

Addendum I., dated the date hereof, May 13, 2021, and becomes attached to the Hansen Auction Group Real Estate Auction Agreement, Addendum A, WB-3 vacant land listing contract, and the vacant land disclosure report.

To the future owner(s) of this property known as the Wilson Township dump, this property has been closed as a dump for many years when the County of Dunn, Wisconsin took over the solid waste and recycling. This property has since set idle and now the Township wants to sell it via an auction.

The Township and its board is selling this property on the open market via an auction and does not lay claim as to its condition on the surface of the property or below.

Any improvements made to or on this property after its sale is absolutely on the new owners and the Township of Wilson and its board is totally held harmless as to any, if any, adverse conditions that may arise.

Buyer acknowledges and agrees that it is relying solely on its own examination, inspection and investigation of the condition of the property including, without limitation, the surface and subsurface thereof, all soil, engineering, environmental and other conditions which may affect the property, and construction thereof, its zoning and use, its value, the development thereof and title.

The purchase shall be on an as is, where is, with all faults of which the buyer acknowledges.

Seller shall be responsible for all advertising material and publicity necessary to advertise the sale. The seller will agree to pay the advertising costs, seller(s) to pay \$1,000 for advertising and will be taken out of proceeds.

In the event that the highest bid received at the auction sale is not acceptable, seller(s) agree to grant the auctioneers the sole, exclusive and irrevocable right to negotiate a private sale for the maximum selling price that is determined acceptable to seller(s). The right to sell a private sale will expire Aug 31, 2021. During the term of this agreement and any extension thereof, seller(s) grant the auctioneers the sole and exclusive authorization and right to sell.

Seller(s) agree to pay auctioneers' said commission if a sale is obtained by auctioneers and the auctioneers are prevented in closing the sale by existing liens, judgments, or suits pending against the property or the owners hereof, or if auctioneers are prevented in closing the sale by unwillingness of seller to close same after having agreed in writing to such sale.

In case of the forfeiture by a prospective purchaser of any earnest money payment upon the above described property, said earnest money shall be divided equally between the parties herein. In portion one-half to the owner and one-half to the auctioneers except the auctioneers' portion shall not exceed the regular commission due. All commission or buyer's fees percentages are computed on the accepted sale price of the property.

Auctioneers agree to use their best efforts to obtain the highest bid for said property at the auction sale and to endeavor to have the high bidder submit a written offer in the form of a deposit receipt conforming to the high bid. It is expressly agreed and understood however, the auctioneers do not guarantee performance by the high bidder and therefore shall not be responsible if, for any reason, the high bidder shall refuse to submit a written offer conforming to the bidding at the auction sale, nor shall brokers be responsible if the high bidder should fail to perform his agreement to purchase or to comply with an offer instructed that may thereafter be executed. Auctioneers will pay a participation fee to any licensed real estate broker, if any.

Seller(s) agree that auctioneers or their agents have made no representations, other than that specifically made herein, and that seller(s) have received a copy of this agreement.