

## Hold Harmless and Indemnification Agreement

Potential buyers, inclusive of all others accompanying potential buyers, entering any portion of the property located at 1696 Green Valley Rd., Peterstown, WV 24963 (the "Property"), enter and explore at their own risk. Auction Company and Seller assume no risk for bodily injury of any kind including death or damage to personal property. Trail access only permitted during previews.

I, \_\_\_\_\_ ("Indemnitor"), acknowledge, understand and agree that I enter the Property for the sole purpose as a potential purchaser of the Property and that I do so at my own risk. I agree to defend, indemnify, and hold harmless the Auction Company, Woltz & Associates, Inc. and the Sellers, Peters Mountain Village LLC and Sylvia and Julie (Julia) Strauss, Co-Trustees of the Sylvia Strauss Irrevocable Trust (all of the foregoing collectively "Indemnitee"), from any and all claims, lawsuits, demands, causes of action, liabilities, losses, damages, and/or injuries of any kind whatsoever (including without limitation all claims for monetary loss, property damage, equitable relief, personal injury and/or death), costs and expenses, inclusive of attorneys' fees, arising out of or related to, in any way whatsoever, any acts, omissions, negligence, or willful misconduct on my part as Indemnitor and on the part of Indemnitees. This indemnification applies to and includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and any reimbursements to Indemnitees for all legal fees, expenses, and costs incurred by it.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_