shall be returned to Buyer, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or Buyer fails to use good faith or reasonable diligence as set forth above, Seller will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Co
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80 81	provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the Property as
82 83 84 85 86 87 88 89	(a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. Seller will, at (check one) Seller's Seller's expense and within 5 days after Effective Date or at least days before Closing Date deliver to Buyer (check one) Seller at or before Closing and, upon Buyer recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If Buyer is paying for the evidence of title and Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after Effective Date. (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is notherwalable to Seller, then a prior owner's title policy acceptable to the proposed Buyer () () and Seller () acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

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insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to Buyer from the policy effective date and certified to Buyer or Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to Seller then (i.) above will be the evidence of title.
(b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or (2) Buyer delivers proper written notice and Seller cures the defects within5 days from receipt of the notice ("Curative Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the scheduled Closing Date. Seller may elect not to cure defects if Seller reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, Buyer will have 10 days from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.
(c) Survey: (check applicable provisions below) Seller will, within days from Effective Date, deliver to Buyer copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:
prepared for Seller or in Seller's possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by Seller will be returned to Seller within 10 days from the date this Contract is terminated.
X Buyer will, at ☐ Seller's X Buyer's expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ Buyer will accept the Property with existing encroachments X such encroachments will constitute a title defect to be cured within the Curative Period.
(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.
7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. Seller makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, Buyer may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$0.00 (1.5% of the purchase price, if left blank). By accepting the Property "as is", Buyer waives all claims against Seller for any defects in the Property. (Check (a) or (b))
(a) As Is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is condition.
(b) Due Diligence Period: Buyer will, at Buyer's expense and within 60 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion. During the term of this Contract, Buyer may conduct any tests, analyses, surveys and investigations ("Inspections") which Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that Buyer deems appropriate. Buyer will deliver written notice to Seller prior to the expiration of the Due Diligence Period of Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. Seller grants to Buyer, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that Buyer, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising fremulae conduct of any and all inspections or any work authorized by Buyer. Buyer
Buyer () () and Seller () acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

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will not engage in any activity that could result in a mechanic's lien being filed against the Property without Seller's prior written consent. In the event this transaction does not close, (1) Buyer will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) Buyer will, at Buyer's expense release to Seller all reports and other work generated as a result of the Inspections. Should Buyer deliver timely notice that the Property is not acceptable, Seller agrees that **Buver's** deposit will be immediately returned to **Buver** and the Contract terminated.

- (c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.
- 8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any, Any changes, such as renting vacant space, that materially affect the Property or **Buver's** intended use of the Property will be permitted **X** only with **Buyer's** consent without **Buyer's** consent.
 - 9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.
 - (a) Possession and Occupancy: Seller will deliver possession and occupancy of the Property to Buyer at closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.
 - (b) Costs: Buyer will pay Buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. Seller will pay Seller's attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.
 - (c) Documents: Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the Buyer or Buyer's lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, Seller, if requested by the Buyer in writing, will certify that information regarding the tenant's lease is correct. If Seller is an entity, Seller will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. Seller will transfer security deposits to Buyer. Buyer will provide the closing statement, mortgages and notes, security agreements, and financing statements.
 - (d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by Buyer, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.
 - (e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by Seller. If a certified, confirmed, and ratified special assessment is payable in installments, Seller will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buver** will assume all installments that become due and payable after the Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

0) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.) () and Seller (Buyer (__

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- (f) Foreign Investment in Real Property Tax Act (FIRPTA): If Seller is a "foreign person" as defined by FIRPTA, Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If Buyer does not pay sufficient cash at closing to meet the withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the requirement.
- 10. ESCROW AGENT: Seller and Buyer authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.
- **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged
 218 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non219 complying party specifying the non-compliance. The non-complying party will have ___5 __ days (5 days if left blank) after
 220 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.
 - 12. FORCE MAJEURE: Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.
 - **13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:

- (a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.
- (b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.
- **15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.
- 16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,

	() acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages
Buyer () () and Seller ($(\underline{\hspace{1cm} U})$ acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages

Form Simplicity document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party

17. DISCLOSURES:

- (a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.
- **(b)** Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).
- **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.
- **(d) Energy-Efficiency Rating Information: Buyer** acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

18. RISK OF LOSS:

- (a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.
- (b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.
- **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not assignable ▼ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms **"Buyer, " "Seller"** and "Broker" may be singular or plural. This Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).
- **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

(a) Seller's Broker:		
	(Company Name)	(Licensee)
. —	(Address, Telephone, Fax, E-mail)	
	ent ☐ is a transaction broker ☐ has no brokerag☐ both parties pursuant to ☐ a listing agreement	

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303	(Com 801 Brickell Ave Ste900 Miami, FL 33	pany Name) 131 305-342-5059	(Licensee) Gerard.\	Yetming@colliers.com,
304 305 306	who is a single agent is a transac Seller's Broker Seller Buyer This co	both parties pursu	brokerage relationship and wh	no will be compensated by
307 308 309 310 311 312 313 314 315 316	(collectively referred to as "Broker") in a inquiries, introductions, consultations, a indemnify and hold Broker harmless from reasonable attorneys' fees at all levels, inconsistent with the representation in the Paragraph 10, (3) any duty accepted by services regulated by Chapter 475, Flow expenses incurred by any third party w 22. OPTIONAL CLAUSES: (Check if a this Contract):	connection with any act and negotiations result on and against losses and from liability to arthis Paragraph, (2) enfoy Broker at the reques rida Statutes, as amer hom Broker refers, recany of the following class	ct relating to the Property, including in this transaction. Seller as damages, costs and expense by person, arising from (1) comported from the collect and the comport of the comport o	and Buyer agree to so of any kind, including appensation claimed which is okerage fee pursuant to beyond the scope of of or services provided and behalf of Seller or Buyer . ttached as an addendum to
317 318 319 320	 (A) Arbitration (B) Section 1031 Exchange (C) Property Inspection and Repair (D) Seller Representations 	☐ (E) Seller Warran☐ (F) Coastal Const☐ (G) Flood Area H☐ (H) Seller Financi	truction Control Line [] (J) Buy azard Zone [] (K) Sel	ting Mortgage rer's Attorney Approval ler's Attorney Approval
321 322 323 324 325 326 327 328	23. ADDITIONAL TERMS:			
329 330 331 332 333 334 335 336 337 338 339 340 341 342 343	THIS IS INTENDED TO BE A LEGALI ADVICE OF AN ATTORNEY PRIOR TO FACTS AND REPRESENTATIONS TO PROFESSIONAL FOR LEGAL ADVICE FECT OF LAWS ON THE PROPER REPORTING REQUIREMENTS, ETC. ADVICE. BUYER ACKNOWLEDGES REPRESENTATIONS (ORAL, WRITT REPRESENTATIONS OR PUBLIC RETHE REPRESENTATION. BUYER ACKNOWLEDGES THE REPRESENTATION. BUYER ACKNOWLEDGES THE REPRESENTATION. BUYER ACKNOWLEDGES THE REPRESENTATION. BUYER ACKNOWLEDGES THE REPRESENTATION. BUYER ACKNOWLEDGES FOR WASHINGTON.	O SIGNING. BROKEI HAT ARE IMPORTAN EE (FOR EXAMPLE, II TY AND TRANSACT) AND FOR TAX, PRO THAT BROKER DOE EN OR OTHERWISE) ECORDS UNLESS BR EREES TO RELY SOL	R ADVISES BUYER AND SELT TO THEM AND TO CONSUNTERPRETING CONTRACTS ION, STATUS OF TITLE, FOR DEETY CONDITION, ENVIROR NOT OCCUPY THE PROPES BY BROKER ARE BASED OF THE PROFESSIVE ON SELLER, PROFESSIVE PROPERTY CONDITION, SELLER, PROPERTY CO	LER TO VERIFY ALL LT AN APPROPRIATE , DETERMINING THE REIGN INVESTOR DIMMENTAL AND OTHER RETY AND THAT ALL N SELLER AL VERIFICATION OF IONAL INSPECTORS AND

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

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Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

ATTENTION: SELLER AND BUYER

CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

357		Date:
	(Signature of Buyer	
358		Tax ID No.:
	(Typed or Printed Name of Buyer)	
359	Title:	Telephone:
360		Date:
	(Signature of Buyer	
361		Tax ID No.:
	(Typed or Printed Name of Buyer)	
362	Title:	Telephone:
363	Buyer's Address for purpose of notice	
364	Facsimile;—DocuSigned by:	Email:
365		Email:
000	(Signature of Seller)	
366	John Luther	Tax ID No.:
	(Typed or Printed Name of Seller)	
367	Title: Owner	Telephone:
368		Deter
	(Signature of Seller)	
369		Tax ID No.:
	(Typed or Printed Name of Seller)	
370	Title:	Telephone:
371	Seller's Address for purpose of notice:	
372	Facsimile:	Email:
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