REAL ESTATE PURCHASE CONTRACT

1. Description: I, or We, hereafter referred to as BUYER, hereby agree to purchase the property known as 8000 & 8002 Dobson Lane, Louisville, Kentucky 40291, Jefferson County being in size 41.067 acres per deed more or less, being the same property recorded in Deed Book 5854 Page 193, in the Office of the County Clerk of Jefferson County, Kentucky, and further described for tax purposes as Property ID Number 22-0057-0079-0000 & 22-0057-0049-0000.

3. Closing: Closings shall occur on or before August 24, 2018 at a time mutually convenient to and agreeable between BUYER and SELLER. BUYER and SELLER shall each pay their respective closing costs as is common and customary to Jefferson County, KY legal practices.

4. Possession: Seller shall transfer possession of the property to Buyer at closing upon transfer of title.

5. Real Estate Taxes: All real estate taxes currently due and payable in the calendar/fiscal year of closing shall be prorated between the BUYER and SELLER as of the date of closing.

6. Deed: An unencumbered marketable title to said property to be conveyed by General Warranty deed with the usual convenants such as any title company will insure, except easements of record, restrictive convenants of record as to the use and improvements of said property, and except applicable regulations imposed by the county and city planning and zoning commission.

7. "As Is" Condition: Property is being sold subject to confirmation of seller and purchased in "as-is" condition, "with-all-faults", with no guarantees or warranties of any kind as to condition, fitness, use, or future use of the property and with all defects, apparent, non-apparent and latent. All information, including square footage, and documents provided in advertising and otherwise are believed correct, but are not guaranteed.

8. Waiver of Inspections: Both BUYER and SELLER agree to waive all inspections including, but not limited to, home, termite, and radon.

9. Default: Time is of the essence and this is an irrevocable offer to purchase with no contingencies. In the event the BUYER fails to perform according to the terms of this contract, the \$50,000.00 down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of SELLER'S further remedies. Any legal expense incurred to enforce BUYER'S compliance and performance of this contract shall be the responsibility of the BUYER. Thomason & Sohm Realty & Auction Company & Lynch Auction & Appraisal Service are the agent of the SELLER.

10. Down Payment: As evidence of good faith binding this contract, a down payment of fifty thousand dollars (\$50,000.00) is made herewith to be applied on the purchase price upon passing of deed. The down payment shall be paid to Lynch Auction & Appraisal Service, 1903 Hurstbourne Circle, Louisville, KY 40220 by 4:00 p.m. EDT on June 26th, 2018 by official bank check, good personal or business check or wire transfer and placed in Lynch Auction & Appraisal Service's escrow account until closing or forfeited due to BUYER'S failure to close.

11. Selling Commission: SELLER is to pay an auction selling commission as per the Auction Listing Contract.

12. Risk of Loss: All risk of loss with respect to the property shall remain with the SELLER until the closing and delivery of deed to BUYER. In addition, the BUYER also has an insurable interest in the property from the date of this contract and the BUYER is hereby notified that insurance should be placed upon the property immediately to protect that interest.

13. Other Provisions: 1) Attached lighting fixtures, window treatments and any other personal property present on the day of closing shall remain with the real estate.

14. Entire Agreement: I or we, as BUYER(S) have read the entire contents of this contract and attest that we are not relying on verbal statements not contained herein. We further certify that we have examined the property described above and that we are acquainted with its condition and accept it as such. We acknowledge receipt of a copy of this contract.

BUYER	DATE TIME	BUYER	DATE TIME
The above offer is hereb Seller acknowledges red	by accepted on this 26 th day of ceint of this contract	June 2018, at	AM/ PM.

Buyer(s) Name Printed