

MOLD DISCLOSURE/WAIVER AGREEMENT

Preview visit of certain real property located at: 605 Skyline Highway, Galax, VA 24333; Tax Map 78-A-212C; GRAYSON COUNTY, VA (the "Property").

Mold is a type of fungus that occurs naturally in the environment and is necessary for the natural decomposition of plant and other organic material. ***MOLD HAS BEEN DETECTED ON THE PROPERTY AND IN THE PROPERTY STRUCTURE.*** Certain strains of mold have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune systems may risk infections.

DISCLAIMER AND WAIVER

Carter Bank & Trust, Rodgers Realty & Auction Co., Inc. or any of their respective shareholders, officers, directors, trustees, partners, principals, members, employees, agents, affiliates, representatives, consultants, accountants, contractors, and attorneys or other advisors, and any successors or assigns of the foregoing (the "Indemnified Parties"), shall not be responsible for any damages caused by mold, or by some other agent, including but not limited to, property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects or any other effects. The undersigned hereby acknowledges the presence of mold at and in the Property and fully and forever releases and discharges the Indemnified Parties from any and all claims and warranties, implied or express, of any kind or nature whatsoever, whether known or unknown, which the undersigned may have now or in the future, arising out of or in any way connected with the mold on the Property and its effects including, without limitation, damage to property or persons caused by mold or other agents. This disclaimer and waiver are given in exchange for allowing the undersigned access to the Property for inspection purposes.

Should any term or provision of this Mold Disclosure/Waiver Agreement ("Waiver Agreement") be ruled invalid or unenforceable by a court of competent jurisdiction, the remainder of this Waiver Agreement shall nonetheless stand in full force and effect.

This Mold Disclosure/Waiver Agreement is effective this ____ day of April, 2019.

Signature

Printed Name: _____