

ICON ESCROW
& SETTLEMENT SERVICES

8383 Wilshire Blvd., Suite 260
Beverly Hills, CA 90211

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Charity Skore
2021
Escrow Officer

Date: September 14,

Escrow No.: 002227-CS

Property Address: 2253 Coldwater Canyon, Beverly Hills, CA 90210

AMENDED ESCROW INSTRUCTIONS

THE ABOVE NUMBERED ESCROW IS HEREBY AMENDED AND/OR SUPPLEMENTED AS FOLLOWS:

RELEASE OF FUNDS PRIOR TO CLOSE OF ESCROW: Provided Escrow Holder is in receipt of signed escrow instructions from all parties, clearance of all funds on deposit and Buyer's written approval of all contingencies in this transaction, Escrow Holder is hereby directed to release immediately the non-refundable sum of \$ **25,000.00** and an additional release of **\$26,000.00** to be released on **9/23/2020** to the Seller herein to be applied towards the total purchase price of **\$1,750,000.00** and the Seller's demand for cash at the close of escrow is hereby reduced accordingly. The undersigned acknowledge that this release prior to the close of escrow is authorized regardless of the present condition of the above numbered escrow, the present condition of title, as represented on any existing report or otherwise, and/or the ultimate closing of this escrow. In consideration of the foregoing instruction to release funds from this escrow prior to its close, the parties to this escrow, by execution of these instructions, do hereby agree to hold Escrow Holder, Real Estate Brokers and their Agents harmless from any claims, damages, costs and/or attorney's fees that may arise from the inability of this escrow to close upon the scheduled or extended date of close, even if such inability arises from the Title Insurer named in these instructions not being able to issue a policy of title between the time of release of funds from this escrow as instructed hereby, and the time that this escrow is scheduled to close, liens and other pertinent matters could possibly arise and/or record against the property to be conveyed hereunder, which Escrow Holder may not have sufficient funds or means to satisfy. Nothing herein shall be construed, however, to imply that Escrow Holder suspects that such liens/matters will arise. The undersigned further agree that Escrow Holder will not be responsible, nor requested, to aid in the recovery of said funds in the event this escrow is not consummated, any return of funds which may be required will be handled outside of escrow.

CLOSE OF ESCROW: Close of escrow shall be extended to 10/7/2021

Escrow Holder is hereby released, now and forever, from any and all liabilities that may arise from said instruction.

Buyer and Seller agree to indemnify, defend and hold Escrow Holder, its employees and officer of the corporation, real estate agents and/or brokers harmless from any liability or loss in connection with this instruction.

All other terms and conditions of this escrow shall remain the same. All parties signing this instruction acknowledge receipt of a copy of same.

SELLERS:

Pacific Capital Coldwater I, LLC, a Nevada Limited
Liability Company

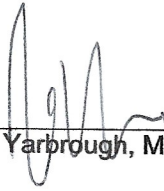
BUYERS:

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By:



John Yarbrough, Managing Member

Naomi Parvizi

Payman Ahoubim