

HOLD HARMLESS AGREEMENT

The parties, as shown by their signatures below, agree to the following:

Purchaser acknowledges that the Property is in significant disrepair, and its certificate of occupancy has been revoked or that the Property may be otherwise unsafe.

Purchaser, its employees, agents, and designated representatives shall have the right, upon prior notice to Seller, its employees, agents, and designated representatives, and with a representative designated by Seller, to enter the Property or any portion thereof for purposes of inspection and non-invasive tests.

Purchaser agrees to defend, indemnify, and hold harmless Seller and Key Realty, LTD /Key Realty One, LLC and their employees, agents, brokers or designated representatives from and against any liability, loss, claims, demands, or damages arising out of Purchaser or Purchaser's employees, agents, brokers or designated representatives inspection of the Property.

Purchaser:

Name: _____

Title: _____

Seller:

<i>Paul W. Wacker II, Executor of the Estate of Paul W. Wacker</i>	dotloop verified 03/06/26 7:29 PM EST KFUO-CS76-F5Y4-IAIM

Name: Paul W. Wacker by Paul W. Wacker II POA

Title: _____