

HOLD HARMLESS, RELEASE, AND INDEMNITY AGREEMENT

1. _____ ("INTERESTED PERSON"), for business reasons or as a prospective purchaser, desires to enter the property located at 3367 Crownview Dr, Rancho Palos Verdes, California ("SUBJECT PROPERTY"), which is owned by ALBERT A & KATHY KELLER TRUST("SELLER"). BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES, its owners, officers, directors, employees, broker and agents, including but not limited to Deanna Kaiser-Serpa ("BERKSHIRE"), is the real estate broker representing SELLER.

2. **BERKSHIRE HAS ADVISED INTERESTED PERSON THAT THE HILL AROUND AND BEHIND THE HOME IS STEEP AND MAY BE DANGEROUS TO SOME PEOPLE. IN ADDITION, ACCESSING AND ENTERING INTO THE TREEHOUSE MAY BE DANGEROUS FOR SOME PEOPLE. THESE HAZARDS MAY CAUSE BODILY INJURY, OR EVEN DEATH TO INTERESTED PERSON. IT IS HIGHLY RECOMMENDED THAT INTERESTED PERSON REFRAIN FROM WALKING DOWN THE HILL AND REFRAIN FROM ACCESSING OR ENTERING THE TREEHOUSE, OR USE EXTREME CAUTION AND CARE IN ENTERING AND MOVING ABOUT THESE AREAS OF SUBJECT PROPERTY. INTERESTED PERSON FULLY ASSUMES THE DANGERS AND RISKS OF MOVING ABOUT SUBJECT PROPERTY, AND VOLUNTARILY SIGNS THIS HOLD HARMLESS, RELEASE, AND INDEMNITY AGREEMENT.**

3. For good and valuable consideration received by INTERESTED PERSON, including, but not limited to allowing INTERESTED PERSON entry upon SUBJECT PROPERTY, INTERESTED PERSON hereby releases, holds harmless, and indemnifies SELLER, BERKSHIRE and any other brokers and agents accompanying or referring INTERESTED PERSON, from any and all bodily injuries or death which INTERESTED PERSON may sustain or incur upon SUBJECT PROPERTY or arising out of INTERESTED PERSON'S visit to SUBJECT PROPERTY.

It is further understood and agreed that all rights under Section 1542 of the Civil Code of California are hereby expressly waived by INTERESTED PERSON in favor of SELLER and KW with respect to any claims related to any such injuries or death. Said section reads as follows:

"1542. A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, AND THAT IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY."

INTERESTED PERSON:

Dated: _____

