

Seller's Addendum For Photography Release Addendum #1

Date: 10/8/2025

This Addendum Shall be a part of the Real Estate Purchase Agreement

Dated: _____, for the Property Located at or Identified as:

(Address) 3609 Fairfax Court Augusta GA 30906

Between: Buyer(s) _____ **and**

Seller(s) Darin S Puhl, Authorized Agent for Duke Partners II, LLC

In the event any provisions of this Amendment are in conflict with the terms of the Purchase & Sale Agreement in whole or in part, the terms of this Addendum will control:

Buyer, at this moment, acknowledges and agrees that all photographs, negatives, prints, video recordings, images, schematics, floor plans, and drawings of the subject property in this agreement (“Authorized Materials”) are exclusively owned and retained by Seller. Buyer acknowledges and agrees that Seller may use Authorized Materials for any promotional or commercial purpose, including the publication of Authorized Materials in advertisements, magazines, newspapers, websites, billboards, and any other publication, without Buyer’s permission and any compensation or remuneration to Buyer.

Buyer hereby releases, acquits, and forever discharges Seller and each of Seller’s owners, employees, brokers, agents, attorneys, and representatives from any and all demands, claims, actions, suits, causes of action, complaints, liabilities, costs, and damages of any nature whatsoever, arising from the use and publication of Authorized Materials.

Buyer

Buyer

Signed by:
Darin S Puhl, Authorized Agent for Duke Partners II, LLC
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Seller

Selling Broker _____ **Listing Broker** Lee Nicholson
152726BA86D7444...

SPECIAL STIPULATIONS



2022 Printing

These Special Stipulations are part of the 3609 Fairfax Court Purchase & Sale

Agreement dated _____.

[NOTE: The language set forth in this special stipulation(s) is furnished by the parties and is particular to this transaction.]

1. One or more of the ultimate owners of the seller is a licensed real estate professional in California.
2. Any deadlines expiring on weekends or Fed Holidays will automatically extend to 11:59pm the following business day.

Buyer's/Tenant's Initials: _____

Seller's/Landlord's Initials: ^{Initial} DSP

Buyer's/Tenant's Broker's Initials: _____
(or Broker's Affiliated Licensee)

Seller's/Landlord's Broker's Initials: ^{DS} LN
(or Broker's Affiliated Licensee)