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PAUL GILMORE & ASSOCIATES, INC.
2920 KINGMAN ST., SUITE 210
METAIRIE, LA 70006
504-456-1234 FAX#: 504-456-1090

SIGNATURES BY FACSIMILE, E-MAIL, DOCUSIGN & ON COUNTERPARTS

SUBJECT PROPERTY: 2400, 2401, 2412 DELACHAISE ST. NEW ORLEANS, LA 70115, BUILDING, LOT, AND ALL IMPROVEMENTS THEREON, ALSO INCLUDING THREE (3) ADDITIONAL VACANT LOTS

CONTRACT DATE: _____

It is agreed and understood between all parties, that the above referenced Agreement(s) and any Addendum(s) or Exhibit(s) thereto may be executed and any number of counterparts by the parties hereto in separate counterparts and/or by facsimile, DocuSign, email, and/or by any other electronic means, each of which when executed and delivered shall be deemed to be an original and all of which when taken together shall constitute but one and the same instrument and shall further be deemed by all parties as legal and binding agreement(s).

Further, the parties agree, if requested to do so, to date and sign the original(s) when presented to them as dated and signed on said facsimile, e-mail, DocuSign and/or other document to sign electronically.

_____ PURCHASER/LESSEE	_____ DATE	 _____ SELLER/LESSOR	7/2/2026 _____ DATE
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_____ PURCHASER/LESSEE	_____ DATE	_____ SELLER/LESSOR	_____ DATE
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PROPERTY DIMENSIONS ADDENDUM

FLOOD INSURANCE PURCHASE REQUIREMENT ADDENDUM

Property Address: 2400, 2401, 2412 DELACHAISE ST, NEW ORLEANS, LA 70115,
BUILDING, LOT, AND ALL IMPROVEMENTS THEREON, ALSO INCLUDING THREE (3)
ADDITIONAL VACANT LOTS

This addendum is made part of the attached Louisiana Residential Agreement to Buy or Sell.

The property is located in a Special Flood Hazard Area as delineated on a map prepared by the Federal Emergency Management Agency.

The seller, or a former owner of the property, has previously received Federal financial assistance for acquisition or construction purposes (as defined in 42 U.S.C.§4003) in the amount of \$0 for flood-related damage. This assistance was conditioned upon obtaining and maintaining flood insurance on the property (42 U.S.C.§4012a). The requirement of maintaining flood insurance applies to all owners of the property, regardless of transfer of ownership.

Federal law (42. U.S.C.§5154a) requires that buyer/transferer of the property be notified in writing of the requirement to obtain flood insurance, and maintain flood insurance, in accordance with Federal law. The buyer must maintain flood insurance coverage on the property and contents in at least the amount of the disaster assistance previously received, \$0 and provide notice of this requirement to any party to whom he/she sells the property.

Failure to obtain or maintain flood insurance as required may result in the property owner's ineligibility for Federal disaster assistance. Failure to comply with the notice requirement to subsequent buyers/transferees may create an obligation on the buyer (as a subsequent transferor) to reimburse the Federal government for disaster assistance provided to a subsequent buyers/transferor.

All other terms and conditions contained within the Agreement remain unchanged.

DATE _____

DATE _____



ADDENDUM TO PURCHASE AGREEMENT
ADDENDUM 2

ADDENDUM TO PURCHASE AGREEMENT DATED: _____

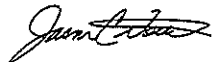
RE: PROPERTY ADDRESS: 2400, 2401, 2412 DELACHAISE ST, NEW ORLEANS, LA 70115,
BUILDING, LOT, AND ALL IMPROVEMENTS THEREON, ALSO INCLUDING THREE (3)
ADDITIONAL VACANT LOTS

THE SUBJECT PROPERTY IS SOLD “AS IS” WITH WAIVER OF REDHIBITION AS PER THE ATTACHED “AS IS” CLAUSE ADDENDUM. CLOSING NOTARY IS HEREIN AND HEREWITH AUTHORIZED, DIRECTED, AND INSTRUCTED, IN CONJUNCTION WITH CLOSING NOTARY’S STANDARD “AS IS” CLAUSE, TO INCORPORATE INTO THE ACT OF SALE DOCUMENT LANGUAGE, THE EXACT LANGUAGE OF THE ATTACHED “AS IS” CLAUSE ADDENDUM.

SELLER SHALL PAY AT CLOSING A REAL ESTATE COMMISSION ON THE GROSS SALE PRICE OF THE SUBJECT PROPERTY AS OUTLINED IN THE LISTING AGREEMENT DATED: _____, CLOSING NOTARY IS HEREIN AND HEREWITH AUTHORIZED, DIRECTED, AND INSTRUCTED TO DEDUCT SAID REAL ESTATE COMMISSION FROM THE SALE PROCEEDS AND TO DISBURSE.

PURCHASER SHALL SIGN AND PROVIDE TO THE OFFICE OF PAUL GILMORE & ASSOCIATES, INC. WITHIN THREE (3) DAYS OF FULLY EXECUTED AND ACCEPTED PURCHASE AGREEMENT THE FOLLOWING FORMS:

- 1.) “AS IS” CLAUSE ADDENDUM.
- 2.) PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL ESTATE—
2 PAGES
- 3.) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED
PAINT HAZARDS.
- 4.) DISCLOSURE OF INFORMATION ON MOLD/MILDEW.
- 5.) MOLD DISCLOSURE AND WAIVER FORM.
- 6.) STATEMENT REGARDING KEYS FORM.
- 7.) RECEIPT OF PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL
ESTATE FORM.

_____	_____		7/2/2026
PURCHASER	DATE	SELLER	DATE

_____	_____	_____	_____
PURCHASER	DATE	SELLER	DATE



Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

☐ Target Housing Sale ☐ Target Housing Rental or Lease

PROPERTY ADDRESS: 2400, 2401, 2412 DELACHAISE ST, NEW ORLEANS, LA 70115, BUILDING, LOT, AND ALL IMPROVEMENTS THEREON, ALSO INCLUDING THREE (3) ADDITIONAL VACANT LOTS

Lead Warning Statement for Target Housing Sales

Every PURCHASER of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The SELLER of any interest in residential real property is required to provide the PURCHASER with any information on lead-based paint hazards from risk assessments or inspections in the SELLER'S possession and notify the PURCHASER of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Lead Warning Statement for Target Housing Rentals and Leases

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre- 1978 housing, Landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

SELLER'S/LESSOR'S Disclosure (answer a and b and initial both)

 jn (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 jn ☒ SELLER has no knowledge of lead-based paint and/or lead-based paint hazards in building.
(b) Records and reports available to the SELLER (check one below):
☐ SELLER has provided the PURCHASER with all available records and reports pertaining to lead-based paint and/or lead based-paint hazards in the housing (list documents below).

☒ SELLER has no reports or records pertaining to lead-based paint and/or lead based-paint hazards in the housing.

BUYER'S Acknowledgment (answer c, d and e and initial all) LESSEE'S

Acknowledgment (answer c and d and initial both)

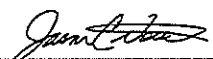
 jn (c) BUYER/LESSEE has received copies of all information listed above.
 jn (d) BUYER/LESSEE has received the pamphlet "Protect Your Family From Lead in Your Home".
 jn (e) BUYER has (check one below): (not required for LESSEE)
☐ Received a 10-calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S Acknowledgment (answer f and initial)

 (f) Agent has informed the SELLER/LESSOR of the SELLER'S/LESSOR'S obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u></u>	<u>7/2/2026</u>	<u> </u>	<u> </u>
SELLER/LESSOR	Date	BUYER/LESSEE	Date
<u> </u>	<u> </u>	<u> </u>	<u> </u>
SELLER/LESSOR	Date	BUYER/LESSEE	Date
<u> </u>	<u> </u>	<u> </u>	<u> </u>
AGENT	PAUL GILMORE & ASSOCIATES, INC.	AGENT	Date

Property Description (Address, City, State, Zip) 2400, 2401, 2412 DELACHAISE ST, NEW ORLEANS, LA 70115, BUILDING, LOT, AND ALL IMPROVEMENTS THEREON, ALSO INCLUDING THREE (3) ADDITIONAL VACANT LOTS



DEPOSIT ADDENDUM
TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

DEPOSIT HELD BY BROKER¹

When a dispute exists in a real estate transaction regarding the ownership or entitlement to funds held in a sales escrow checking account, the broker holding the funds is required to send written notice to all parties and licensees involved in the transaction. Within 60 days of the scheduled closing date or knowledge that a dispute exists, whichever occurs first, the broker shall do one of the following:

- 1. disburse the funds upon the written and mutual consent of all of the parties involved;
- 2. disburse the funds upon a reasonable interpretation of the contract that authorizes the broker to hold the funds. Disbursement may not occur until 10 days after the broker has sent written notice to all parties and licensees;
- 3. place the funds into the registry of any court of competent jurisdiction and proper venue through a concursus proceeding;
- 4. disburse the funds upon the order of a court of competent jurisdiction;
- 5. disburse the funds in accordance with the Uniform Unclaimed Property Act of 1997 as set forth in R.S. 9:151 et seq.

DEPOSIT HELD BY THIRD PARTY

These requirements do not apply when a dispute arises regarding the ownership or entitlement to a Deposit held by a third party. The Louisiana Real Estate Commission may not have jurisdiction over those third parties holding the funds.

Deposit held by: CLOSING TITLE COMPANY

Buyer's Signature

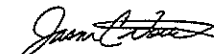
Print Name

Date Time AM PM

Buyer's Signature

Print Name

Date Time AM PM



Seller's Signature
Jason C. North

Print Name
7/2/2026 6:00 PM

Date Time AM PM

Seller's Signature

Print Name

Date Time AM PM

¹ Louisiana Administrative Code Title 46, Chapter LVXII, Section 2901.



FORCE MAJEURE ADDENDUM

Property Address: 2400, 2401, 2412 DELACHAISE ST, NEW ORLEANS, LA 70115,
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Agreement to purchase dated: _____

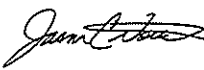
This Force Majeure Addendum is an addendum to the Louisiana Residential Agreement to
To Buy or Sell dated _____ (the "Purchase Agreement") by and between
_____ ("Seller") and Southwest Region Conference Association
("Purchaser").

The undersigned parties to the Purchase Agreement understand, acknowledge, and agree that the following additional terms and conditions contained herein are incorporated into and made a part of the above referenced Purchase Agreement and all other terms and conditions shall remain in full force and effect.

Should any act of God, or man and including but not limited to, a tropical storm, hurricane, disaster, fortuitous event, force majeure or adverse weather impose restrictions on any Party to the Purchase Agreement and his/her ability to perform inspections, obtain loan financing for closing, attend an Act of Sale, or perform any additional duties or obligations under the Purchase Agreement, cause the failure or omission by a party in the performance of any obligation under the Purchase Agreement, all parties agree that that same shall not be considered a breach of the Purchase Agreement. If either party is delayed or prevented from the performance of the party's duty or obligation required by the purchase agreement, or should the Purchaser be unable to obtain property insurance, or Purchaser's lender is unable to approve and fund Purchaser's Loan, or the settlement agent or Notary Public is unable to close the Act of Sale, the performance of such acts will be extended for the period of the delay, such delay not to exceed 30 calendar days.

The parties can extend the Purchase Agreement further by mutual consent. All parties agree to take all necessary steps to resolve any condition forming the basis of the delay.

The Purchaser, Lender and Insurance Agent shall have the right to re-inspect the Property to determine that the property is in the same or better condition as it was at the initial inspections and to insure all agreed upon repairs have been completed. The Seller agrees to provide utilities and immediate access to the property.

_____	_____		7/2/2026
BUYER/LESSEE SIGNATURE	DATE	SELLER/LESSOR SIGNATURE	DATE
_____	_____	_____	_____
BUYER/LESSEE SIGNATURE	DATE	SELLER/LESSOR SIGNATURE	DATE

PAUL GILMORE & ASSOCIATES, INC. REALTORS
2920 Kingman St., Suite 210
Metairie, LA 70006
504-456-1234

**CONSENT TO DISCLOSURE OF CLOSING DISCLOSURE, HUD-1 AND/OR
ALTA SETTLEMENT STATEMENTS**

PROPERTY ADDRESS: 2400, 2401, 2412 DELACHAISE ST. NEW ORLEANS, LA 70115, BUILDING, LOT, AND ALL
IMPROVEMENTS THEREON, ALSO INCLUDING THREE (3) ADDITIONAL VACANT LOTS

In connection with your real estate transaction for the purchase and sale of the property described hereinabove, closing notary (hereinafter referred to as "Settlement Agent"), will either prepare, and/or control the release of, the Closing Disclosure, HUD-1 and/or ALTA Settlement Statement (collectively hereinafter referred to as "Settlement Statements"), that itemizes all of the fees and charges that the buyer and seller will be responsible for in the real estate transaction. To ensure the accuracy of the information contained in the Settlement Statements in advance of closing, closing notary, with the necessary consents, may provide copies of the Settlement Statements to the buyer, seller and their real estate agents and brokers for review, and for them to use in their own process of completing their documentation of the transaction. Unless otherwise authorized by law, closing notary and the respective brokers and agents will not disclose the Settlement Statements related to your real estate transaction to third parties without your consent. Note that the Settlement Statements may contain certain information that is considered to be "Non-Public Personal Information (NPPI)" about the buyer and/or the seller. This information may include the buyer's loan amount, interest rate, Annual Percentage Rate ("APR"), monthly payment, seller's mortgage and other lien or encumbrance information, property tax, homeowners association charges and other information. The real estate agents and their brokers will use the information contained within the Settlement Statements for purposes related to this specific transaction, to meet Louisiana Real Estate Commission record keeping requirements and to assemble performance metrics for the real estate brokerage company, and its affiliates, and whatever local board and MLS systems of which they are a member.

☒ Yes, Buyer(s) do consent to the following ☒ Yes, Seller(s) do consent to the following

☐ No, Buyer(s) do not consent to the following ☐ No, Seller(s) do not consent to the following

In connection with the real estate transaction for the property described hereinabove, the undersigned hereby authorize and instruct closing notary to disclose the Settlement Statements to the buyer (for the buyer's side of the transaction), seller (for the seller's side of the transaction), and to the real estate agents and brokers participating in this transaction (for both the buyer's and seller's side of the transaction, regardless of which party the agent and broker represent). The purpose of this disclosure is to effectuate the above described real estate transaction and this authorization will remain in full force and effect, subject to my right to revoke this authorization in writing at any time, for a period of one (1) year from time of execution. I have been informed that I may refuse to authorize the disclosure of these Settlement Statements and have had explained to me the consequences of my refusal to authorize release of the information. It is further authorized by the undersigned parties that closing notary be authorized to provide a copy of the executed sale or transfer deed to the real estate agents and brokers participating in this transaction.

I have read and understand the terms of this **CONSENT TO DISCLOSURE OF CLOSING DISCLOSURE, HUD-1 AND/OR ALTA SETTLEMENT STATEMENT** and agree to the terms stated herein. A photocopy of this authorization will be deemed as valid as the original.

BUYER:

SELLER:

DATE

DATE

 7/2/2026

DATE

DATE

DISCLOSURE OF INFORMATION ON MOLD/MILDEW

PAUL GILMORE & ASSOCIATES, INC.
2920 KINGMAN ST., SUITE 210
METAIRIE, LA 70006
PHONE: 504-456-1234

PROPERTY ADDRESS: 2400, 2401, 2412 DELACHAISE ST, NEW ORLEANS, LA 70115.
BUILDING, LOT, AND ALL IMPROVEMENTS THEREON, ALSO INCLUDING THREE (3)
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SELLER’S/LESSOR’S DISCLOSURE (ANSWER A AND B AND INITIAL BOTH)

_____	<u>jn</u>	A. Presence of mold/mildew (check one below)
	()	Known mold/mildew are present in the property. (Explain)

	(✓)	Seller/Lessor has no knowledge of mold/mildew hazards in the property.
_____	<u>jn</u>	B. Records and reports available to the seller (Check one below)
	()	Seller/Lessor has provided the purchaser with all available records and reports pertaining to mold/mildew in the property (List documents)

	(✓)	Seller/Lessor has no reports or records pertaining to mold/mildew hazards in the property.

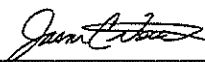
PURCHASER’S ACKNOWLEDGEMENT (ANSWER C AND D AND INITIAL BOTH)

_____	_____	C. Purchaser/Lessee has received copies of all information listed above
_____	_____	D. Purchaser/Lessee has (check one below) (not required for LESSEE)
	()	Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk free assessment or inspection for the presence of mold/mildew)
	()	Waived the opportunity to conduct a risk assessment or inspection for the presence of mold/mildew hazards.

AGENT’S ACKNOWLEDGEMENT:

Paul Gilmore & Associates, Inc.	6/27/26	_____	_____
Seller’s/Lessor’s Agent	Date	Purchaser’s/Lessee’s Agent	Date

CERTIFICATION OF ACCURACY:
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u></u>	7/2/2026	_____	_____
Seller/Lessor	Date	Purchaser/Lessee	Date
_____	_____	_____	_____
Seller/Lessor	Date	Purchaser/Lessee	Date