

COVID-19 RELOCATION ADDENDUM

This Addendum ("Addendum") is incorporated into that certain Purchase Agreement ("Agreement") by and between **TRC Global Mobility, Inc.** and Buyer (collectively "the Parties") for the property (the "Property") commonly known as: 1909 Huntington Lane, Redondo Beach, CA 90278

The Parties recognize that government actions, mandated as a result of COVID-19, may impact real estate transactions due to travel restrictions, isolation/quarantine requirements and closure of offices/businesses. As these circumstances arise, and potentially impact the duties of the Parties under the Agreement, the Parties agree as follows:

- (a) Use reasonable efforts to limit access to the Property to only those individuals necessary to perform essential tasks required to facilitate the transaction.
- (b) Prohibit access to the property for anyone (homeowner excluded) known to have symptoms of COVID-19, tested positive for COVID-19, or has come in contact with someone infected (or suspected) to be infected with COVID-19.
- (c) Instruct anyone who will be given access to the Property to perform essential tasks required to facilitate the transaction (i.e. inspectors, agents, appraisers, contractors, etc.) to follow Centers for Disease Control and Prevention guidelines in preventing the spread of COVID-19. See www.cdc.gov for additional information.
- (d) Provide reasonable notice to the Parties of anyone with prior access to the Property that a person has tested positive for COVID-19 and/or has come in contact with someone infected (or suspected) to be infected with COVID-19.
- (e) Where COVID-19 regulations or guidelines interfere with a Party's ability to meet contractual obligations, exercise good faith effort to use alternative methods to meet said contractual obligations and effectuate closing, including but not limited to electronic signing, virtual closing, execution of Power of Attorney, virtual notarization, etc.
- (f) In the event that either Party cannot meet deadlines set forth in the Agreement as a result of a failure to perform that is directly attributable to the impact of COVID-19, the Party shall provide immediate written notice to the other Party and in any such event, deadlines in the Agreement that have not yet expired shall be extended by 10 business days. Any costs associated with said extension shall be borne by the Party requesting said extension.
- (g) In the event the closing date must be extended as a result of COVID-19, the Parties agree it will be extended to a mutually agreeable date not longer than thirty (30) days from the original closing date.
- (h) In the event closing entity encounters a delay in finalizing a closing where both Parties have otherwise performed, but documents cannot be timely filed or recorded as a result of government closure, as a result of COVID-19, the Parties will be deemed to have closed and will satisfy closing entity's requirements as it relates to delayed document recording and insurability.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE AGREEMENT THIS ADDENDUM SHALL CONTROL.

Buyer Signature

Selling Broker/Agent Signature (on behalf of Buyer)

Buyer Signature

TRC Global Mobility, Inc.

Listing Agent Signature (on behalf of Seller)