Authentisign ID: D5155C1B-2DD2-F111-BF5B-000D3A4FF82A

Addendum Z (Broker Disclosure and Information)

1) The scheduled gross yearly income of $82,800 may be increasing as the seller is working with potential new lease contracts. ($82,800 reflects Nuzums and 5.6.7.8. Dance.)

2) The square footage is approximate; it includes both finished and unfinished areas, including the unfinished ceiling area above Nuzums, and is calculated by a system called iGUIDE. The total square footage is approximately 67,831.91 sq.ft. for the entire building not including the two pole buildings. The main floor square footage is approximately 54,927.10 sq. ft. Please look within the listing to see the PDF floor plan and iGUIDE method of measurement. Buyers should do their due diligence if they want a more exact measurement of the square footage.

3) Not included in the sale is the movie theater equipment and the three projection screens of which 90% of it has been sold.

4) The acreage of 6.4 acres is based on the tax bill.

5) A part of the pressurized dry sprinkler system in the Nuzum/Dance Studio area has the sprinkler heads above the ceiling due to remodeling that had been done through the years. This makes makes accessing the heads for servicing and changing out difficult without removing the ceiling and may not be to code. The seller represents that each year the sprinkler system is inspected and passes inspection. (Buyers to do their own due diligence).

6) The exterior of the main building is cement block.

7) The taxes have recently been reassessed and have come down due to the building bringing in less revenue now that the grocery store is no longer renting the space.

8) There is a crawlspace chase, about 4'x4' where the refrigeration pipes once ran. It is now closed off, the pipes have been removed and the tile flooring that was removed was placed in the crawlspace area and will be staying with the property.

9) There are easements & mineral rights that pertain to this property. The documentation is attached.

10) The Seller explained that the easement agreement between Alan T. Brekke, Yvonne J. Brekke, William P Moffitt, Elizabeth A. Moffitt and Ted's and Fred's, Inc (Grantors) and McDonalds Corporation (Grantee) [Document 351987] through a verbal agreement approximately five-years ago has been ended.

11) The city of Viroqua is going through the process of amending the current TID (Tax Incentive Fincing District) boundaries to include this property. The final approvoal should be made in October of 2026.

Authentisign Daniel Kiedinger, Broker 10/27/26 Daniel Kiedinger, Broker

United Country-Oakwood Realty LLC