CONTRACT FOR SALE OF REAL ESTATE

This CONTRACT made this 19th day of November 2026 between Apostles Lutheran Church whose address is 4401 Route 42, Blackwood, NJ 08012 hereinafter referred to as the "Seller", and _____ whose address is _____hereinafter referred to as "Purchaser".

1. SALE AND PURCHASE AGREEMENT. The Seller agrees to sell and the Purchaser agrees to purchase the property described in this Contract, known as 4401 Route 42, Blackwood, NJ 08012 (the "Property").

2. PURCHASE PRICE. The purchase price for the Property is $_____

3. PROPERTY. The Property consists of land and all of the Seller's rights and privileges relating to the land thereto, appertaining, situated, lying and being in the Township of Washington in the County of Gloucester and the State of New Jersey known as Block 114, Lot 3.

4. PAYMENT OF PURCHASE PRICE. The Purchaser will pay the purchase price as follows:

   Initial non-refundable deposit equal to fifteen percent (15%) of the Purchase Price in the form of a bank cashier's check or wire transfer payable to Reliant Land Services, LLC upon signing of Contract.

   $_____

   Balance to be paid at closing of title by certified or bank cashier's check (subject to adjustment at closing), on or before Monday, December 21st, 2026.

   $_____

   Total $_____

5. DEPOSIT MONIES. All deposit monies are NON-REFUNDABLE and will be held in trust ("Trust Account") by Reliant Land Services, LLC until closing. If the deposit is invested, all earnings belong to the Seller and will not be a credit against the purchase price.

6. DISPUTE BETWEEN SELLER AND PURCHASER OVER DEPOSIT. Reliant Land Services, LLC as the Escrow Holder, is not required to resolve any dispute which might arise between the Seller and Purchaser concerning deposit payments in the Trust Account. The Escrow Holder will require the written permission of both the Seller and Purchaser to pay out the initial deposit money from the Trust Account. If the dispute is not resolved, the Escrow Holder will retain the deposit money until the Purchaser and/or Seller receive an Order from the Court regarding distribution and/or a full release of the escrow signed by both parties. Court costs and reasonable attorney's fees will be deducted if monies are deposited in Court. The parties agree to hold Reliant Land Services, LLC harmless and indemnify for any dispute over the escrow.

7. TRANSFER OF OWNERSHIP. At the closing, the Seller will transfer ownership of the property to the Purchaser. The Seller will give the Purchaser a properly executed Deed and an adequate Affidavit of Title.

8. TYPE OF DEED. A Deed is a written document used to transfer ownership of property. In this sale, the Seller agrees to provide and the Purchaser agrees to accept a Deed known as Bargain and Sale Deed with Covenants against Grantor's Acts.

9. PHYSICAL CONDITION OF THE PROPERTY. This property is being sold in "AS IS" condition. Neither the Seller, Warner Real Estate & Auction Company, Inc., nor anyone on behalf of the Seller or the Warner Real Estate & Auction Company, Inc, makes any claims or promises about the condition, zoning or uses, or value of the property included in this sale. The Purchaser has inspected the property or Purchaser waives such inspections and/or due diligence.

10. CONDITION OF TITLE - TITLE INSURANCE. The title to be transferred shall be a marketable title and insurable at regular rates by a reputable title insurance company authorized to do business in the State of New Jersey. The title shall be free and clear of all encumbrances including municipal liens and assessments and liabilities for future assessments for improvements constructed and completed; however, title shall be subject to liabilities for future assessments for municipal improvements not completed on the date of this Contract. The title shall be subject to all existing easements and restrictions of record, if any. Generally, an easement is a right of a person other than the owner of the property to use a portion of the property for a special purpose. A restriction is a recorded limitation on the use of the property. A violation of any restriction shall not be a reason for Purchaser refusing to complete settlement if the title company insures the Purchaser against actual loss at regular rates.

11. SURVEY. The Purchaser and Seller agree that any survey will be at the expense of the Purchaser. If the Purchaser does not obtain a survey and submit it to the title company within the time necessary prior to the closing date hereof, Purchaser agrees to take title subject to the survey exception set forth in the Title Report.

12. RISK OF LOSS. The Seller is responsible for any damage to the property, except for normal wear and tear, until the closing.

13. CANCELLATION OF CONTRACT. In the event that Purchaser breaches this Contract and/or fails to close, through no fault of Seller, Purchaser agrees, consents and acknowledges that Seller shall retain Purchaser's deposit, which shall be considered liquidated damages, and Seller shall be released from all obligations to convey said premises. Purchaser and Seller recognize and agree that it will be impossible to determine Seller's damages in this event, and therefore, the parties agree that this clause is reasonable. Further, Purchaser authorizes the Escrow Holder to turn the deposit over to Seller upon Purchaser's breach, and further agrees to hold the Escrow Holder harmless. Purchaser agrees that this Contract shall not be recorded.

14. ASSESSMENT FOR MUNICIPAL IMPROVEMENTS. Certain municipal improvements (such as sidewalks and sewers) may result in the municipality charging property owners to

pay for the improvements. All unpaid charges (assessments) against the property for work completed before the closing will be paid by the Seller at or before the closing. If the improvement is not completed before the closing, then only the Purchaser will be responsible. If the improvement is completed, but the amount of the charge (assessment) is not determined, the Seller will pay an estimated amount at the closing. When the amount of the charge is finally determined, the Seller will pay any deficiency to the Purchaser (if the estimate proves to have been too low), or the Purchaser will return any excess to the Seller (if the estimate proves to have been too high).

15. ADJUSTMENTS AT CLOSING. Taxes, Rents and any other municipal liens are to be apportioned as of the Closing Date.

16. BUYER LEASE BACK: Seller and Buyer agree the Buyer shall lease back the property to Seller for the monthly rental of $2,500.00 for the term of 120 days from the date of closing with a seller option of an additional 120 days. Seller shall vacate the property after the term expires. It is agreed that the sale does not include any personal property owned by Seller unless agreed to in writing and signed by both parties. The parties agree that Seller shall not be responsible for any repairs not caused by Sellers actions. Seller shall pay for utilities only during the term of the lease.

17. PARTIES LIABLE. This Contract is binding upon all parties who sign it. Neither this Contract, nor any right or rights under this Contract, shall be assigned by the Purchaser without the prior written consent of the Seller. Any assignment made in violation of these provisions shall be null and void. Purchaser represents that he/she has sufficient cash available to consummate the within transaction. In the event that the Purchaser fails to take title as required by this Contract, then the Seller shall retain all deposit monies.

18. NOTICES. All notices under this Contract must be in writing. The notices must be delivered personally or mailed by certified mail, return receipt requested, to the other party at the address written in this Contract or to that party's attorney.

19. BROKERAGE. The Seller, by this Contract, authorizes and directs the Purchaser's attorney or the Title Insurance Company, whichever is the case, to pay the broker the full brokerage fee as set forth above out of the proceeds of sale, prior to the payment of any funds to the Seller.

20. ASSIGNMENT. Neither party may assign this Contract without the other party's prior written consent.

21. GOVERNING LAW. This Contract will be governed and construed in accordance with the laws of the State of New Jersey. Venue for any dispute arising under this Contract will be held and determined in Salem County, New Jersey.

22. ATTORNEY'S FEES. If either party fails to perform any of its obligations under this Contract, or if a dispute arises concerning the meaning or interpretation of any provision of this Contract, the prevailing party shall be responsible for the other party's attorney's fees and costs incurred under this Contract, including without limitation, whether incurred at the pre-trial, trial or appeals level and including any arbitration fees.

23. COMPLETE AGREEMENT. This Contract is the entire and only agreement between the Purchaser and the Seller relating to the subject matter hereof. This Contract replaces and cancels any previous agreement between the Purchaser and the Seller. This Contract can only be changed by an agreement in writing signed by both Purchaser and Seller. The Seller states that the Seller has not made any other contract to sell the property to anyone else.

24. ATTORNEY REVIEW. While the terms and conditions herein are non-negotiable and will not be altered, this Contract has been made available for review by prospective purchasers and their legal representation prior to Auction Day and on Auction Day itself. Both parties agree that the three (3) day attorney review period does not apply to this transaction.

25. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT: By signing below the Sellers and Purchasers acknowledge they received the Consumer Information Statement on New Jersey Real Estate Relationships from the brokerage firms involved in this transaction prior to the first showing of the property.

26. DECLARATION OF LICENSEE BUSINESS RELATIONSHIP(S):

27. I, RICHARD G WARNER, AS AN AUTHORIZED REPRESENTATIVE OF WARNER REAL ESTATE & AUCTION COMPANY, INC. AM WORKING IN THIS TRANSACTION AS A SELLER'S AGENT.

28. INFORMATION SUPPLIED BY_____ (name of other firm) HAS INDICATED THAT IT IS OPERATING IN THIS TRANSACTION AS A ____ PURCHASER'S AGENT

29. MEGAN'S LAW STATEMENT: UNDER NEW JERSEY LAW, THE COUNTY PROSECUTOR DETERMINES WHETHER AND HOW TO PROVIDE NOTICE OF THE PRESENCE OF CONVICTED SEX OFFENDERS IN AN AREA. IN THEIR PROFESSIONAL CAPACITY, REAL ESTATE LICENSEES ARE NOT ENTITLED TO NOTIFICATION BY THE COUNTY PROSECUTOR UNDER MEGAN'S LAW AND ARE UNABLE TO OBTAIN SUCH INFORMATION FOR YOU. UPON CLOSING, THE COUNTY PROSECUTOR MAY BE CONTACTED FOR SUCH FURTHER INFORMATION AS MAY BE DISCLOSABLE TO YOU.

30. NOTICE ON OFF-SITE CONDITIONS: PURSUANT TO THE NEW RESIDENTIAL CONSTRUCTION OFF-SITE CONDITIONS DISCLOSURE ACT, P.L. 1995 C. . .253, THE CLERKS OF MUNICIPALITIES IN NEW JERSEY MAINTAIN LISTS OF OFF-SITE CONDITIONS WHICH MAY AFFECT THE VALUE OF RESIDENTIAL PROPERTIES IN THE VICINITY OF THE OFF-SITE CONDITION. PURCHASERS MAY EXAMINE THE LISTS AND ARE ENCOURAGED TO INDEPENDENTLY INVESTIGATE THE AREA SURROUNDING THIS PROPERTY IN ORDER TO BECOME FAMILIAR WITH ANY OFF-SITE CONDITIONS WHICH MAY AFFECT THE VALUE OF THE PROPERTY. IN CASES WHERE A PROPERTY IS LOCATED NEAR THE BORDER OF A MUNCIPALITY, PURCHASERS MAY WISH TO ALSO EXAMINE THE LIST MAINTAINED BY THE NEIGHBORING MUNICIPALITY.

31. SUPPLEMENTAL INFORMATION: Purchaser acknowledges receipt of and has reviewed the additional information about the property.

32. TIME OF THE ESSENCE. The time and each of the terms, covenants and conditions of this Contract are declared to be "of the essence" for all acts required to be done and performed by the parties.

33. Warner Real Estate & Auction Company, Inc is acting only as Auctioneer and Agents and shall no way be liable to the Purchaser or Seller for the performance or non-performance of any of the foregoing conditions of sale. As a result, the Purchaser and Seller agree to release and hold Warner Real Estate & Auction Company, Inc. harmless and shall indemnify, for any issues relating to the performance or non-performance of conditions of sale.

34. CERTIFICATE OF OCCUPANCY. In the event a certificate of occupancy is required from Washington Township for sale and/or occupancy of the property, Purchaser will obtain same at Purchaser's expense. Purchaser will be responsible for the cost of any and all repairs necessary for obtaining a certificate of occupancy from Washington Township.

35. ACKNOWLEDGMENT OF TERMS OF CONTRACT. By the signature of each party appearing below, each such party acknowledges that such party has read this Contract in its entirety and is voluntarily signing this Contract with full understanding of its terms and provisions.

36. AUTHORIZATION. Each of the individuals executing this Contract warrants and represents to the others that he, she or they have the full power and authority to enter into this Contract on behalf of the entity that such party purports to represent.

IN WITNESS THEREOF, the parties hereto have duly executed this Contract this day and year first above written.

_____	_____
Witness	Purchaser
_____	_____
Witness	Purchaser
_____	_____
Witness	Seller
_____	_____
Witness	Seller