

COMMERCIAL REAL ESTATE SALES CONTRACT

1 PARTIES: This contract ("Contract") is made between:

2 SELLER: Blue River – Kansas City Baptist Association, and BUYER: Jackson County, Missouri, and is effective as of the
3 date of acceptance on the last signature on this Contract (the "Effective Date").
4

5 2. PROPERTY: Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the real estate described in Exhibit A
6 (Legal Description) attached hereto, such to be verified by the Title Company, together with any buildings and improvements
7 thereon, and all personal property used in the operation of the buildings and improvements, including, if any, all mechanical
8 systems, fixtures and equipment, heating, ventilating and air-conditioning equipment, electrical systems and lighting, plumbing
9 equipment and fixtures, floor coverings, storm windows and doors, screens and awnings, keys, and including the following:

10
11
12 all of which is commonly known and numbered as 4001 NE Lakewood Way, in the City of Lee's Summit in Jackson County,
13 State of Missouri. Legal described as: MISSION HILLS LOT 1.

14 Jackson County, MO Parcel No. 43-540-01-23-00-0-00-000
15

16 Such real estate and other property shall be collectively referred to in this Contract as the "Property".
17

18 3. EXCEPTIONS: The Property shall be subject, however, to the Permitted Exceptions (as defined in the paragraph entitled "Title
19 Insurance"), zoning ordinances and laws and the following existing leases or tenancies: Property shall be vacant on closing
20 date.
21

22 4. PURCHASE PRICE: The Purchase Price is Nine Hundred Twenty Thousand DOLLARS (\$920,000) which Buyer
23 agrees to pay as follows:
24

25 a. Ten Thousand DOLLARS (\$10,000) at the signing of this Contract as Earnest Money, such to be deposited upon execution
26 of this Contract within (10 days if the Property is located in Missouri) or (5 days if the Property is located in Kansas), in the
27 insured trust or escrow account of Stewart Title Insurance Co ("Escrow Agent") as part of the consideration of the sale;
28

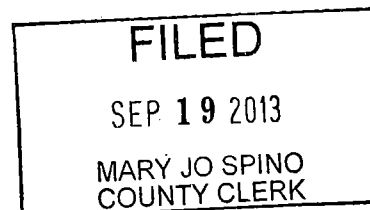
29 b. The balance to be paid in the following manner: Nine Hundred Ten Thousand DOLLARS (\$910,000), in guaranteed funds
30 or cashier's check at Closing (as defined in this Contract), adjusted at Closing for pro-rations, closing costs and other agreed
31 expenses, and [state other payment or financing terms if any]
32

33 5. CLOSING AND POSSESSION DATE(S): Subject to all the provisions of this Contract, the closing of this Contract (the
34 "Closing") shall take place at the offices of Stewart Title Insurance Company, 1220 Washington, Kansas City, MO on or before
35 the 15th day of October, 2013 or prior thereto by mutual consent, and possession shall be delivered upon closing.
36

37 6. EXISTING FINANCING: Unless otherwise provided in this Contract, Seller shall make any payments required on existing
38 mortgages or deeds of trust until Closing. If this Contract provides that the Property is being sold subject to any existing mortgage
39 or deed of trust, Buyer shall, at Closing, reimburse Seller for any principal reductions not already considered in computing
40 payments of purchase price and for any deposits held by the holder of the mortgage or deed of trust that are transferred to Buyer.
41

42 7. PRORATIONS: The rents, income and expenses from the Property, and the interest on any existing mortgages or deeds of
43 trust to which this sale is made subject, shall be prorated between Seller and Buyer as of Closing. Seller shall pay all general real
44 estate taxes levied and assessed against the Property, and all installments of special assessments for the years prior to the
45 calendar year of Closing. All such taxes and installments of special assessments becoming due and accruing during the calendar
46 year of Closing shall be prorated between Seller and Buyer on the basis of such calendar year, as of Closing. If the amount of any
47 tax or special assessment cannot be ascertained at Closing, pro-ratio shall be computed on the amount for the preceding year's
48 tax or special assessment. Buyer shall assume and pay all such taxes and installments of special assessments accruing after the
49 Closing.
50

51 8. TITLE INSURANCE: Seller shall deliver and pay for an owner's ALTA title insurance policy insuring marketable fee simple title
52 in Buyer in the amount of the Purchase Price as of the time and date of recording of Seller's Warranty Deed (the "Deed"), subject
53 only to the Permitted Exceptions defined below. Seller shall, as soon as possible and not later than TEN (10) days after the
54 Effective Date of this Contract, cause to be furnished to Buyer a current commitment to issue the title policy (Title Commitment), to
55 be issued through Stewart Title Insurance Company (the "Title Company"). Buyer shall have TEN (10) days after receipt of the
56 Title Commitment (the "Title Review Period") in which to notify Seller in writing of any objections Buyer has regarding any matters
57 shown or referred to in the Title Commitment. Any matters which are set forth in the Title Commitment and to which Buyer does not
58 object within the Review Period shall be deemed to be permitted exceptions to the status of Seller's title (the "Permitted
59 Exceptions"). With regard to items to which Buyer does object within the Review Period, Seller shall have TEN (10) days after
60 receipt of Buyer's written notice of objections to cure such objections ("Title Cure Period").
61



62 If Seller does not cure the objections by the end of the Title Cure Period or if Seller and Buyer have not agreed to extend the Title
63 Cure Period by amending this Contract, then this Contract shall automatically be terminated unless Buyer waives the objections no
64 later than TEN (10) days after the end of the Title Cure Period.

65
66 (Check one) Seller Buyer assume responsibility for paying for a survey and shall order a survey of the Property as soon as
67 possible and not later than FIVE (5) days after the Effective Date of this Contract. Unless otherwise objected to in writing by Buyer
68 or Seller within five (5) days of delivery of the survey, the survey will be accepted as being correct for the Property and there will be
69 no objections to such. Seller may provide existing survey in Seller's possession.
70

71 **9. INSPECTIONS:** Seller shall grant Buyer reasonable access to the Property for FIFTEEN (15) days after the Effective Date of
72 this Contract (the "Inspection Period") for the purpose of inspecting the physical condition of the Property. Buyer's inspection rights
73 shall include performing soil tests, environmental tests or audits, foundation and mechanical inspections and such other
74 inspections or surveys as Buyer may reasonably request. Buyer agrees to repair any damage to the Property arising from these
75 inspections and to indemnify, defend and hold Seller harmless from and against all claims, costs, demands and expenses,
76 including without limitation, reasonable attorney's fees, court costs and other legal expenses, resulting from these inspections.
77 Buyer's obligations imposed by this paragraph shall survive termination of this Contract. Buyer agrees to provide Seller with a copy
78 of any written reports resulting from such inspections within FIFTEEN (15) days of the completion of said inspections. With regard
79 to any deficiencies identified during the inspection by Buyer which Buyer requests be corrected, Seller shall have FIVE (5) days
80 (the "Cure Period") after seller's receipt of Buyer's written notice of such inspection issues to define in an Amendment to this
81 Contract how and when such deficiencies will be cured. If Seller elects not to cure the deficiencies within the time frame defined in
82 such Amendment, then this Contract shall automatically be terminated unless Buyer waives the objections no later than FIVE (5)
83 days after the end of the Cure Period. Buyer shall be deemed to be thoroughly acquainted and satisfied with the physical condition
84 of the Property, other than as set forth in the paragraph entitled "INSURANCE; MAINTENANCE; CASUALTY; CONDEMNATION;
85 CHANGE OF CONDITION" of this Contract. In addition, Buyer, or Buyer's representatives, may re-inspect the Property before
86 Closing upon reasonable notice to Seller. Buyer acknowledges that Building is being sold in "AS-IS" Condition. Buyer
87 acknowledges that Building and Property are being sold in "AS IS" Condition, without representation, and that the discounted sale
88 price reflects the associated risks assumed. Buyer is relying purely upon its own investigation and inspections.
89
90

91 **10. DUE DILIGENCE:** Buyer will have FIFTEEN (15) days after the Effective Date of this Contract to perform due diligence (the
92 "Due Diligence Period") for the purpose of exploring and obtaining approval of governmental authorities for the intended purpose of
93 the Property and any changes in zoning, if necessary. Upon presentation by Buyer to Seller of the written refusal(s) of such
94 governmental authorities to Buyer's requests for approval of such intended purposes and zoning prior to the expiration of the Due
95 Diligence Period, Buyer may deliver written notification to Seller to cancel this Contract and this Contract will be terminated. In the
96 absence of such termination notice, the inspections and Due Diligence shall be deemed to be satisfactory to Buyer.
97

98 **11. REPRESENTATIONS:** Buyer acknowledges that neither Seller nor any party on Seller's behalf has made, nor do they hereby
99 make, any representations as to the past, present or future condition, income, expenses, operation or any other matter or thing
100 affecting or relating to the Property except as expressly set forth in this Contract. Buyer agrees to assume full responsibility for
101 completing Buyer's Due Diligence in such a manner as to answer all questions necessary to make the decision to purchase the
102- Property.

103 A. To the best of Seller's knowledge, there are no assessments for public improvements against the Property which
104 remain unpaid, including, without limitation, those for construction of sewer or water lines or mains, streets, sidewalks,
105 and/or curbs, except those shown in the Title Commitment.
106

107 B. To the best of the Seller's knowledge, all improvements on the Property lie within the boundaries described in Exhibit
108 A and do not encroach on any other property or violate any setback requirements,
109

110 C. To the best of Seller's knowledge, i) the Property is in good working order and repair sufficient for the use and
111 maintenance of the Property as it is presently used and maintained except items listed herein and is not subject to any
112 latent defect or other adverse condition not capable of being observed in the course of a normal inspection; (ii) there are
113 no oil burners, incinerators, fuel-burning devices or other sources of air pollution at the Property and there is no fuel stored
114 upon the Property; (iii) the Property has been during Seller's ownership and is presently used and operated in compliance
115 in all material respects with all Applicable Laws. For purposes hereof, the term "Applicable Laws" means any statute, laws,
116 ordinances or other governmental requirements, including without limitation the Comprehensive Environmental Response,
117 Compensation, and Liability Act of 1980, as amended (42 U.S.C. Sections 9601, et. Seq.) and the Resource Conservation
118 and Recovery Act, as amended, 42 U.S.C. Section 6901, et. Seq.
119

120 D. Seller has not, to Seller's knowledge, received any written notice from any federal, state, county, municipal or other
121 governmental department, agency or authority or from any other person or entity, concerning, nor does Seller have any
122 actual knowledge of the existence of, any material petroleum product or other Hazardous Material discharge or seepage
123 from the Property. The term "Hazardous Material", as used in this Section, shall mean any chemical, waste, byproduct,
124 pollutant, contaminant, compound, product, substance or other material (i) that is hazardous or toxic or (ii) the exposure
125 to, or manufacture, possession, presence, use, generation, storage, transportation, treatment, release, emission,
126 discharge, disposal, abatement, cleanup, removal, remediation or handling of which, is prohibited, controlled or regulated
127 by any Applicable Law.

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E. Seller has not, to Seller's knowledge, received any written notice from any insurance company or inspection or rating bureau setting forth any requirements as a condition to the continuation of any insurance coverage on or with respect to the Property or the continuation thereof at premium rates existing at present which have not been remedied or satisfied.

F. To the best of Seller's knowledge, neither Seller nor the Property, is or was at any time a party to, or the subject of, or threatened by, any litigation, claim, proceeding or investigation arising from any actual, suspected, or threatened generation, storage, use, treatment, release, or disposal of Hazardous Materials on, at, in, under, or above the Property or arising from the operation of, or violation or suspected or threatened violation of, any Applicable Law including, without limitation, any Applicable Law pertaining to health, protection of the environment, natural resources, conservation, wildlife, waste management, Hazardous Materials, or pollution. To Seller's knowledge, there are no grounds, facts, circumstances or other matters which might provide a basis for any such litigation, claim, proceeding, or investigation.

G. To the best of Seller's knowledge, there are no asbestos-containing materials (except those materials used in the original construction of the Improvements on the Property). Seller is unaware of the existence of underground storage tanks, polychlorinated biphenyls, lead based paint (except those materials which may have been used in the original construction of the Improvements on the Property or radon (in excess of outdoor air levels) on the Property other than those that may be discovered by an environmental inspection at the behest of the Buyer and at Buyer's expense.

H. To the best of Seller's knowledge, Seller has not filed a notice under any environmental law disclosing the improper use, storage, disposal or release of Hazardous Materials.

I. To the best of Seller's knowledge, no services, material or work have been supplied to the Property by or at the instance of Seller for which payment has not been (or will not by Closing be) made in full.

J. To the best of Seller's knowledge, there are no occupancy rights (written or oral), leases or tenancies presently affecting the Property.

K. To the best of Seller's knowledge, the representations and warranties contained in this paragraph 11 are true and complete in all material respects and not misleading in any material respect as of the date hereof and shall be deemed to be repeated at and as of the Closing Date and shall be true and complete in all material respects and not misleading in any material respect as of the Closing Date except as revealed to Buyer in writing. As a condition to Closing, Seller will provide a certificate to Buyer that the representations and warranties contained in this paragraph 9 are true and complete in all material respects and not misleading in any material respect as of the date of Closing. Seller agrees to indemnify Buyer and hold Buyer harmless and defend Buyer from and against any and all loss, cost, claims, liabilities, damages and expenses, including, without being limited to, reasonable attorneys' fees, arising as the result of a proven (by judgment or otherwise) breach of any of the representations, warranties and covenants of this paragraph 9. Without limiting any of the rights of Buyer provided for elsewhere in this Contract, it is agreed that the obligation of Buyer to close title under this Contract is conditioned upon the material truth and completeness of all of Seller's warranties and representations and the material compliance by Seller with all of its agreements set forth in this Contract. If, on or before the Closing Date, Buyer determines that any of Seller's representations or warranties is untrue or is misleading in any material respect, or if Seller has not complied with any of Seller's other agreements, covenants or obligations contained in this Contract, Buyer may, in its sole option, elect to terminate this Contract by notice given to Seller.

12. REAL ESTATE BROKER: Seller and Buyer agree that Zimmer Real Estate Services and Campbell Commercial Realty and Keller Williams Real Estate, BROKER(S), identified in the Commercial Agency and Broker Disclosure Addendum which is a part of this Contract, is (are) the only real estate broker(s) negotiating this sale, and Seller agrees to pay a total sales commission of six (6%) percent of the Purchase Price pursuant to the agreement between Seller and BROKER(S). Zimmer Real Estate Services represents the Buyer as the selling broker, and Campbell Commercial Realty and Keller Williams Real Estate represents the Seller as the listing brokers on a corporate basis. At closing, a commission of three percent will be paid to the selling broker and a commission of three percent will be split equally between the listing brokers. Any party to this Contract through whom a claim to any broker's, finder's or other fee is made, contrary to the representations made above in this paragraph, shall indemnify, defend and hold harmless the other party to this Contract from any other loss, liability, damage, cost or expense, including without limitation, reasonable attorney's fees, court costs and other legal expenses paid or incurred by the other party, that is in any way related to such a claim. The provisions of this paragraph shall survive Closing or termination of this Contract.

13. DELIVERY OF DEED; PAYMENT; DISBURSEMENT OF PROCEEDS: At or before Closing, Seller agrees to properly execute and deliver into escrow the Deed, a Bill of Sale for any non-realty portion of the Property, and all other documents and funds necessary to complete the Closing. The Deed shall convey to Buyer marketable fee simple title to the Property, free and clear of all liens and encumbrances, other than the Permitted Exceptions. At or before the Closing, Seller and Buyer each agree to deliver into escrow a cashier's check or guaranteed funds sufficient to satisfy their respective obligations under this Contract. Seller understands that, unless otherwise agreed, disbursement of proceeds will not be made until after the Deed or the instrument of conveyance, and, if applicable, the mortgage/deed of trust have been recorded and the Title Company can issue the title policy with only the Permitted Exceptions.

193 **14. INSURANCE; MAINTENANCE; CASUALTY; CONDEMNATION; CHANGE OF CONDITION:** Seller agrees to maintain
194 Seller's current fire and extended coverage insurance, if any, on the Property until Closing. Seller shall do ordinary and necessary
195 maintenance, upkeep and repair to the Property through Closing. If, before Closing, all or any part of the Property is taken by
196 eminent domain, or if a condemnation proceeding has been filed or is threatened against the Property or any part thereof, or if all or
197 any part of the Property is destroyed or materially damaged after the Inspection Period, Seller shall promptly provide written notice
198 to Buyer of any such event. UPON NOTICE OF SUCH OCCURRENCE, Buyer may re-inspect the Property and may, by written
199 notice to Seller within ten (10) days after receiving Seller's notice, terminate this Contract. Unless this Contract is so terminated, it
200 shall remain in full force and effect, and Seller shall, at Closing, assign and transfer to Buyer all of Seller's right, title and interest in
201 and to any awards that may be made for any taking and any insurance proceeds payable on account of casualty. If a non-material
202 change in condition occurs with respect to the Property, Seller shall remedy such change before Closing. The provisions of this
203 paragraph shall survive Closing or termination of this Contract.
204

205 **15. FOREIGN INVESTMENT:** Seller represents that Seller is not a foreign person as described in the Foreign Investment in Real
206 Property Tax Act and agrees to deliver a certificate at Closing to that effect which shall contain Seller's tax identification number.
207

208 **16. TERMINATION:** If this Contract is terminated by either party pursuant to a right expressly given in this Contract, Buyer shall be
209 entitled to an immediate return of the Earnest Money Deposit, and neither party shall have any further rights or obligations under
210 this Contract except as otherwise stated in this Contract.
211

212 **17. DEFAULT AND REMEDIES:** Seller or Buyer shall be in default under this Contract if either fails to comply with any material
213 covenant, agreement or obligation within any time limits required by this Contract. Following a default by either Seller or Buyer
214 under this Contract, the other party shall have the following remedies, subject to the provisions of the paragraph entitled
215 "DISPOSITION OF EARNEST MONEY DEPOSIT AND OTHER FUNDS AND DOCUMENTS" in this Contract:

216 (a) If Seller defaults, Buyer may (i) specifically enforce this Contract and recover damages suffered by Buyer as a result of the
217 delay in the acquisition of the Property; or (ii) terminate this Contract by written notice to Seller and, at Buyer's option, pursue
218 any remedy and damages available at law or in equity. If Buyer elects to terminate this Contract, the Earnest Money Deposit
219 shall be returned to Buyer upon written demand.

220 (b) If Buyer defaults, Seller may (i) specifically enforce this Contract and recover damages suffered by Seller as a result of the
221 delay in the sale of the Property; or (ii) terminate this Contract by written notice to Buyer and, at Seller's option, either retain the
222 Earnest Money Deposit as liquidated damages as Seller's sole remedy (the parties recognizing that it would be extremely
223 difficult to ascertain the extent of actual damages caused by Buyer's breach, and that the Earnest Money Deposit represents as
224 fair an approximation of such actual damages as the parties can now determine), or pursue any other remedy and damages
225 available at law or in equity. If, as a result of a default under this Contract, either Seller or Buyer employs an attorney to enforce
226 its rights, the defaulting party shall, unless prohibited by law, reimburse the non-defaulting party for all reasonable attorneys'
227 fees, court costs and other legal expenses incurred by the non-defaulting party in connection with the default.
228

229 **18. DISPOSITION OF EARNEST MONEY DEPOSIT AND OTHER FUNDS AND DOCUMENTS:** The Escrow Agent shall not
230 distribute the Earnest Money Deposit or other escrowed funds or documents, once deposited, notwithstanding any other terms of
231 this Contract providing for forfeiture or refund of the Earnest Money Deposit, without the written consent of all parties to this
232 Contract. A party's signature on a closing statement prepared by the Escrow or Closing Agent shall constitute such consent. In the
233 absence of either written consent or written notice of a dispute, failure by either Buyer or Seller to respond in writing to a certified
234 letter from the Escrow Agent within TEN (10) days of receipt, or failure by either Buyer or Seller to make written demand upon the
235 other party and upon the Escrow Agent for return or forfeiture of the Earnest Money Deposit, other escrowed funds or documents
236 within TEN (10) days after receiving written notice of cancellation of this Contract, shall constitute consent to the distribution of all
237 funds and documents deposited with the Escrow Agent as suggested in any such certified letter or written demand. If a dispute
238 arises over the disposition of funds or documents deposited with the Escrow Agent that results in litigation, any attorney's fees,
239 court costs and other legal expenses incurred by the Escrow Agent in connection with such dispute shall be reimbursed from the
240 Earnest Money Deposit or from other funds deposited with the Escrow Agent. Seller and Buyer release all brokers and licensees
241 from any and all liability in regards to this Contract, for cancellation of this Contract and disbursing the Earnest Money Deposit or
242 other escrowed funds or documents.
243

244 **19. ENTIRE AGREEMENT AND MANNER OF MODIFICATION:** This Contract, and any attachments or addenda hereto,
245 constitute the complete agreement of the parties concerning the Property, supersede all other agreements and may be modified
246 only by initialing changes in this Contract or by written agreement.
247

248 **20. NOTICES:** All notices, consents, approvals, requests, waivers, objections or other communications (collectively "notices")
249 required under this Contract (except notice given pursuant to the paragraph entitled "DISPOSITION OF EARNEST MONEY
250 DEPOSIT AND OTHER FUNDS AND DOCUMENTS" in this Contract) shall be in writing and shall be served by hand delivery, by
251 prepaid U. S. Postal Service certified mail, return receipt requested, or by reputable overnight delivery service guaranteeing next-
252 day delivery and providing a receipt. All notices shall be addressed to the parties at the respective addresses as set forth below,
253 except that any party may, by notice in the manner provided above, change this address for all subsequent notices. Notices shall
254 be deemed served and received upon the earlier of the third day following the date of mailing (in the case of notices mailed by
255 certified mail) or upon delivery (in all other cases). A party's failure or refusal to accept service of a notice shall constitute delivery of
256 the notice.
257

258 **21. DEADLINE FOR ACCEPTANCE:** Buyer's offer to purchase the Property from Seller shall expire if Seller has not accepted
259 this Contract by signing and delivering a fully executed copy to Buyer, on or before the earlier of (i) September 18, 2013 or (ii)
260 Buyer delivering written notice to Seller that Buyer's offer to enter into this Contract is withdrawn.
261

262 **22. TIME AND EXACT PERFORMANCE ARE OF THE ESSENCE UNDER THIS CONTRACT.**
263

264 23. ADDENDA: The following Addenda (riders, supplements, etc.) are attached hereto and are a part of this Contract (Check
265 Those Which Are Applicable):

Exhibit A (Legal Description)
 Commercial Agency & Brokerage Disclosure Addendum
 Other _____

Other _____
 Other _____
 Other _____

266
267 24. ADDITIONAL TERMS:
268
269 _____
270 _____
271 _____
272 _____
273 _____
274 _____
275 _____
276 _____

277 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT
278 BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE
279 SIGNING. THE PARTIES EXECUTING THIS CONTRACT REPRESENT AND WARRANT THAT THEY ARE LEGALLY
280 AUTHORIZED TO EXECUTE THIS CONTRACT.

281 SELLER: Blue River - Kansas City Baptist

BUYER: JACKSON COUNTY

282 By: Rodney Hamner Association

By: [Signature]

283 Name & Title: Rodney Hamner Executive Director 9-18-13

Name & Title: Michael D. Sanders, County Executive

284 By: [Signature]

APPROVE AS TO FORM

285 Name & Title: Dennis Roth, Moderator

By: [Signature] W. Stephen Nixon W. Stephen Nixon _____ _____
Name & Title: W. Stephen Nixon

286 Address: 4041 NE Lakewood Way, Suite
287 Leas Summit MO 64064 260
288 _____ _____ _____ _____
289 City State Zip
290 Telephone #: 816-795-1822

ATTEST: [Signature]
Mary Jo Spino, Clerk of the Legislature

Address: Jackson County Missouri
415 E. 12th Street
Kansas City, MO 64106
Telephone # (816) 881-3355
TAX ID # 446000524

291 TAX ID # _____
292 Attest: [Signature]
293 Clerk of Association

FOR INFORMATION ONLY—NOT PARTIES TO THE CONTRACT

294 Listing Brokers: Campbell Commercial Realty &
295 Keller Williams Real Estate

Telephone #: 816-210-8777

296 Listing Agent: Jerry Campbell & Bill McCoy

Telephone #: 816-210-8777

297 Selling Broker: Zimmer Real Estate Services

Telephone #: 816-474-2000

298 Selling Agent: Joyce Murray

Telephone #: 816-512-1004

299 Escrow Agent: Stewart Title Insurance

Telephone #: 816-988-9758

300 Closing Agent: Teresa Sleeth

Telephone #: 816-988-9758

COMMERCIAL AGENCY AND BROKERAGE DISCLOSURE ADDENDUM

321 SELLER/LANDLORD: Blue River -- Kansas City Baptist Association

322 BUYER/TENANT: Jackson County Missouri

323 PROPERTY ADDRESS: 4001 NE Lakewood Way Lee's Summit Jackson Missouri
 324 Street Address City County State Zip

325 DATE OF CONTRACT: _____
 326

327 THE FOLLOWING DISCLOSURE IS MADE IN COMPLIANCE WITH MISSOURI AND KANSAS REAL ESTATE LAWS AND
 328 RULES AND REGULATIONS. APPLICABLE SECTIONS BELOW MUST BE CHECKED, COMPLETED, SIGNED AND DATED
 329 FOR BOTH SELLER AND BUYER
 330

331 Seller/Landlord and Buyer/Tenant acknowledge that the real estate Licensee involved in this transaction may be acting as agents of
 332 the Seller/Landlord, agents of the Buyer/Tenant, Transaction Brokers or (in Missouri only) Disclosed Dual Agents. LICENSEES
 333 ACTING AS AN AGENT OF THE SELLER/LANDLORD HAVE A DUTY TO REPRESENT THE SELLER'S/LANDLORD'S
 334 INTEREST AND WILL NOT BE THE AGENT OF THE BUYER/TENANT. INFORMATION GIVEN BY THE BUYER/TENANT TO A
 335 LICENSEE ACTING AS AN AGENT OF THE SELLER/LANDLORD WILL BE DISCLOSED TO THE SELLER/LANDLORD.
 336 LICENSEES ACTING AS AN AGENT OF THE BUYER/TENANT HAVE A DUTY TO REPRESENT THE BUYER'S/TENANT'S
 337 INTEREST AND WILL NOT BE AN AGENT OF THE SELLER/LANDLORD. INFORMATION GIVEN BY THE SELLER/LANDLORD
 338 TO A LICENSEE ACTING AS AN AGENT OF THE BUYER/TENANT WILL BE DISCLOSED TO THE BUYER/TENANT.
 339 LICENSEES ACTING IN THE CAPACITY OF A TRANSACTION BROKER ARE NOT AGENTS FOR EITHER PARTY AND DO
 340 NOT ADVOCATE THE INTERESTS OF EITHER PARTY. LICENSEES ACTING AS DISCLOSED DUAL AGENTS ARE ACTING
 341 AS AGENTS FOR BOTH THE SELLER/LANDLORD AND THE BUYER/TENANT. (Note: A separate Dual Agency Disclosure
 342 Addendum is required). SELLER/LANDLORD AND BUYER/TENANT HEREBY ACKNOWLEDGE THAT THE BROKERAGE
 343 RELATIONSHIPS WERE DISCLOSED TO THEM OR THEIR RESPECTIVE AGENTS AND/OR TRANSACTION BROKERS NO
 344 LATER THAN THE FIRST SHOWING, UPON FIRST CONTACT, OR IMMEDIATELY UPON THE OCCURRENCE OF ANY
 345 CHANGE TO THAT RELATIONSHIP.
 346

- 347 Licensee Assisting Seller/Landlord is acting as: *(Check applicable)*
- 348 Seller's/Landlord's Agent
 - 349 Designated Seller's/Landlord's Agent (Supervising Broker acts as Transaction Broker)
 - 350 Transaction Broker
 - 351 Disclosed Dual Agent *(Missouri only-Disclosed Dual Agency Addendum is required)*
 - 352 N/A-Seller(s) is not represented
 - 353 Sub Agent

- 354 Licensee Assisting Buyer/Tenant is acting as: *(Check applicable)*
- 355 Seller's/Landlord's Agent
 - 356 Buyer's/Tenant's Agent
 - 357 Designated Seller's/Landlord's Agent (Supervising Broker acts as Transaction Broker)
 - 358 Designated Buyer's/Tenant's Agent (Supervising Broker acts as Transaction Broker)
 - 359 Transaction Broker
 - 360 Disclosed Dual Agent *(Missouri only-Disclosed Dual Agency Addendum is required)*
 - 361 N/A, Buyer(s) is not represented
 - 362 Sub Agent

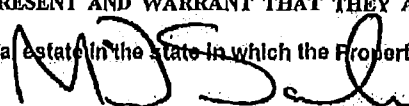
364 PAYMENT OF COMMISSION: All licensees(s) indicated above will be paid a commission at closing of the sale of the property as
 365 follows: (check applicable paragraph)

- 366 Seller/Landlord to Pay all Licensees. All Licensees(s) will be paid from the Seller's funds at closing according to the
 367 terms of the Listing or other Commission Agreement.
- 368 Buyer/Tenant to Pay Buyer's Agent. Seller/Landlord's Licensee, if any, will be paid from the Seller's funds at closing
 369 according to the terms of the Listing Agreement. Buyer/Tenant's Agent will be paid from the Buyer's funds according to
 370 the terms of the Buyer/Tenant Agency Agreement.
 371

372 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT
 373 BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE
 374 SIGNING. THE PARTIES EXECUTING THIS CONTRACT REPRESENT AND WARRANT THAT THEY ARE LEGALLY
 375 AUTHORIZED TO DO SO.

376 Licensees hereby certify that they are licensed to sell real estate in the state in which the Property is located.

377

SELLER/LANDLORD	DATE	 Michael D. Sanders County Executive	DATE
SELLER/LANDLORD	DATE	BUYER/TENANT	DATE
LICENSEE ASSISTING SELLER/LANDLORD	DATE	LICENSEE ASSISTING BUYER/TENANT	DATE

REVENUE CERTIFICATE

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I hereby certify that there is a balance otherwise unencumbered to the credit of the appropriation to which this contract is chargeable, and a cash balance otherwise unencumbered in the treasury from which payment is to be made, each sufficient to meet the obligation of \$920,000.00 which is hereby authorized.

September 18, 2013
Date

[Signature]
Director of Finance and Purchasing
Account No. 004-5104-58020
51042013009