

**AMENDMENT TO RESIDENTIAL PURCHASE AGREEMENT
AND REMOVAL OF INSPECTION CONTINGENCIES**

This is an Amendment to the Residential Purchase Agreement dated:
APRIL 24, 2017 for the purchase and sale of the property known as:
(Street Address) 201 LOMB FELLOW STREET
(City) ELYRIA Ohio, (Zip Code) 44035
between SCIOTO PROPERTIES SP-16 LLC (Buyer)
and OHIO EQUITY LLC (Seller).

The following changes and/or additions are hereby mutually agreed upon by the Buyer(s) and Seller(s):

FINANCING: Buyer(s) loan commitment to be obtained on or about:
0 (date)
CLOSING: Funds and Documents to be placed in escrow on or before:
0 (date) and title shall be transferred on or
about 0
POSSESSION: Seller(s) shall deliver possession to Buyer(s) on
0 (date) AM PM provided the
title has transferred.

INSPECTION CONTINGENCIES:

- | | | |
|--------------------------------|----------------------------------|--|
| 1. General Home Inspection | <input type="checkbox"/> Removed | <input checked="" type="checkbox"/> Removed subject to conditions listed below |
| 2. Septic System Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 3. Water Potability Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 4. Well Flow Rate | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 5. Radon | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 6. Pest/Wood Destroying Insect | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 7. Lead Based Paint Inspection | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 8. Mold | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 9. Other _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |
| 10. _____ | <input type="checkbox"/> Removed | <input type="checkbox"/> Removed subject to conditions listed below |

CONDITIONS: PLEASE SEE ATTACHED ADDENDUM #1
AND ACCOMPANYING INSPECTION REPORT.
All repairs per Addendum #1 are at the responsibility of the Seller.

ALL OTHER TERMS AND CONDITIONS OF THE RESIDENTIAL PURCHASE AGREEMENT TO REMAIN IN FULL FORCE AND EFFECT.

| | | | |
|---|----------------|--|------------------|
|  | <u>5/12/17</u> |  | <u>5/17/2017</u> |
| BUYER | DATE | SELLER | DATE |
| | | | |
| BUYER | DATE | SELLER | DATE |



SCHMIDT FAMILY OF COMPANIES

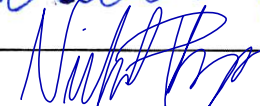
30400 DETROIT ROAD, STE 100
WESTLAKE, OH 44145
BUS. (440) 892-7040

ADDENDUM #1

RE: 201 Longfellow Street, Elyria Ohio 44035 Residential Purchase Agreement Dated April 24, 2017 between Buyer: Scioto Properties SP-16 LLC, and Seller: Ohio Equity & LLC.

Removal of Contingencies Conditions, per the Amendment to Residential Purchase Agreement and Removal of Inspection Contingencies, Itemized:

- 1) Repair garage roof decking – deflections noted on page 21 of inspection report
- 2) Replace faulty garage GFCI
- 3) Kitchen faucet repairs – faucet is loose and leak was noted under sink at supply line.
- 4) Licensed plumber to repair shower valve leak (behind wall at valve access)
- 5) Replace AC unit – it runs; but is not cooling
- 6) Repair siding damage at building corners (see picture on page 15 and 17 of inspection report)
- 7) Repair or replace rotten studs in garage

Buyer: 
 Seller: 

Date: 5/12/17 **Nanette C. Neidhardt, Esq.**
VP of Operations & Legal Services

May 16, 2017