

## Realty Trust AMENDMENT TO PURCHASE AGREEMENT AND REMOVAL OF CONCURRENCY/CONTINGENCIES

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3	3 _11702 Saywell Cleveland Ohio 44108	
4	between Sean Terrill and Sylvia Chan (BUYE	R)
5	s and Ben Holding LLC (SELLE	ER).
6	The following changes and/or additions are hereby mutually agreed upon by the BUYER(S)	
7	and the SELLER(S):	
8	FINANCING: BUYER(S) loan commitment to be obtained on or about	
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10	and title shall be transferred on or about at a later date per let	
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19	INSPECTION CONTINGENCIES:	
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27	27 to March 7, 2023. Owner agrees ☐ Removed ☐ Removed subject to conditions listed below	V.
28	28 to owner financed terms below.   Removed  Removed subject to conditions listed below	V.
29	29 7. Pest/Wood Destroying Insect $\square$ Removed $\square$ Removed subject to conditions listed below	V.
30	80 8. Lead Based Paint Inspection $\square$ Removed $\square$ Removed subject to conditions listed below	
31	CONDITIONS: Buyer to put \$10K down and seller to do proportions with title company for rents,	
32	security deposits, taxes, water and sewer bill. Buyer to pay 30 year mortgage payment of \$750 per mo	nth until titl
33	clear then balance on original purchase prices minus payments completed.	
34	Buyer to take over management of property, utilities, taxes, rent collection, management and etc.	
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36	36 FULL FORCE AND EFFECT.	
37	37 Sean Terrill Sylvia Chan 03/01/2023 Sylvia Chan	
38	Authentisksn	DATE
39	Benjamin Kiryati 03/02/2023	
40		DATE