

May 31, 2022

To Andante LLC,

It has come to our attention that Tenants of the Andante LLC location at 1880 Mountain Road in Stowe, VT, have, without our consent, constructed a garden bed on property owned by us at 1976 Mountain Road, Stowe, Vermont (The Property). We did not approve this use of The Property but recognize the desirability to Tenants of maintaining the already constructed and planted garden.

The existing approximately 3' x 5' garden structure may remain on The Property for the remainder of the 2022 growing/harvesting season, provided:

- the area is cleaned up and the structure removed by November 1, 2022
- the area is not used for activities other than food production
- Andante LLC provides 1976 Mountain Road LLC with a Certificate of Insurance naming 1976 Mountain Road LLC as additional insured

LIABILITY AGREEMENT

1976 Mountain Road LLC accepts no responsibility for activities conducted by Andante LLC or its Tenants. Andante LLC agrees to defend, indemnify and hold harmless 1976 Mountain Road, LLC and their members, managers, stakeholders, employees, officers, directors and agents from and against all claims, loss, diminution in value, liability, costs, judgments, expenses, obligations and damages of whatever nature arising (i) from any accident, injury, death or damage whatsoever to any person, or to the property of any person, occurring on or about The Property; (ii) from any accident, injury, death or damage occurring on or about The Property, where such accident, injury, death or damage results or is claimed to have resulted from an act or omission on the part of Andante LLC or its tenants, agents, employees, invitees, dependent or independent contractors; or (iii) in connection with the conduct or management of The Property or of any business therein, or any thing or work whatsoever done, or any condition created in or about The Property. This indemnity and hold harmless agreement shall include indemnity against all costs, expenses and liabilities incurred in, or in connection with, any such claim or proceeding brought thereon, and the defense thereof, including, without limitation, reasonable attorneys' fees, expenses and costs at both the trial and appellate levels.

Please sign as acceptance of these terms and provide a copy of COI as soon as possible.

Thank you,

Mila Lonetto for 1976 Mountain Road LLC

Accepted and Acknowledged

Pall Spira

PALL SPIRA

managing member
Andante, LLC
August 9th, 2022