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MONTANA UNIT OWNERSHIP ACT DISCLOSURE ADDENDUM

To be signed prior to entering into any Buy-Sell Agreement for the sale of a Condominium

Date: 09/10/2026

In reference to the real property commonly known as 596 Janet Street Helena MT 59601 and in accordance with the Montana Unit Ownership Act:

A majority of the units may be owned by one person, corporation or other legal entity. Any bylaws and administrative regulations governing the operation of the development and the association, as adopted by the association, may have been adopted by the Seller or other person acting as a majority of the unit owners and any change in the bylaws or administrative regulations occurring while the Seller or other person constitutes a majority of the unit owners may be made only with the approval of the Seller or other person constituting a majority of unit owners.

Any Buy-Sell Agreement is not effective until 72 hours after a buyer has received a copy of the Montana Unit Ownership Act, the bylaws of the association, and any administrative regulations governing the operation of the project or the association. During said 72 hours, a buyer may withdraw any offer without penalty.

Steven Heinitz 09/11/2026

Seller's Signature Steven Heinitz Date

Seller's Signature Date

The undersigned acknowledge(s) that he/she/they/it received a copy of the Montana Unit Ownership Act, the bylaws of the association, and any administrative regulations governing the operation of the project or the association on _____ at _____ ☐ a.m. ☐ p.m. (Mountain Time). If the undersigned enter(s) into a Buy-Sell Agreement then this Montana Unit Ownership Act Disclosure Addendum shall become an integral part of said Buy-Sell Agreement.

Buyer's Signature Date

Buyer's Signature Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.

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