Waiver of Liability, Assumption of Risk, and Indemnity Agreement

Waiver of Liability:

In consideration of being permitted to enter the premises located at 19627 Castlebar Drive, Rowland Heights, CA 91748 to inspect and examine the subject real property for any lawful purposes, I, Ruolei Zhang, for myself, my heirs, my personal representatives or assigns, do hereby release, waive, discharge, and covenant not to bring any claim against or sue Ruolei Zhang and their agents, employees, or successor in interests, for personal injury, accidents or illnesses (including death), and property loss arising from, but not limited to, the entering, inspection, and examination of the subject real property.

Assumption of Risks:

Releasor is aware that the subject real property is under construction and the entry, inspection, and examination of the property carries with it certain inherent risks that cannot be eliminated regardless of the care taken to avoid injuries. The specific risks vary from one activity to another, but the risks range from 1) minor injuries such as scratches, bruises, and sprains 2) major injuries such as eye injury or loss of sight, joint or back injuries, heart attacks, and concussions to 3) catastrophic injuries including paralysis and death. I have read the previous paragraphs and I know, understand, and appreciate these and other risks that are inherent. I hereby assert that my participation in the entry, inspection, and examination of the subject real property is voluntary and that I knowingly assume all such risks.

Indemnification and Hold Harmless:

I also agree to INDEMNIFY AND HOLD \_\_\_\_\_\_\_Juan Zhang, Ruolei Zhang\_\_\_\_\_\_\_\_\_HARMLESS from any and all claims, actions, suits, procedures, costs, expenses, damages and liabilities, including attorney’s fees brought as a result of my involvement in the entry, inspection, and examination of the subject real property. I agree to reimburse them for any such expenses incurred.

Severability:

The undersigned further expressly agrees that the foregoing waiver and assumption of risks agreement is intended to be as broad and inclusive as is permitted by the law of the State of California and that if any portion thereof is held invalid, it is agreed that the balance shall remain valid and enforceable to the extent permitted under the law.

Dated:\_\_\_\_\_\_\_\_\_\_\_\_ Signed by Releasor: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_