

However, the details of that guarantee are included in the main contract we have been discussing, the "**Pleasant Valley Property, LLC Agreement.pdf**".

The specific provision is in **Section 7.06 (a)** of that agreement. It states that in the event of a sale, the Company's obligation to pay the mortgage "shall be personally guaranteed by the owner of PVLIGP, LLC..."

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "Agreement") is dated January 17, 2024 (the "Effective Date"), and is by and between Pleasant Valley Property, LLC, a Delaware limited liability company ("Purchaser") and James A. Engandela and Sandra L. Engandela (collectively "Seller").

Two Hundred and Twenty Thousand and 00/000 (\$220,000.00) in the form of monthly reimbursement of the payment obligations of Seller related to the of the Mortgage Loans on the Property, with additional backing in the form of a Personal Guarantee by Scott Deetz; provided, however that Seller shall not make any additional draws or incur any additional obligations under the Mortgage Loans and Purchaser's obligations under the Mortgage Loans shall not exceed a total amount of \$220,000.00. Seller shall remain obligated to pay any additional amounts in order to pay the Mortgage Loans in full in accordance with the terms of the Mortgage Loans. This subsection shall survive the Closing.