



ADDENDUM 4 TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

Intrepid Spirits LLC (Seller) and

Gururaj Iyer (Purchaser).

Property Location 692 South Main Street Stowe (Property)
Street City/Town

The Contract Date is 08/25/2025.

This addendum is as follows:

1. Seller agrees to hire a licensed electrician to inspect the Property's electrical system, based on the findings of the inspection, Seller shall, at Sellers sole cost and expense, complete all necessary repairs, upgrades, or remediation required to bring the electrical system into compliance with applicable local codes and safety standards.
2. Seller agrees to hire a licensed structural engineer or qualified foundation specialist to inspect the foundation and structural components of the Property. If the inspection identifies deficiencies, damage, or structural concerns, Seller shall, at Sellers sole cost and expense, complete all necessary repairs or remediation recommended by the inspector to ensure the foundation and structure are safe, stable, and in compliance with applicable building codes.
3. Seller agrees to hire a licensed HVAC contractor to inspect the following heating systems on the Property: 2 furnaces and 1 boiler. Based on the inspection findings, Seller shall, at Seller's sole cost and expense, complete any and all necessary repairs, replacements, or maintenance required to ensure that each system is fully operational, safe, and in compliance with all applicable codes and standards.

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) Date

Purchaser: Gururaj Iyer dotloop verified
09/06/25 1:23 PM
EDT
RBJ0-LYJ1-NKIK-S1HB
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date