

FEASABILITY STUDY RELEASE AGREEMENT

In response to your request, Primis Bank (f/k/a Sonabank) (“Lender”) agrees to provide you with a copy of the feasibility study (“Study”) for the real property generally known as “Lot 4 Barnette Lane” and consisting of 18.54+/- acres of raw commercial real property located in Aberdeen, Maryland (Tax ID #02-110024)(“Property”) subject to the terms and conditions of this letter and the assumptions, limitations and exceptions set forth in the Study.

By executing this Agreement in the space provided below, the _____, _____ (“Bidder Parties”) understand and agree that: (a) the Study represents the opinion of the author and not the opinion of Lender, counsel for the Lender, substitute trustees or the auctioneer (collectively, the “Seller Parties”), (b) any reliance upon the Study or any portion thereof is solely and exclusively at your own risk, (c) the Seller Parties do not attest to the accuracy or validity of the information, completeness, assumptions, methodology, analyses or conclusions presented in the Study, (d) the Seller Parties do not attest or warrant the qualifications of the author of the Study, (e) the Seller Parties cannot be held responsible for any errors, misrepresentations, or miscalculations contained in the Study, if any, (f) the Study was prepared for the Lender and should not be relied on by you or any other person or entity, (g) the Study will remain the exclusive property of the Lender, and (h) the Bidder Parties shall not contact the author or the author’s company regarding the Study or any information contained therein. In addition to the foregoing, in the event the Bidder Parties are not the successful bidder at any auction of the Property, the Bidder Parties shall, within three (3) business days of the auction date, return all copies of the Study to the auctioneer, without retaining copies thereof.

By executing this letter in the space provided below, the Bidder Parties release the Seller Parties, their agents, employees and representatives and agree to indemnify and hold the Seller Parties harmless from any and all claims, causes of action, liabilities, attorney’s fees, expenses, court costs or obligations, of any sort or kind, which the Bidder Parties had, now have or in the future may have against the Seller Parties which arise out of or in any way relate to the Study or Seller Parties delivery thereof to the Bidder Parties.

Please sign and return this Agreement to me via electronic mail to evidence your agreement to the foregoing. Upon receipt of the signed release agreement, the Seller Parties will provide you with a copy of the Study.

Agreed to and Accepted by:

_____ (SEAL)