

RIDER TO THE CONTRACT OF SALE

This rider is attached to and made a part of the Contract of Sale between Bristol Global Mobility, LLC as "Seller" and _____ "buyer" for the property commonly known as 224 Cahors Trail, Holly Springs, US-NC, 27540 USA. If any provisions of this Rider conflict in whole or in part with the terms of the Contract of Sale, addendums, and riders, this Rider shall control.

1. Buyer acknowledges that this sale is a corporate relocation and the Contract of Sale is contingent upon Bristol Global Mobility, LLC (hereinafter referred to as "BGM") being able to deliver good and marketable title to the property.
2. It is agreed and understood that the Buyer's earnest money shall be made payable to the appropriate party and deposited into a trust account. In case of default of the Contract of Sale by Buyer, it is expressly agreed that the earnest money deposit herein shall be paid to BGM as liquidated damages.
3. The Purchaser(s) accept the subject Property, and any included personal property, in "AS IS" condition at the time of closing. Purchasers acknowledge that neither BGM, nor the corporations it represents, has occupied the Property at any time, and therefore neither one expresses or implies any guarantees, warranties, or representations concerning the condition or function of the structures, systems, fixtures, equipment, amenities, lot lines or lot size of said Property. Purchasers further acknowledge that they have NOT relied upon any guarantees, warranties, or representations except as expressly stated in writing in the Contract of Sale or this Rider, and Purchasers further acknowledge that they are relying solely on their own judgment in purchasing the Property.

BGM strongly encourages Purchasers, at their own expense, to have a complete independent inspection of the Property, structures, systems, equipment and amenities. If the Purchasers decline the right to inspect, or do not complete the inspections, and do not present to BGM within ten (10) business days of acceptance of the Contract of Sale, a written request for repairs, they shall thereby have waived their right to do so, and agree to accept the condition of the Property as being satisfactory, relieving BGM and its agents of all further liability.

4. If BGM has ordered or conducted inspections of the Property, said inspections will be provided to the Purchasers, as provided for in the Contract of Sale.

5. BGM and the Broker do not have knowledge of any existing conditions or inspections which pertain specifically to the property other than those revealed on the attached Disclosure(s) statement or inspections provided by the present owner of record and occupants and those, if any, listed below:
2/25/2026, 3/3/2026 – Disclosures – Previous owner of record
5/29/2026 – Disclosures – Bristol Global Mobility
6. Tax Proration's and assessments, if any, shall be calculated in accordance with local custom and based upon the most recent verifiable official tax information provided as of the day of closing by the local tax assessor or other applicable authority. Buyer and BGM agree that no further adjustments will be made after the date of closing.
7. The closing of the sale of the Property shall be through, and shall take place at the following office

Midtown Property Law
4800 Six Forks Road, Suite 120
Raleigh, NC 27609
Attention: Elizabeth Mullen - elizabeth@midtownlawcarolinas.com - (919) 200-4445

The closing shall occur on or before: _____, with Time Being of the Essence.

If Seller has agreed to credit Purchasers monies at closing, Purchasers acknowledge that any such credits may not exceed an amount acceptable to Purchasers' lender, if any. Monies for credits may be made payable to a contractor of Purchasers' choice with approval of Purchasers' lender and will be reflected on the ALTA Settlement Statement. Neither Seller nor Closing Agent will be liable for any failure whatsoever in connection with a contractor's/payee's performance.

Real Estate commission will be considered earned and payable only if the sale to Buyer is closed, the deed delivered to Buyer and the purchase price delivered to Seller.

8. Possession shall be given to the Buyer at closing and funding. Buyer may not alter the Property, store anything on or in the Property, occupy, or otherwise use the Property prior to closing.
9. Notwithstanding, anything contained in the Contract of Sale to the contrary, Seller expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Any provision in the Contract of Sale requiring such procedures are void and of no effect.

10. Buyer agrees to credit BGM for any fuel oil remaining, based on a fuel oil reading by a fuel oil company.

11. In negotiating the Contract of Sale, BGM has materially relied on the closing date specified. If, through no fault of BGM and due to the Purchasers choice, the closing does not occur on the scheduled closing date, Purchasers agree to pay BGM the sum of one and one quarter per cent (1.25%) of the purchase price of the Property per month, prorated on a daily basis. This sum is to be paid to, or credited to, BGM on the actual date of closing.

12. Notwithstanding anything herein to the contrary, the term Force Majeure if used herein does not include any matters related to the Coronavirus/COVID-19 pandemic and resulting closures, delays, travel restrictions (government and self-imposed) and other impacts (collectively "COVID-19 events"). The parties understand the possibility of delays and material change of circumstance due to COVID-19 events and knowingly intend to proceed with this transaction. However, the parties agree that the provisions of Paragraph 11 of this Rider shall not apply to delays due to a COVID-19 event.

13. Additional provision:

Seller: Bristol Global Mobility, LLC

Buyer

Date

By: _____
Date

Buyer

Date

Listing Broker/Agent Date

Selling Broker/Agent

Date