

Coronavirus (COVID-19): Commercial Addendum

1 This Addendum is made part of the Offer to Purchase dated _____, made by _____
2 _____ (Buyer), with respect to the Property at _____
3 _____.

4 The Parties acknowledge this Offer occurs during a time when the spread of the coronavirus (COVID-19) may cause
5 delays or render it impossible for one or more Parties to perform their contractual obligations in a timely manner.

6 Extension of dates and Deadlines. The Parties shall be entitled to an equitable extension of any date or
7 Deadline in the Offer, regardless of whether time is of the Essence+applies to such date or Deadline, for any delay
8 in performance that is: (i) caused by the coronavirus (COVID-19) pandemic, and (ii) beyond the control of the delayed
9 Party so long as the delayed Party provides written notice to the other Party/Parties prior to expiration of the date or
10 Deadline. The delayed Party's notice shall specify the cause related to the coronavirus (COVID-19) pandemic for the
11 delay and shall set forth a reasonable new date or Deadline to complete performance. If the date or Deadline is
12 extended beyond the date of Closing, then the date of Closing shall also be extended to allow for performance by the
13 delayed Party.

14 Limitations on extensions. If a Party is entitled to an equitable extension of any date or Deadline under lines 6
15 - 13, the delayed Party may not extend the date or Deadline more than _____ days (60+if left blank) from the
16 date or Deadline.

17 Inability to Perform. If a Party is unable to perform any of its obligations under the Offer due to reason(s) that
18 are (i) caused by the coronavirus (COVID-19) pandemic, and (ii) beyond the control of the Party, the Party unable to
19 perform may terminate the Offer so long as the Party provides written notice to the other Party/Parties prior to
20 expiration of the applicable date or Deadline for the obligation. The Party's notice shall specify the cause related to
21 the coronavirus (COVID-19) pandemic for its inability to perform its obligation(s). If the Offer is terminated pursuant to
22 this paragraph, then the Earnest Money shall be returned to the Buyer.

23 ■ **READING:** By initialing and dating below, each Party acknowledges they have received and read a copy of this
24 Addendum.

25 (X) _____ (X) _____
26 (Buyer(s) Initials) (Date) (Buyer(s) Initials) (Date)

27 (X) _____ (X) _____
28 (Buyer(s) Initials) (Date) (Buyer(s) Initials) (Date)

29 (X) _____ (X) _____
30 (Seller(s) Initials) (Date) (Seller(s) Initials) (Date)

31 (X) _____ (X) _____
32 (Seller(s) Initials) (Date) (Seller(s) Initials) (Date)