

## RE FORMS – COVID-19 Special Stipulation

Buyer and Seller acknowledge that the current outbreak of the COVID-19 virus (the “Coronavirus Emergency”) may result in a delay of the Closing. Accordingly, Buyer and Seller agree that they shall each have the right to extend the date of the Closing in accordance with and subject to the following terms:

A “Delaying Circumstance” shall exist if the circumstances surrounding the Coronavirus Emergency cause Buyer, Seller, Buyer’s Lender (if any), Closing Attorney and/or a title insurance company involved in the transaction in good faith to be unable to perform their duties and obligations in connection with the Closing. If there is a Delaying Circumstance, then Buyer and Seller shall each have the right to unilaterally extend the date of Closing by providing notice of such fact to the other party (a “Notice of Delay”), and the Closing shall be extended until such time as the Delaying Circumstance no longer exists, subject to the following condition: if the Closing is delayed pursuant to the above provisions and has not occurred within \_\_\_\_ days after the date on which it otherwise would have occurred (the “Maximum Extension Period”), then Buyer and Seller shall each have the right to unilaterally terminate this Contract by providing written notice to the other, and upon such notification the Earnest Money shall be returned to Buyer.

Buyer and Seller shall use good faith efforts to communicate with each other regarding the status of the Delaying Circumstance by providing each other with updated information as it becomes available. Upon resolution of the Delaying Circumstance, the party that sent the Notice of Delay shall send an additional notice to the other party letting them know that the Delaying Circumstance has been resolved (a “Notice of Resolution”). Unless the Contract has been otherwise terminated pursuant to the terms hereof, the Closing shall occur 7 days after the Notice of Resolution is received, provided that Buyer and Seller may mutually agree for the Closing to occur sooner. The above provisions related to the Coronavirus Emergency shall control over any conflicting provision contained elsewhere in this Contract (or in any attachment, exhibit or addendum hereto).