



EXHIBIT "B"

TO COMMERCIAL PURCHASE AND SALE AGREEMENT

Due Diligence Documents

1 Property Address: 1175 E 10Th St Cookeville TN 38501-1909
 2 Buyer: _____
 3 Seller: Tammy Fontenot

4 This EXHIBIT (hereinafter "Exhibit"), between the undersigned Seller and Buyer is entered into and is effective as of the
 5 Binding Agreement Date provided in the Commercial Purchase and Sale Agreement for the purpose of changing, deleting,
 6 supplementing or adding terms to said Commercial Purchase and Sale Agreement. In consideration of the mutual covenants
 7 herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following
 8 are the Due Diligence Documents:

9 *[Select only those items that apply to this transaction; the items not selected shall not apply to this Agreement]:*

- 10 ☒ 1. Most recent property tax assessments and tax bills.
- 11 ☐ 2. The most recent title insurance policy insuring the Property, including complete and legible copies of all documents
 12 (whether or not recorded) which are referenced therein as title exceptions.
- 13 ☐ 3. The most recent Survey, ALTA (American Land Title Association) of the Property or if such a survey is not
 14 available, the most recent survey of the Property prepared by a licensed Tennessee surveyor.
- 15 ☐ 4. All soil reports covering any of the Property.
- 16 ☐ 5. All cruise reports of existing timber on the Property.
- 17 ☐ 6. All plans and specifications for Property improvements, including without limitation, diagrams of any outdoor
 18 irrigation system.
- 19 ☐ 7. All existing leases and subleases (including concession and license agreements for use of space within the Property)
 20 and any amendments and letter agreements relating thereto, together with all correspondence to and from tenants, and
 21 a written summary of any leases currently in negotiation, specifying the tenant, premises to be leased, rents, and term
 22 and outlining all other material deal points.
- 23 ☒ 8. All current insurance policies, together with a written summary of insurance coverage and premiums by policy type.
- 24 ☐ 9. All certificates of occupancy.
- 25 ☐ 10. All contractor, vendor, manufacturer and other warranties with respect to all real property improvements, fixtures,
 26 equipment and personal property to be conveyed.
- 27 ☐ 11. All equipment leases and services and vendor contracts (including all amendments and side-letter agreements
 28 relating thereto).
- 29 ☐ 12. All environmental (hazardous substances), engineering, physical inspection, marketing and feasibility studies,
 30 assessments and reports, including any wetlands reports.
- 31 ☐ 13. A current rent roll for the Property together with monthly income and expense reports for the period of Seller's
 32 ownership of the Property (or for the previous 36 months if shorter).
- 33 ☐ 14. A written summary of all pending or threatened litigation, insurance claims and notices of legal violations, together
 34 with the pertinent notices, demands, pleadings and other documents.
- 35 ☐ 15. All reports, assessments or studies regarding actions required to bring the Property into compliance with the
 36 Americans with Disabilities Act or any similar state statute or local ordinance or code.
- 37 ☐ 16. A schedule of special assessment districts and assessment amounts, if any.

This form is copyrighted and may only be used in real estate transactions in which Samuel Lee Stout is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.



Copyright 2008 © Tennessee Association of Realtors®

Version 01/01/2023

CF502 – Exhibit "B" to Commercial Purchase and Sale Agreement (Due Diligence Documents), Page 1 of 2

- 38 ☐ 17. A schedule of impact fees paid or owing on the Property, if any.
- 39 ☐ 18. A schedule of allowances or rebates due on tenant improvements, if any, and proof of insurance from individual
- 40 tenants (including, as tenants, any space concessionaires of licensees).
- 41 ☐ 19. All maintenance records for the Property.
- 42 ☐ 20. All municipal, county, state or federal permits, licenses and authorizations affecting the use, operation and
- 43 maintenance of the Property.
- 44 ☐ 21. Other: _____
- 45 _____
- 46 ☐ 22. Other: _____
- 47 _____
- 48 ☐ 23. Other: _____
- 49 _____

50 If the Seller does not provide any of the requested information selected above, the Seller is representing, to the best of Seller's

51 knowledge, that no such documentation exists for that particular item.

52 This Exhibit is made a part of the Commercial Purchase and Sale Agreement as if quoted therein verbatim. Should the terms

53 of this Exhibit conflict with the terms of the Commercial Purchase and Sale Agreement or other documents executed prior to

54 or simultaneous to the execution of this Exhibit, the terms of this Exhibit shall control, and the conflicting terms are hereby


55 considered deleted and expressly waived by both Seller and Buyer. In all other respects, the Commercial Purchase and Sale

56 Agreement shall remain in full force and effect.

57 The party(ies) below have signed and acknowledge receipt of a copy.

58 _____	_____
59 BUYER	BUYER
60 By: _____	By: _____
61 Title: _____	Title: _____
62 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
63 Date	Date

64 The party(ies) below have signed and acknowledge receipt of a copy.

65  Tammy Fontenot	_____
66 SELLER <u>Tammy Fontenot</u>	SELLER
67 By: Tammy Fontenot	By: _____
68 Title: Owner/Seller	Title: _____
69 <u>11/28/23</u> at <u>9:55 AM</u> o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
70 Date	Date

For Information Purposes Only:

United Country Town & Country

Listing Company

Samuel Lee Stout

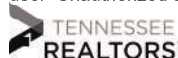
Independent Licensee

Selling Company

Independent Licensee

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

This form is copyrighted and may only be used in real estate transactions in which Samuel Lee Stout is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615- 321-1477.



Copyright 2008 © Tennessee Association of Realtors®
CF502 – Exhibit "B" to Commercial Purchase and Sale Agreement (Due Diligence Documents), Page 2 of 2

Version 01/01/2023