Approved by the Wisconsin Real Estate Examining Board
10-1-15 (Optional Use Date) 1-1-16 (Mandatory Use Date)

Stafford Rosenbaum LLP
WISCONSIN REALTOR®® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

WB-40 AMENDMENT TO OFFER TO PURCHASE

CAUTION: Use a WB-40 Amendment if both Parties will be agreeing to modify the terms of the Offer. Use a WB-41 Notice if a Party is giving a Notice which does not require the other Party's agreement.

Buyer and Seller agree to amend the Offer dated April 20, 2017, and accepted July 24, 2017, for the purchase and sale of real estate at 314 W. Main Street, Stoughton, Wisconsin as follows:

Closing date is changed from 4/2/2018 to on or before 6/4/2018.

Purchase price is changed from $ _____ to $ _____.

Other: Buyer acknowledges that the Offer imposes certain obligations on Buyer that continue after the Closing Date. Buyer hereby agrees that if construction of the Project, as defined in the Offer, is not completed by December 31, 2018, Buyer shall be assessed and pay to the Seller an amount equal to the difference between the actual real estate taxes assessed against the Property based on the actual total tax assessement as of January 1, 2019 and the real estate taxes that would be assessed against the Property if the Property, with improvements, were assessed at the total value of $800,000.00 as of January 1, 2019.

The financing contingency is extended to 6/4/2018

The attached ---- is/are made part of this Amendment.

ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.

This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the Party offering the Amendment on or before 5:00pm on Friday, 3/23/18 (Time is of the Essence). Delivery of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless otherwise provided in this Amendment.

NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and delivery as provided at lines 30-33.

This Amendment was drafted by Attorney Michelle Affatati on 03/20/2018
Licensee and Firm ▲ Date ▲

This Amendment was presented by _____ on _____
Licensee and Firm ▲ Date ▲

(x) 3/29/18
Buyer's Signature ▲ Date ▲
Print name ▶ Todd T. Nelson

(x) 3/21/18
Seller's Signature ▲ Date ▲
Print name ▶ Scott Truehl, Stoughton RDA

(x) _____
Buyer's Signature ▲ Date ▲
Print name ▶

(x) _____
Seller's Signature ▲ Date ▲
Print name ▶

This Amendment was rejected _____ Party Initials ▲ _____ Date ▲ _____ Party Initials ▲ _____ Date ▲