ADDENDUM TO LISTING CONTRACT AND ADDITIONAL TERMS FOR AUCTION SALE

(a) Charles W. Riske is the duly appointed and qualified acting Chapter 7 Trustee in Bankruptcy for Teel and Rachelle Wisdom, ("Debtors"), in Bankruptcy Case No. 26-41696-BCW.

(b) Notwithstanding anything in the Listing Contract and terms of auction sale to the contrary, the provisions in this Addendum shall be controlling.

(c) Trustee has no knowledge as to the condition of the real estate and, therefore, has insufficient knowledge and information to execute any disclosure of information regarding lead-based paint, to execute a Seller's Disclosure Statement or to make any other disclosures or representations. The property is being sold **"AS IS"** and **"WITH ALL FAULTS."**

(d) The closing of any Sale and payment of auctioneer fees are both contingent upon notice to creditors and approval by Court Order of the Bankruptcy Court. The Sale and payment of auctioneer fees are subject to all applicable bankruptcy rules and statutes. Upon receiving a bid in excess of the reserve price, Trustee will use his best efforts to obtain a prompt hearing date and send any necessary notice to creditors of his intention to perform the terms of the Sale and payment of auctioneer fees. The sale which is subject to Court approval will be pursuant to 11 U.S.C. Section 363, with the sale being made free and clear of all liens and encumbrances with all liens and encumbrances to attach to the proceeds of sale. If the Court does not authorize the closing of the Sale, the Sale will become null and void and all earnest money will be returned to Purchaser and Purchaser and Trustee, as Seller, will release all claims against each other.

(e) As the property is being sold **"AS IS"** and **"WITH ALL FAULTS,"** Trustee shall have no obligation to remedy any defect or make any repair or replacement notwithstanding the inspection. In no event shall Trustee be responsible for the costs of any defects or the replacement or repair of any defects. If there is a tenant or squatter in the property, Trustee shall have no obligation, whatsoever, to remove the tenant or squatter or the tenant's or squatter's property.

(f) The property will be transferred by Trustee's quit claim deed and order of the Bankruptcy Court. Trustee will not sign a warranty deed or any other documents making warranties or representations.

(g) Trustee in Bankruptcy has not reviewed title nor had an opportunity to verify the exact payoff on encumbrances, against the property. Based upon the information provided by Debtors in their bankruptcy petition, Trustee is proceeding with this auction with the assumption that the secured indebtedness is substantially below the market value of the property; that there are no judgment liens, tax liens or delinquent real estate taxes or other unknown encumbrances which must be paid at closing. Trustee advises Purchaser that, in the event undisclosed liens are discovered or revealed prior to or at the closing, Trustee will not be able to close on the sale for the reason that the Trustee may only close on the sale if there are sufficient funds to pay off all valid encumbrances and to generate funds for the bankruptcy estate.

CHARLES W. RISKE, TRUSTEE IN BANKRUPTCY

Date:

Purchaser

Date: