WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

IN REFERENCE to the Agreement to Purchase and Sell the real property commonly referred to as: 6101A Monroe Highway, A, Ball, LA 71405, **dated** _____ **between** Steven Stinson **(SELLER") and** _____ **("PURCHASER"), the undersigned parties hereby agree as follows:**

Providing that Purchaser's inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, 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 component 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 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, and 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 interests.

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 thereunder.

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 and 2548, inclusive.

The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.

		Steven Stinson 5-25-18	
PURCHASER	**DATE/TIME**	**SELLER**	**DATE/TIME**
PURCHASER	**DATE/TIME**	**SELLER**	**DATE/TIME**

REAL ESTATE GROUP
OF CENLA

COMMERCIAL PROPERTY CONDITION DISCLOSURE FORM

As provided in Section 1455, Paragraph 27, of the Louisiana Real Estate Licensing Law, R.S. 1950, Title 37, Chapter 17, a broker is obligated to disclose to any buyer, a known material defect regarding the condition of real estate which a broker or salesman has knowledge of. Broker and/or salesman hereby states that he/she is not an engineer or inspector and makes no representation as to what does or does not constitute a material defect. Seller, for his or her own protection is asked to disclose all conditions that exist in or on the real estate.

Property Address: 6101 Monroe Hwy, A, Ball, IA 71405 Date: 4/26/18

Length of Ownership: 5 years Approximate Age of Property: UNK

_____ I/We are absentee owners/Corporate/repossessed property and have no knowledge of and make no statements as to the present condition of the property.

	To your knowledge, are there any material defects or serious adverse conditions in:	Yes	No	Unknown
1	Roof (Approximate age: _____)	☐	☐	☑
2	Has roof ever had a leak?	☑	☐	☐
3	Foundation (Circle one: pier or slab)	☐	☐	☐
4	Wall and roof structure	☐	☑	☐
5	Flooring and Sub-flooring	☐	☑	☐
6	Electric system including intercom and security system	☐	☑	☐
7	Heat/Air System (Approximate age: 3 years)	☐	☑	☐
8	Plumbing Systems: including septic system, pool equipment, or well pumps (town of Ball sewer)	☐	☑	☐
9	Mechanical systems and appliances, fireplace, ceiling fans, etc.	☐	☑	☐
10	Has property and/or building ever flooded?	☐	☑	☐
11	Is property in flood zone classification?	☐	☑	☐
12	Has property every had or been treated for termites, powder post beetles or any wood destroying pests?	☐	☑	☐
13	Does property have any serious drainage problems?	☐	☑	☐
14	Do you, seller, know of any adverse surveys concerning the property?	☐	☑	☐
15	Has property ever caught fire?	☐	☑	☐
16	Are any utilities available? (Circle One: Connected, Disconnected or Need Improvements)	☐	☑	☐
17	Are you aware of any current or pending liens or assessments?	☐	☑	☐
18	Are you aware of any current or pending property owner or condominium assessments, dues, or liens?	☐	☑	☐
19	Are you aware of any deed restrictions or subdivision restrictions not recorded?	☐	☑	☐
20	Are you aware of any environmental hazardous condition on or around the property such as lead paint, radioactive material, landfill, toxic material, use of formaldehyde foam insulation, underground tanks, or asbestos?	☐	☑	☐
21	Does the property and its present usage conflict with current zone, title, building, and safety restrictions or ordinances?	☐	☑	☐
22	Are you aware of any structural damage to the property? If so, are any reports available?	☐	☑	☐
23	Is the seller providing a warranty?	☐	☑	☐
24	Are there any easements or servitudes on or affecting the property?	☐	☑	☐

Explanations, if any items above are answered "yes":

#2 - We are in the process of having Roof inspected and having the gutters cleaned.

I/We attest that the above statement and explanations are true and correct to the best of my/our knowledge. Receipt of copy is hereby acknowledged.

Steve Stinson

Seller

I/We hereby acknowledge receipt of the disclosure of the property and understand that it is to my/our benefit to have property inspected by an independent individual.

Buyer

EXHIBIT A. SELLER RESERVATIONS / SALE INCLUDES

SELLER RESERVATIONS

Seller hereby reserves the following items and they **SHALL NOT** be considered part of the property to be transferred.

1. All computers + Copiers	11.
2. Register	12.
3. All hand tools	13.
4. Office supplies	14.
5. pictures / clock	15.
6. Outside signs that has "Steves Lube"	16.
7. floor Jacks	17.
8. Air Tools	18.
9.	19.
10.	20.

SALE INCLUDES

Seller hereby declares the following items and they **SHALL** be considered part of the property to be transferred.

1. Air Compressor	11.
2. 10 x 20 Interstate Portable Bldg	12.
3. Pitt Lift	13.
4.	14.
5.	15.
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

NEGOTIABLE ITEMS

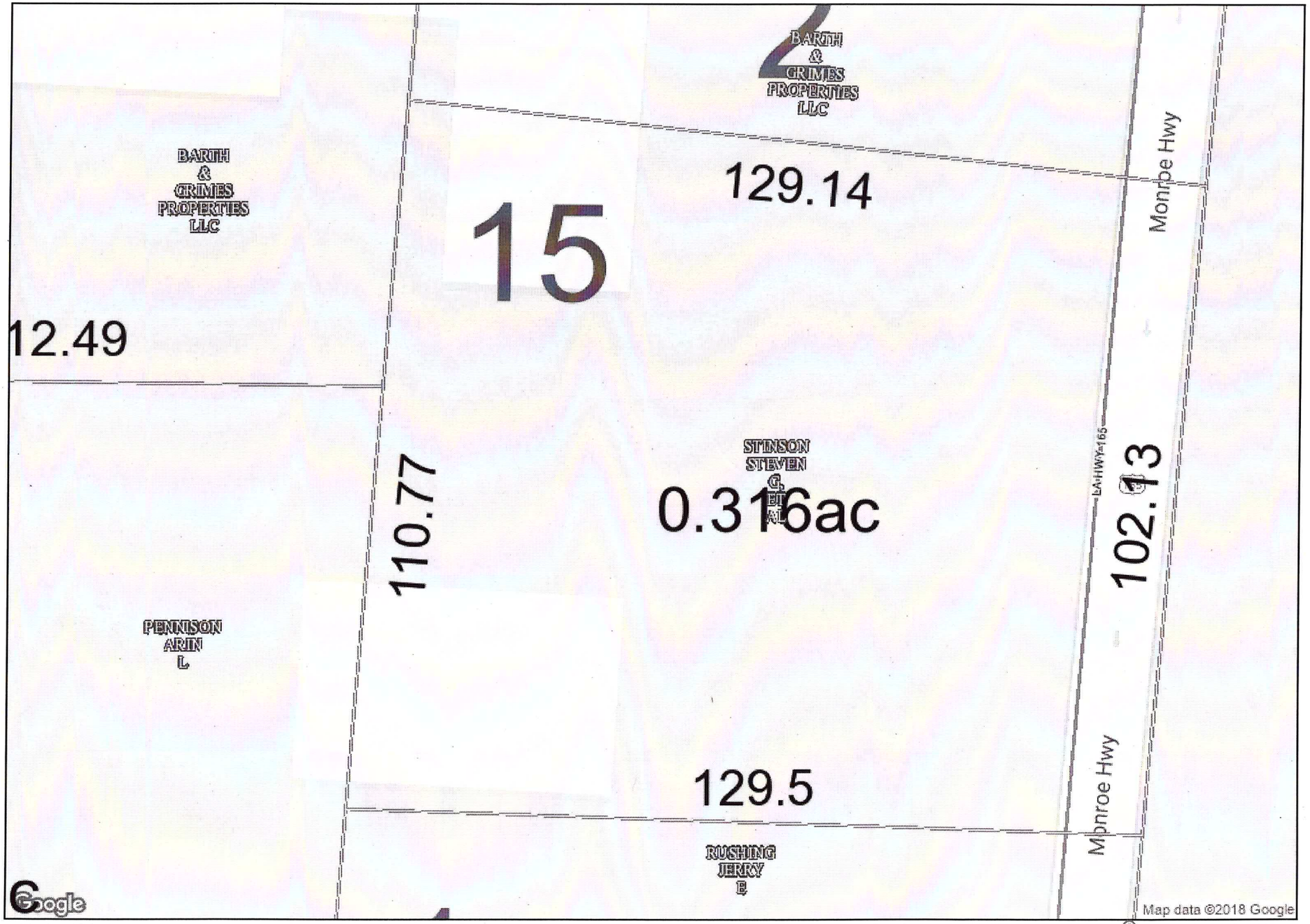
Seller hereby declares the following items and they **MAY** be included in the sale of property, based on negotiations.

1. Tanks (oil)	11.
2. Tire Machine	12.
3. Wheel Balancer	13.
4. Inventory	14.
5.	15.
6.	16.
7.	17.
8.	18.
9.	19.
10.	20.

IF THIS FORM IS COMPLETED, IT SHALL BE ADDED AS A DOCUMENT TO THE LISTING WHEN ENTERING INFORMATION INTO THE MULTIPLE LISTING SERVICE.

S S
Seller's Initials

Buyer's Initials



1 inch = 19 feet

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