

ADDENDUM NO. 2
TO
REAL ESTATE PURCHASE CONTRACT

THIS IS AN [] ADDENDUM [X] COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 01/08/2025, including all prior addenda and counteroffers, between Ryan Allen Laws as Buyer, and Megha Kundra, Jeff Sherden as Seller, regarding the Property located at 704 W 12290 S, Draper, UT 84020. The following terms are hereby incorporated as part of the REPC:

Section 1.3 Excluded Items - Buyer and Seller agree that the following items are excluded from the sale and will not transfer with the sale of the property: Washer, Dryer, Refrigerators, TV mounts, Televisions

Section 2.1 Purchase Price to be \$517,000

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. [] Seller [X] Buyer shall have until 10 AM [] PM Mountain Time on 01/10/2025 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

Jeff Sherden 01/08/2025
[] Buyer [X] Seller Signature (Date) (Time)

Megha Kundra 01/08/2025
[] Buyer [X] Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

[X] ACCEPTANCE: [] Seller [X] Buyer hereby accepts the terms of this ADDENDUM.

[] COUNTEROFFER: [] Seller [] Buyer presents as a counteroffer the terms of attached ADDENDUM NO. _____.

Ryan Allen Laws 01/09/2025
(Signature) (Date) (Time) (Signature) (Date) (Time)

[] REJECTION: [] Seller [] Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE JANUARY 1, 2020. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.