

SELLER'S ADDENDUM

TO PURCHASE AND SALE AGREEMENT FOR PROPERTY AT 240 +/- ACRES, COUNTY ROAD 355, TAYLOR, MO, DATED _____, 2026 (SALES AGREEMENT) BETWEEN JPMORGAN CHASE BANK, N.A., ACTING SOLELY IN A FIDUCIARY CAPACITY, AS SUCCESSOR TRUSTEE OF THE WILLIAM P. HAUWORTH II TRUST, (SELLER), AND _____, (BUYER)

The following terms are incorporated and made a part of the Purchase and Sales Agreement referenced above, and signed by both parties to acknowledge their consent hereto. Notwithstanding anything to the contrary set forth in the Sales Agreement the terms of this Addendum will take precedence:

1. Seller is acting solely in a fiduciary capacity and not in any corporate or individual capacity. Buyer hereby releases, discharges and waives any claims, known or unknown, against Seller's officers, directors and employees arising out of, or in any way connected with this Sales Agreement.
2. Conveyance shall be by Fiduciary Deed, Special Warranty Deed or other instrument appropriate for the capacity of Seller.
3. If the Sales Agreement cannot be completed because of inability of Seller to convey title or deliver any document required to complete the transaction, both parties shall be released from the Sales Agreement without further liability whatsoever and any deposit shall be returned.
4. This is an "as is" sale and Seller disclaims any and all representations, warranties, promises, covenants or guaranties of any kind with respect to the condition, environmental or otherwise, suitability and habitability of the property.
5. Seller has never occupied the premises and has not provided any property condition report. Buyer must rely solely on its own investigation and diligence. Seller will not provide a Seller's Disclosure Statement/Notice and Buyer may not rely on a Seller's Disclosure Statement/Notice, or any other property condition report or information provided orally, electronically or in written form by Seller, its agents and advisors or any other person.
6. This is a sale of the surface only. There is hereby excepted from the sale and reserved to the Seller, its successors and assigns, all of the oil, gas and other minerals in, to and under the property or that may be produced from the property that is the subject of the Sales Agreement.
7. Buyer acknowledges this contract is contingent upon the approval of the JPMorgan Chase Bank, N.A. Trust & Estate Real Property Subcommittee, or other approvals as may be needed at Seller's sole discretion.
8. Buyer represents that Buyer is not an officer, director or employee of JPMorgan Chase Bank, N.A. or any of its affiliates. Buyer affirms no relationship exists, which could result in a conflict of interest regarding this transaction.
9. Seller will conduct an Office of Foreign Assets Control (OFAC) Sanctions Search on the name and address of all prospective Buyers. This contract is contingent upon satisfactory OFAC results.
10. Additional Provisions:

SELLER: JPMorgan Chase Bank, N.A. as Trustee of the William P. Hauworth II Trust,

BY: _____
Title: Brent Seidenberger, Executive Director

BUYER:

BY: _____

BY: _____