



RENTED PROPERTY RIDER



RIDER TO CONTRACT dated: _____ ("Contract")
 between Thomas R. Zachary and Bernadette A. Zachary
 _____ ("Seller")
 and _____
 _____ ("Purchaser")
 regarding: 238 East Main Street, Westfield, NY 14787 Apartments 1-4 ("Property").

The Parties agree that the following additions and/or modifications are hereby made to the Contract:

RPR1. TENANTS. The Property is subject to the following tenancies (**Complete all blanks**):

UNIT NO.	1	2	3	4
NAME	John Wolk II	Owner occupied	Marilyn Rose	Sonya Malmqvist
MONTHLY RENT	\$ 675.00	\$	\$ 550.00	\$ 750.00
INITIAL SECURITY DEPOSIT	\$ 675 <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	\$ 675 <input type="checkbox"/> N/A
SECURITY DEPOSIT REMAINING	\$ 675 <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	\$ 675 <input type="checkbox"/> N/A
ADVANCE RENT PAID	\$ <input checked="" type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A
INTEREST BEARING ACCOUNT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TENANCY (MONTH-TO-MONTH OR LEASE)	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE
DATE LEASE TERM EXPIRES	05.31.27		04.30.27	7.31.26
FIRST DAY OF TERM FOR MONTH-TO-MONTH TENANCIES (e.g. 1st, 15th)	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____
DATE TENANCY BEGAN	05.05.2025		03.01.2018	08.01.2021
UTILITIES INCLUDED IN RENT	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer
APPLIANCES INCLUDED IN SALE	Stove Refrigerator	Stove, Dishwasher Refrigerator	No	Stove Refrigerator
ANY UNPAID RENT? IF YES, RENT PAID THROUGH DATE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____

238 East Main Street, Westfield, NY 14787

TZ BZ _____
 Seller Initials

(Property Address)
 Page 1 of 2

 Purchaser Initials

RPR2. TENANT PROPERTY. Tenants' furniture and household furnishings are excluded from this sale.

RPR3. SELLER'S REPRESENTATIONS. Seller represents (i) that the Property *is* *is not* subject to rent control ("**is not" if blank**); (ii) that there are no known defenses available to tenants as to the enforcement of Seller's rights as landlord; (iii) that, except as disclosed above, none of the tenants are currently in default; and (iv) that any required lead-based paint notice *has been* *has not been but, prior to Closing, will be*, given to the tenants. At Closing, Seller shall provide a written verification of the terms and representations of this Rented Property Rider as to the tenants in possession at the time of Closing or an Estoppel Certificate by each tenant in possession at that time verifying the terms and representations of this Rented Property Rider.

RPR4. LEASES. In the event the Property is subject to lease(s) or rental agreement(s) ("Leases"), this Contract is contingent upon Purchaser's approval of the Leases within 5 Business Days after receipt by Purchaser of complete copies of all signed Leases and all amendments ("Lease Review Period"). During the Lease Review Period, if any material provision of any of the Leases is unacceptable to Purchaser, Purchaser may cancel this Contract. In the event Purchaser does not notify Seller of an objection during the Lease Review Period, Purchaser shall be deemed to have waived the right to cancel this Contract pursuant to this Paragraph.

RPR5 NO NEW LEASES. Prior to Closing, Seller shall not enter into any new Leases or modify any of the existing Leases without the written approval of Purchaser.

RPR6. DELIVERY OF LEASES AND RELATED DOCUMENTS. At Closing, Seller shall deliver to Purchaser all original Leases and amendments, all tenant application forms, lead-based paint notices and all inspection checklists, if any, and an assignment of all Leases in a form reasonably acceptable to Purchaser. In any such assignment, Seller shall have the right to reserve all rights Seller may have against any tenant for any claim that arises prior to Closing including claims for unpaid rent or property damage.

RPR7. NOTICE TO TENANTS. Within 5 days after Closing, Seller shall deliver notice by registered or certified mail to all tenants that the Property and the security deposits have been transferred to Purchaser pursuant to General Obligations Law §7-105 and any other applicable law.

RPR8. UNPAID PRE-CLOSING RENT. Seller retains all rights to collect any unpaid tenant rent due Seller as of Closing ("Pre-Closing Rent"). In the event Purchaser collects any Pre-Closing Rent, Purchaser shall, within fourteen (14) days following receipt of such Pre-Closing Rent by Purchaser, pay Seller the entire amount of such Pre-Closing Rent collected by Purchaser.

RPR9. SURVIVAL. The provisions of this Rented Property Rider shall survive for 2 years after the Closing except for the provisions of (i) Paragraph RPR4 which shall not survive the Closing and (ii) Paragraph RPR8 which shall survive the Closing with no time limitation.

Seller Thomas R. Johnson Date 5-3-26

Purchaser _____ Date _____

Seller Bernadette Zechay Date 5-3-26

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

238 East Main Street, Westfield, NY 14787



RENTED PROPERTY RIDER



RIDER TO CONTRACT dated: _____ ("Contract")
 between Thomas R. Zachary and Bernadette A. Zachary
 _____ ("Seller")
 and _____
 _____ ("Purchaser")
 regarding: 238 East Main Street, Westfield, NY 14787 Apartment 5 ("Property").

The Parties agree that the following additions and/or modifications are hereby made to the Contract:

RPR1. TENANTS. The Property is subject to the following tenancies (**Complete all blanks**):

UNIT NO.	5			
NAME	Justin Hollowell			
MONTHLY RENT	\$ 650.00	\$	\$	\$
INITIAL SECURITY DEPOSIT	\$ 625.00 <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
SECURITY DEPOSIT REMAINING	\$ 625.00 <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
ADVANCE RENT PAID	\$ <input checked="" type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
INTEREST BEARING ACCOUNT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
TENANCY (MONTH-TO-MONTH OR LEASE)	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE
DATE LEASE TERM EXPIRES	8-31-26			
FIRST DAY OF TERM FOR MONTH-TO-MONTH TENANCIES (e.g. 1st, 15th)	<input type="checkbox"/> 1 st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1 st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1 st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1 st <input type="checkbox"/> Other: _____
DATE TENANCY BEGAN	9.1.23			
UTILITIES INCLUDED IN RENT	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> WATER <input type="checkbox"/> CABLE	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> WATER <input type="checkbox"/> CABLE	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> WATER <input type="checkbox"/> CABLE
APPLIANCES INCLUDED IN SALE	Stove Refrigerator			
ANY UNPAID RENT? IF YES, RENT PAID THROUGH DATE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE: _____

238 East Main Street, Westfield, NY 14787

TZ BE _____
 Seller Initials

[Property Address]
 Page 1 of 2

 Purchaser Initials

RPR2. TENANT PROPERTY. Tenants' furniture and household furnishings are excluded from this sale.

RPR3. SELLER'S REPRESENTATIONS. Seller represents (i) that the Property *is* *is not* subject to rent control ("**is not" if blank**); (ii) that there are no known defenses available to tenants as to the enforcement of Seller's rights as landlord; (iii) that, except as disclosed above, none of the tenants are currently in default; and (iv) that any required lead-based paint notice *has been* *has not been but, prior to Closing, will be*, given to the tenants. At Closing, Seller shall provide a written verification of the terms and representations of this Rented Property Rider as to the tenants in possession at the time of Closing or an Estoppel Certificate by each tenant in possession at that time verifying the terms and representations of this Rented Property Rider.

RPR4. LEASES. In the event the Property is subject to lease(s) or rental agreement(s) ("Leases"), this Contract is contingent upon Purchaser's approval of the Leases within 5 Business Days after receipt by Purchaser of complete copies of all signed Leases and all amendments ("Lease Review Period"). During the Lease Review Period, if any material provision of any of the Leases is unacceptable to Purchaser, Purchaser may cancel this Contract. In the event Purchaser does not notify Seller of an objection during the Lease Review Period, Purchaser shall be deemed to have waived the right to cancel this Contract pursuant to this Paragraph.

RPR5. NO NEW LEASES. Prior to Closing, Seller shall not enter into any new Leases or modify any of the existing Leases without the written approval of Purchaser.

RPR6. DELIVERY OF LEASES AND RELATED DOCUMENTS. At Closing, Seller shall deliver to Purchaser all original Leases and amendments, all tenant application forms, lead-based paint notices and all inspection checklists, if any, and an assignment of all Leases in a form reasonably acceptable to Purchaser. In any such assignment, Seller shall have the right to reserve all rights Seller may have against any tenant for any claim that arises prior to Closing including claims for unpaid rent or property damage.

RPR7. NOTICE TO TENANTS. Within 5 days after Closing, Seller shall deliver notice by registered or certified mail to all tenants that the Property and the security deposits have been transferred to Purchaser pursuant to General Obligations Law §7-105 and any other applicable law.

RPR8. UNPAID PRE-CLOSING RENT. Seller retains all rights to collect any unpaid tenant rent due Seller as of Closing ("Pre-Closing Rent"). In the event Purchaser collects any Pre-Closing Rent, Purchaser shall, within fourteen (14) days following receipt of such Pre-Closing Rent by Purchaser, pay Seller the entire amount of such Pre-Closing Rent collected by Purchaser.

RPR9. SURVIVAL. The provisions of this Rented Property Rider shall survive for 2 years after the Closing except for the provisions of (i) Paragraph RPR4 which shall not survive the Closing and (ii) Paragraph RPR8 which shall survive the Closing with no time limitation.

Seller Thomas R. Zelen Date 5.3.26

Purchaser _____ Date _____

Seller Bernadette Jachary Date 5.3.26

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

238 East Main Street, Westfield, NY 14787



RENTED PROPERTY RIDER



RIDER TO CONTRACT dated: _____ ("Contract")

between Thomas R. Zachary and Bernadette A. Zachary

_____ ("Seller")

and _____

_____ ("Purchaser")

regarding: 238 1/2 East Main Street, Westfield, NY 14787 Apartments 2-5 ("Property").

The Parties agree that the following additions and/or modifications are hereby made to the Contract:

RPR1. TENANTS. The Property is subject to the following tenancies (**Complete all blanks**):

UNIT NO.	2	3	4	
NAME	Mailee Jackard	Dustin Dobson	Jennifer Chimera	
MONTHLY RENT	\$ 800.00	\$ 900.00	\$ 725.00	\$
INITIAL SECURITY DEPOSIT	\$ 725 <input type="checkbox"/> N/A	\$ 750.00 <input type="checkbox"/> N/A	\$ 725.00 <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
SECURITY DEPOSIT REMAINING	\$ 725 <input type="checkbox"/> N/A	\$ 750 <input type="checkbox"/> N/A	\$ 725.00 <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
ADVANCE RENT PAID	\$ <input checked="" type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	\$ <input checked="" type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
INTEREST BEARING ACCOUNT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
TENANCY (MONTH-TO-MONTH OR LEASE)	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE
DATE LEASE TERM EXPIRES	04.30.27	05.31.27	09.30.26	
FIRST DAY OF TERM FOR MONTH-TO-MONTH TENANCIES (e.g. 1st, 15th)	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____
DATE TENANCY BEGAN	11.01.2021	05.01.2020		
UTILITIES INCLUDED IN RENT	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> WATER <input type="checkbox"/> CABLE <input type="checkbox"/>
APPLIANCES INCLUDED IN SALE	Stove, Refrigerator	Stove, Refrigerator	Stove Refrigerator	
ANY UNPAID RENT? IF YES, RENT PAID THROUGH DATE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE: _____

238 East Main Street, Westfield, NY 14787

TZ BA
Seller Initials

[Property Address]
Page 1 of 2

Purchaser Initials

RPR2. TENANT PROPERTY. Tenants' furniture and household furnishings are excluded from this sale.

RPR3. SELLER'S REPRESENTATIONS. Seller represents (i) that the Property *is* *is not* subject to rent control ("**is not" if blank**); (ii) that there are no known defenses available to tenants as to the enforcement of Seller's rights as landlord; (iii) that, except as disclosed above, none of the tenants are currently in default; and (iv) that any required lead-based paint notice *has been* *has not been but, prior to Closing, will be*, given to the tenants. At Closing, Seller shall provide a written verification of the terms and representations of this Rented Property Rider as to the tenants in possession at the time of Closing or an Estoppel Certificate by each tenant in possession at that time verifying the terms and representations of this Rented Property Rider.

RPR4. LEASES. In the event the Property is subject to lease(s) or rental agreement(s) ("Leases"), this Contract is contingent upon Purchaser's approval of the Leases within 5 Business Days after receipt by Purchaser of complete copies of all signed Leases and all amendments ("Lease Review Period"). During the Lease Review Period, if any material provision of any of the Leases is unacceptable to Purchaser, Purchaser may cancel this Contract. In the event Purchaser does not notify Seller of an objection during the Lease Review Period, Purchaser shall be deemed to have waived the right to cancel this Contract pursuant to this Paragraph.

RPR5 NO NEW LEASES. Prior to Closing, Seller shall not enter into any new Leases or modify any of the existing Leases without the written approval of Purchaser.

RPR6. DELIVERY OF LEASES AND RELATED DOCUMENTS. At Closing, Seller shall deliver to Purchaser all original Leases and amendments, all tenant application forms, lead-based paint notices and all inspection checklists, if any, and an assignment of all Leases in a form reasonably acceptable to Purchaser. In any such assignment, Seller shall have the right to reserve all rights Seller may have against any tenant for any claim that arises prior to Closing including claims for unpaid rent or property damage.

RPR7. NOTICE TO TENANTS. Within 5 days after Closing, Seller shall deliver notice by registered or certified mail to all tenants that the Property and the security deposits have been transferred to Purchaser pursuant to General Obligations Law §7-105 and any other applicable law.

RPR8. UNPAID PRE-CLOSING RENT. Seller retains all rights to collect any unpaid tenant rent due Seller as of Closing ("Pre-Closing Rent"). In the event Purchaser collects any Pre-Closing Rent, Purchaser shall, within fourteen (14) days following receipt of such Pre-Closing Rent by Purchaser, pay Seller the entire amount of such Pre-Closing Rent collected by Purchaser.

RPR9. SURVIVAL. The provisions of this Rented Property Rider shall survive for 2 years after the Closing except for the provisions of (i) Paragraph RPR4 which shall not survive the Closing and (ii) Paragraph RPR8 which shall survive the Closing with no time limitation.

Seller Thom R. Zahner Date 5.3.26

Purchaser _____ Date _____

Seller Benedette Zachary Date 5.3.26

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

238 East Main Street, Westfield, NY 14787



RENTED PROPERTY RIDER



RIDER TO CONTRACT dated: _____ ("Contract")
 between Thomas R. Zachary and Bernadette A. Zachary
 _____ ("Seller")
 and _____ ("Purchaser")
 regarding: 238 1/2 East Main Street, Westfield, NY 14787 Apartment 6 ("Property").

The Parties agree that the following additions and/or modifications are hereby made to the Contract:

RPR1. TENANTS. The Property is subject to the following tenancies (**Complete all blanks**):

UNIT NO.	<u>6</u>			
NAME	<u>Aaron Gibbons</u>			
MONTHLY RENT	\$ <u>725.00</u>	\$	\$	\$
INITIAL SECURITY DEPOSIT	\$ <u>725</u> <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
SECURITY DEPOSIT REMAINING	\$ <u>725</u> <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
ADVANCE RENT PAID	\$ <input checked="" type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A	\$ <input type="checkbox"/> N/A
INTEREST BEARING ACCOUNT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
TENANCY (MONTH-TO-MONTH OR LEASE)	<input type="checkbox"/> MONTH-TO-MONTH <input checked="" type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE	<input type="checkbox"/> MONTH-TO-MONTH <input type="checkbox"/> LEASE
DATE LEASE TERM EXPIRES	<u>03.31.27</u>			
FIRST DAY OF TERM FOR MONTH-TO-MONTH TENANCIES (e.g. 1st, 15th)	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____	<input type="checkbox"/> 1st <input type="checkbox"/> Other: _____
DATE TENANCY BEGAN	<u>04.01.26</u>			
UTILITIES INCLUDED IN RENT	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> WATER <input type="checkbox"/> CABLE <input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> WATER <input type="checkbox"/> CABLE	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> WATER <input type="checkbox"/> CABLE	<input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> WATER <input type="checkbox"/> CABLE
APPLIANCES INCLUDED IN SALE	<u>Refrigerator Stove</u>			
ANY UNPAID RENT? IF YES, RENT PAID THROUGH DATE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO DATE: _____

238 1/2 East Main Street, Westfield, NY 14787 Apartment 6

TRZ
 Seller Initials

[Property Address]
 Page 1 of 2

 Purchaser Initials

RPR2. TENANT PROPERTY. Tenants' furniture and household furnishings are excluded from this sale.

RPR3. SELLER'S REPRESENTATIONS. Seller represents (i) that the Property *is* *is not* subject to rent control ("**is not" if blank**); (ii) that there are no known defenses available to tenants as to the enforcement of Seller's rights as landlord; (iii) that, except as disclosed above, none of the tenants are currently in default; and (iv) that any required lead-based paint notice *has been* *has not been but, prior to Closing, will be,* given to the tenants. At Closing, Seller shall provide a written verification of the terms and representations of this Rented Property Rider as to the tenants in possession at the time of Closing or an Estoppel Certificate by each tenant in possession at that time verifying the terms and representations of this Rented Property Rider.

RPR4. LEASES. In the event the Property is subject to lease(s) or rental agreement(s) ("Leases"), this Contract is contingent upon Purchaser's approval of the Leases within 5 Business Days after receipt by Purchaser of complete copies of all signed Leases and all amendments ("Lease Review Period"). During the Lease Review Period, if any material provision of any of the Leases is unacceptable to Purchaser, Purchaser may cancel this Contract. In the event Purchaser does not notify Seller of an objection during the Lease Review Period, Purchaser shall be deemed to have waived the right to cancel this Contract pursuant to this Paragraph.

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RPR7. NOTICE TO TENANTS. Within 5 days after Closing, Seller shall deliver notice by registered or certified mail to all tenants that the Property and the security deposits have been transferred to Purchaser pursuant to General Obligations Law §7-105 and any other applicable law.

RPR8. UNPAID PRE-CLOSING RENT. Seller retains all rights to collect any unpaid tenant rent due Seller as of Closing ("Pre-Closing Rent"). In the event Purchaser collects any Pre-Closing Rent, Purchaser shall, within fourteen (14) days following receipt of such Pre-Closing Rent by Purchaser, pay Seller the entire amount of such Pre-Closing Rent collected by Purchaser.

RPR9. SURVIVAL. The provisions of this Rented Property Rider shall survive for 2 years after the Closing except for the provisions of (i) Paragraph RPR4 which shall not survive the Closing and (ii) Paragraph RPR8 which shall survive the Closing with no time limitation.

Thomas R. Zacher 5.3.26
Seller Date

Purchaser Date

Bernadette Zacher 5.3.26
Seller Date

Purchaser Date

Seller Date

Purchaser Date

Seller Date

Purchaser Date