CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR [X] 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 April 29, 2026, on property known as 973 Orange Ave Beaumont, CA 92223 ("Property/Premises"),
in which _____ is referred to as ("Buyer/Tenant")
and Ralph Santa Maria is referred to as ("Seller/Landlord").
Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

After the sales transaction of property listed above Tenant Ralph Santa Maria plus one additional person to rent studio on property for the maximum of ~~4 years~~ for $1000 per month (never to increase monthly rate), tenant Ralph Santa Maria also to rent and occupy the ~~South~~ side of half of the 30x40 RV garage to be included at no extra costs.

Rental agreement to be prepared and approved prior to close of escrow, by all parties.

The property shall be delivered vacant except the studio, and the ~~south~~ half of the garage that Ralph Santa Maria will rent from new potential buyers.

$ 1000.- p/month including all utilities (electric, gas, water)

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

Buyer/Tenant Ra Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord Ralph Santa Maria Date 4/28/2026

Ralph Santa Maria

Seller/Landlord _____ Date _____

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

EQUAL HOUSING OPPORTUNITY