



ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: [X] Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [] Other

dated November 1, 2016, on property known as 739 N. Sycamore Avenue, Rialto, CA 92376 Rialto, CA 92376

in which Starlite Mgmt - IX, LP is referred to as ("Buyer/Tenant") and Kitty Ann Williams, Trustee is referred to as ("Seller/Landlord").

(1) In the event that all items have not been removed from the rear garage by December 31, 2016. Buyer agrees to hold Kitty Ann Williams and The Sheppard Revocable Living Trust dated January 4, 1995, harmless from any action to recover possession and/or from any action seeking money damages relating in any way to items not being removed from rear garage by December 31, 2016. Buyer is advised that items in the rear garage and in the adjoining alley are the property of, or under the control of Patrick T. Sheppard who resides at 719 N. Millard Ave., Rialto, CA 92376.

(2) After December 31, 2016, rent for rear garage shall be fair market rental value.

(3) Paragraph 3I of the RPA-CA is deleted. Buyer has no appraisal contingency.

(4) Paragraph 7B(1) of the RPA-CA, Buyer box to be checked and Seller box to be unchecked.

*****End of Addendum*****

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date 11/21/16

Date

Buyer/Tenant Samuel S. Nijja

Seller/Landlord X

Starlite Mgmt - IX, LP

Kitty Ann Williams, Trustee

Buyer/Tenant

Seller/Landlord X

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Reviewed by Date

