



WAIVER OF WARRANTY & REDHIBITION RIGHTS ADDENDUM
ADDENDUM A

IN REFERENCE to the Agreement to Buy or Sell the real property commonly referred to as
300 VETERANS BLVD, KENNER, LA, 70062, LOT 98-A SQ 178 SEC 8 VETERANS HEIGHTS dated _____
between _____ ("SELLER") and _____
("PURCHASER"), the undersigned parties hereby agree as follows: Purchaser hereby agrees that THE
FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO
EFFECT UNTIL THE ACT OF SALE.

It is expressly agreed that the immovable property herein conveyed and all improvements and components parts,
plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and
all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS WHERE IS," without any
warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property
for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the
Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by
reason of any such defects.

Purchaser acknowledges and declares that neither the Seller, all Real Estate Agents, all Real Estate Brokers, nor any
party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any
direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or
otherwise, upon which the Purchaser has relied, concerning the existence or non-existence of any quality,
characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access
to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems
sufficiently diligent for the protection of Purchaser's interest.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether
apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable
state or federal law and the jurisprudence there under.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a
reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in
connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser
expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant
to Louisiana Civil Code Article 2520 to 2548, inclusive.

"Buyer(s) or (his/her) representatives have fully examined and inspected the entire land and/or building(s) which
comprise the premises prior to the execution of this agreement, and that Buyer(s) know and is/are satisfied with the
physical condition of the premises in all respects, including but not limited to, any visible or hidden termite infestation
and resultant damage there from, and that same is acceptable to Buyer(s) "AS IS" and that Buyer(s) are not relying
upon any representation, statements or warranties that have at any time been made by Seller(s), or its agents, or Seller's
and/or Buyer's Real Estate Agents and/or Brokers as to the physical condition or state of repair of the premises in any
respect, and that the purchase price takes into consideration the condition of the premises".

"Seller(s), Purchaser(s) hereby acknowledge and recognize that this sale is in an "AS IS" condition and accordingly,
Purchaser(s) do hereby relieve and release Seller(s) and all real estate agents, real estate brokers, real estate agencies,
and/or real estate companies, and all previous owners thereof from any and all claims for any vices or defects in said
property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim
or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or from diminution of
purchase price pursuant to Louisiana Civil Code Articles 2541, et seq., or for fitness for Purchaser's ordinary use
pursuant to Civil Code article 2524, et seq..." Purchaser further waives any and all rights or cause of action pertaining
to any environmental condition, hazardous substance or material, or physical contamination of the herein conveyed
property.

Purchaser(s) acknowledge that the foregoing waivers have been called to their attention, read, and explained to them
and that they are a material and integral consideration for this Act of Sale.

	Date	 → X	Date
Purchaser		Seller	2/24/25
Purchaser		Seller	2/24/25