

WAIVER OF SELLER'S DISCLOSURE REQUIREMENTS & HOLD HARMLESS AGREEMENT

Seller/Owner of Record: _____

Buyer: MARDE DEVELOPMENT LLC

Address (the Property): 980 EUCLID

_____ Date: 7/5/12

Buyer desires to purchase the Property from Seller pursuant to a purchase and sale agreement (the Agreement) to be entered into between Seller and Buyer. Effective January 01, 2003 Minnesota law requires that the Seller either provide the prospective buyer of single-family residential real property with a written disclosure of all material facts pertaining to adverse physical conditions in the Property of which the Seller is aware, or provide a report concerning the physical condition of the property prepared by a qualified third party. The law also permits the Seller and Buyer to waive those disclosure provisions.

Buyer (whether one or more) and Seller hereby waive, in their entirety and to the full extent permitted by law, the written disclosure provisions set forth in sections 513.52 to 513.60 of the Minnesota statutes annotated and pursuant to the above described Property. Buyer acknowledges that they have been given an ample opportunity to seek the advice of Buyer's own legal counsel concerning the Purchase Agreement, the Property and this Waiver & Hold Harmless Agreement. Notwithstanding anything to the contrary in the Agreement, Buyer hereby specifically holds seller harmless from any claim or claims made by Buyer, Buyer's successors, assigns, heirs, insurers, agents, or any other person or entity as to any matter involving the disclosure provisions set forth in sections 513.52 to 513.60 of the Minnesota statutes or any other claims made against Seller, at any time, concerning the Property. The parties herein agree that except as otherwise provided herein, the Agreement provisions shall be in full force and effect.

This Waiver and Hold Harmless Agreement shall be binding on the Buyer and Seller as well as their heirs, successors, assigns, agents, employees and officers and shall survive the closing of the sale of the property pursuant to this Agreement.

Buyer:
Marge Development LLC
[Signature]
treasurer

Seller: 
By: _____
049049A7B3BB41E...

Its: As Authorized Representative, N. A.



AMENDMENT TO PURCHASE AGREEMENT

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1. Date June 4, 2012

2. The undersigned parties to a Purchase Agreement, dated 5/9, 20 12, pertaining to
3. the purchase and sale of the property at 980 Euclid St
4. St. Paul MN 55106

5. hereby mutually agree to amend said Purchase Agreement as follows:

6. The buyer understands that this property has been designated as a category 3 property by the City of St. Paul.
7. Therefore, Marpe Development LLC agrees to purchase the property for \$19,900.00, contingent upon them being
8. able to obtain a building permit to rehabilitate this property. The seller will give the buyer until August 15th, 2012,
9. to get this permit from the City of St. Paul.

10.
11. If the buyer is unable to obtain this permit, the seller understands that the City will make the decision to demolish
12. this property.

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30. All other terms and conditions of the Purchase Agreement to remain the same.

31. DocuSigned by: Alicia Agüero 7/10/2012 (Seller) (Date)

(Buyer) [Signature] 7/5/12 (Date)

32. (Seller) (Date)

(Buyer) Marpe Development LLC (Date)

33. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYERS AND SELLERS.
34. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.