



ADDENDUM TO PURCHASE AGREEMENT

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- 1. Date April 8th, 2026
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3. Addendum to Purchase Agreement between parties, dated April 8th 2026

4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at

5. _____

6. In the event of a conflict between this Addendum and any other provision of the Purchase Agreement, the language

7. in this Addendum shall govern.

8. **Addendum Provisions**

9. Buyer and Seller acknowledge that the Property is currently listed by the City of St. Paul as a

10. Category 3 Vacant Building, and that City Code may prohibit transfer of title without first

11. obtaining a Certificate of Code Compliance or Certificate of Occupancy.

12. Buyer shall be entitled to the exclusive use, occupancy, and control of the Property prior to

13. closing for purposes of completing the rehabilitation of the Property.

14. Until Closing, Buyer shall lease the Property from Seller.

15. The terms of the lease shall provide that:

16. a. Buyer shall have full access to the Property to complete the rehabilitation project.

17. b. Buyer shall maintain the Property and be responsible for utilities, taxes, assessments, and

18. vacant building fees during the lease term.

19. c. Buyer shall keep the Property insured, including liability and builder's risk insurance.

20. d. Buyer shall not permit any additional liens to be placed against the Property.

21. e. A default under the lease shall constitute a default under the Purchase Agreement.

22. Buyer shall use best efforts to complete the required repairs and rehabilitation of the

23. Property, comply with all City orders, obtain all necessary permits and approvals, and secure a

24. Certificate of Occupancy or Code Compliance.

25. Closing shall occur after Buyer obtains a Certificate of Occupancy or Code Compliance for the

26. Property, or on a mutually agreed upon date.

27. Seller shall cooperate as reasonably necessary with Buyer to complete the rehabilitation and

28. comply with City requirements.

29. Buyer has had the opportunity to inspect the Property and agrees that the Property is being

30. purchased in its present "AS-IS" condition, including any code violations or environmental

31. conditions. Buyer waives any further inspections.

32. Buyer assumes all risk of loss to the Property upon taking possession.

33. Seller may remove personal property from the Property prior to possession. Any personal

34. property remaining after possession shall be deemed abandoned and may be disposed of by Buyer.

35. Buyer shall be responsible for removing all debris and personal property remaining at the


36. Property.

37. In the event of any conflict between this Addendum and the Purchase Agreement, the terms of

38. this Addendum shall control.

31.  Thomas M Barter 04/12/26

(Seller) (Date)

 Rashad] Kennedy 04/09/26

(Buyer) (Date)

32. _____

(Seller) (Date) (Buyer) (Date)

33. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**

34. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

