

NOTE TO ALL PARTIES: This document also to be attached verbatim to Cash Sale.

Attached to and made a part of Agreement to Purchase or Sell dated _____
 by and between the undersigned parties, covering the following:

431/433 Gravier St., New Orleans, LA 70130

EXHIBIT "A"
AS-IS ADDENDUM

Except for warranty of title as provided herein, Vendor hereby conveys to Purchaser all rights, title and interest of Vendor in and to the property and improvements, without any warranty or recourse whatsoever as to the fitness for a particular purpose, even for the return or reduction of the purchase price, but with full substitution and subrogation in and to all of the rights and actions of warranty which Vendor has or may have against all preceding owner or Vendors; it being understood that Purchaser takes the property and improvements "as is" and "where is", Purchaser hereby acknowledging reliance solely on its own inspection of the property and improvements, and not on any warranties or representations from Vendor. In addition, Purchaser acknowledges that Vendor has made no representations or warranties with respect to the property and improvements (including, without limitation, the income to be derived therefrom or expenses to be incurred with respect thereto), or with respect to information or documents previously furnished to Purchaser. All implied warranties with respect to the property and particular purpose, are hereby disclaimed by Vendor and expressly waived by Vendor to assert in any controversy, claim, demand, or litigation arising from or in connection with the property and improvements, and Purchaser hereby waives any such right or cause of action, including, but without limitation: (a) those arising under LSA-c.c. Article 2315.3, Statewide order 29-B by Office of Conservation, Department of Natural Resources, State of Louisiana, the Louisiana Environmental Response, Amendments and Reauthorization Act of 1986, the Toxic Substance Control act and/or any other federal, state or regulation or involving hazardous, toxic or harmful substances or the environment. Without limiting the generality of the foregoing, Vendor does not warrant that the property and improvements are free from redhibitory or latent defects or vices. Purchaser hereby expressly waives all rights in Articles 2520, et seq. Purchaser hereby releases Vendor from any liability for redhibitory or latent defects or vices under Louisiana Civil Code Articles 2520 (1870) through and agreed upon after consideration of the waiver of warranty herein set forth.

Purchaser also hereby agrees if he/she files a lawsuit or claim against Vendor, Listing or Selling Agency, and parties are found not liable for such claim, Purchaser agrees to pay all Vendor or respective Agencies court costs, including but not limited to attorney fees & expert fees spent to defend such claim. In the event a claim is filed by Purchaser and later abandoned without final judgment, Purchaser agrees to pay all court costs, including but not limited to attorney's fees and expert fees of Vendor and Respective Agencies to the point of abandonment.

Purchaser further declares and acknowledges that purchaser has read these waiver provisions and that the foregoing waivers have been brought to the attention of Purchaser and explained in detail to Purchaser and that Purchaser has voluntarily and knowingly consented to the foregoing waivers.

PURCHASER: _____ DATE _____

SELLER:  *Jackhai Nguyen* 12/18/25
 KVY, LLC by Jackhai Nguyen DATE

PURCHASER: _____ DATE _____

SELLER: _____ DATE _____