Addendum # _____ LEAD-BASED PAINT TESTING CONTINGENCY

THIS IS A LEGALLY-BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND CONSULTING AN ATTORNEY BEFORE SIGNING.

ADDENDUM TO CONTRACT FOR PURCHASE AND SALE
OF REAL ESTATE BETWEEN

_____ (Purchaser)

and

VASILIOS STERTSIOS (Seller)

Regarding property located at: 78 LUSTIG RD. HUNTER, N.Y. 12442

This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards* at the Purchaser's expense until 9:00 p.m. on the tenth calendar day after ratification or until _____.

This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within _____ days after Delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have _____ days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become void. The Purchaser may remove this contingency at any time without clause.

*Intact lead-based paint that is in good condition is not necessarily a hazard.
See EPA pamphlet **Protect Your Family From Lead In Your Home** for more information.

_____ Purchaser	_____ Date	Vasilios Stertsios Seller	3/2/26 Date
_____ Purchaser	_____ Date	_____ Seller	_____ Date

CGND MLS #23
08/23/11