



Vermont Association of Realtors®



ADDENDUM 2 TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

Eric Lande and Miguel Lande (Seller) and

Ellis M. Grubman (Purchaser).

Property Location 396 Ross Hill Rd Morrisville (Property)
Street City/Town

The Contract Date is 06/09/2025.

This addendum is as follows:

Purchaser hereby waives as satisfactory the due diligence period as called for in Section 1 "Purchaser's Due Diligence". This statement satisfies all matters of due diligence what so ever as well as any and all property inspection items without limitation. The purchaser agrees to proceed to the designated closing date of September 19, 2025 or other mutually agreed upon date. The Parties acknowledge that Section 19 of the Purchase & Sale Agreement regarding Purchaser's Examination of Title rights shall remain in effect as written.

All other terms and conditions of the contract shall remain in full effect.

This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller: [Signature] 7-5-25
(Signature) Date

Purchaser: Ellis M. Grubman dotloop verified
(Signature) Date 07/04/25 12:29 PM MDT
HJX7-WSOI-W6N6-OHYP

Seller: [Signature] 7/5/25
(Signature) Date

Purchaser: [Signature] Date
(Signature) Date

Seller: [Signature] Date
(Signature) Date

Purchaser: [Signature] Date
(Signature) Date

Seller: [Signature] Date
(Signature) Date

Purchaser: [Signature] Date
(Signature) Date