



## **ADDENDUM TO SALES CONTRACT**

**Address: 6644 Thunder Bay Trail Riverside , CA 92509**

**File #: 160013**

Contingent upon Capital Relocation Services, LLC (CapRelo) purchasing the subject property described herein and currently owned by homeowner(s) represented by a fully executed Capital Relocation Services Contract of Sale from the above-named Seller(s).

### **Force Majeure Event.**

The performance of this Agreement is subject to termination and/or extension upon the occurrence of an Excused Event, as further defined below. As used herein, an "Excused Event" shall mean any Acts of God, declared state of emergency or public health emergency, pandemic (specifically including COVID-19), government mandated quarantines and isolations, war, acts of terrorism, organized labor activities, natural disasters, and/or government mandated orders for civil or military authorities any or all of which would either hinder the Seller's performance under this Agreement and/or make such performance impractical and/or impossible. If an Excused Event occurs to the Seller, then the Seller shall provide notice to the Buyer of such Excused Event as soon as practical and the Seller shall have the option of, in Seller's sole and exclusive discretion:

- A. Delaying Seller's performance and obligations hereunder, including but not limited to, delaying the closing date, and notifying the Buyer of the anticipated additional time needed in order to perform Seller's obligations pursuant to this Agreement; or
- B. Terminating this Agreement. In the event of termination, the Seller's only obligation shall be to return the deposit funds to the Buyer.

In the event the Seller chooses to extend this Agreement pursuant to section A, above, and if the continuation of the Excused Event would make Seller's performance impractical and/or impossible, the Seller, in its sole and exclusive discretion, may then elect to terminate this Agreement.

In the event Seller terminates this Agreement, the Buyer's sole and exclusive remedy shall be a return of the earnest money or Buyer's deposit and the Seller shall be released from any and all liability that may arise under this Agreement.

Contingent upon the Buyer(s) signing Capital Relocation Services Rider. Rider will be attached to and made part of this Agreement upon signature of Buyer(s).

At Closing, title to the Property may be delivered by a deed from Seller(s) or from Associated Attorney Title and Closing Company, P.C. (AATC) or an affiliated entity of Associated Attorney Title and Closing Company, P.C. or its affiliated entity is acting as agent for Seller(s). AATC or



its affiliated entity has no direct or indirect liability for the covenants, obligations or undertakings of Seller(s) under this contract.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Capital Relocation Services, LLC (CapRelo):**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_