

ADDENDUM TO AGREEMENT TO PURCHASE AND SELL
UNIMPROVED LOT

All rights to oil, gas, and minerals, and to inject CO₂, are reserved by the Sellers, except that the Sellers shall have no surface rights and no rights to use or disturb the use of the surface or within 500' deep from the surface;

Notwithstanding any provision (including, but not limited to, Representations and warranties, title, Indemnification, Default by Sellers) of this Agreement to the contrary, nor any other obligation of the Sellers arising from this Agreement, the Sellers shall not be liable for any costs, expenses, attorneys fees of the Buyer, and no damages to or of the Buyer, and no broker's fees shall be owed until and unless the sale has closed and the full purchase price received by the Sellers.

Any and all representation and warranties of the Seller are limited to only the Sellers' knowledge and belief, and not any further.

Buyer: _____