Docusign Envelope ID: FA288874-7657-8719-81D1-36D1FECE3012
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Property: 12923 Falls Road
Cockeysville, MD 21030

ACCESS AND INDEMNITY AGREEMENT

THIS ACCESS AND INDEMNITY AGREEMENT (this "Agreement") is made as of _____, 2026 by the undersigned Buyer(s) (jointly and severally, "Buyer") for the benefit of the undersigned Seller, Krauss Real Property Brokerage and their respective members, managers, brokers, associates, agents, employees, affiliates, personal representatives, heirs and assigns (the "Indemnified Parties").

WHEREAS, Elizabeth Atwood of Krauss Real Property Brokerage ("Seller's Agent") has disclosed to Buyer that (a) existing structures on the Property may be unsafe and/or unfit for habitation and (b) the Property may contain hazardous and potentially dangerous substances and/or conditions, including without limitation mold, fungus, animals, volatile compounds, and hazardous materials. Seller's Agent also has disclosed to Buyer that there may be latent defects present of which neither Seller nor Seller's Agent has any knowledge. With the foregoing disclosures and understandings, Buyer desires to enter onto the Property to consider making an offer to purchase the same.

NOW, THEREFORE, in consideration of the foregoing recital, which is incorporated herein by this reference, the opportunity to enter onto the Property and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned covenant and agree as follows:

1. Buyer knowingly, willfully and voluntarily assumes the risk of entering onto the Property and of any conditions which may exist or be encountered in connection with any entry onto the Property by Buyer, Buyer's agents, employees, contractors, subcontractors, consultants, invitees, and/or licensees (the "Buyer Parties"). Buyer, on behalf of Buyer and the Buyer Parties, also releases and waives any claims, actions and causes of action against the Indemnified Parties which arise from or relate to any entry onto the Property by Buyer or the Buyer Parties and any injuries, damages or losses that may result in connection therewith.
2. Buyer covenants and agrees to indemnify, defend and hold harmless the Indemnified Parties from and against any and all damages, mechanics' liens, materialmen's liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, damages, costs and expenses (including reasonable attorneys' fees and court costs) arising from or relating to any entry onto the Property by Buyer and/or the Buyer Parties and any breach of this Agreement.
3. This Agreement is binding on and inures to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns.
4. This Agreement is the entire agreement between the parties concerning the subject matter hereof, and no modification hereof shall be binding unless in writing and signed by the parties. The parties specifically agree that no representations or inducements other than the consideration recited herein have been made in connection with this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

Buyer:

_____
Printed: _____

_____
Printed: _____

Seller:

10/28/2026 | Shaaria L. Roles, Trustee 10/28/2026
Printed: The Rollin' Wit Da Roles Living Trust
Dated January 3, 2024

Krauss Real Property Brokerage

By: Jonathan Schmitt, Broker 10/28/2026
Name: Jonathan Schmitt
Title: Broker