

TAX AGREEMENT

Date: December 21, 2021
GF#: FT-131-9001312100938
Property: 2016 W Grauwylar Road, Irving, TX 75061

We, the undersigned, hereby acknowledge that the tax prorations on the above captioned file were based on the most accurate information available at the time of closing.

The Seller(s) acknowledge that they are responsible for all taxes prior to the date of closing. Should it develop at a later date that taxes, other than those collected, are due for prior years, Seller(s) agree to make full settlement to Fidelity National Title Agency, Inc., upon notification.

Purchaser recognizes their responsibility for current year taxes. Further, purchaser agrees to contact all taxing authorities to notify them of the change in ownership of subject property to assure proper receipt of future tax notice.

The Appraisal District assesses property values for the current year as of the beginning of the year. Seller(s) assume no responsibility for the assessed value for the current year. It is the purchaser(s) responsibility, should they so desire, to protest such assessed value if the allowed time for such protests have not expired.

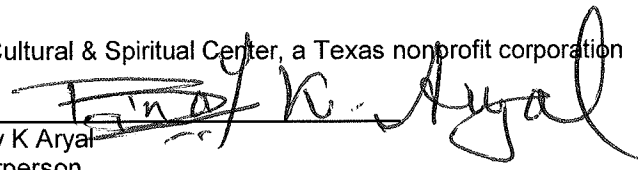
It is hereby agreed between the parties that should the actual taxes for the current year differ, all adjustments will be handled directly between the Seller(s) and Purchaser(s).

By the execution hereof, Buyer(s) and Seller(s) acknowledge that: (i) the tax information obtained by Fidelity National Title Agency, Inc. was procured only for the benefit of Fidelity National Title Agency, Inc. and only for the purpose of determining the insurability of the property, (ii) that no party other than Fidelity National Title Agency, Inc. is entitled to rely on such information, and (iii) that the tax information and prorations have been provided to the Buyer(s), Seller(s), and Lender(s) as a courtesy only. Buyer and Seller hereby release Fidelity National Title Agency, Inc. from all liability and claims for damages resulting from proration of taxes in this transaction.

We agree that Fidelity National Title Agency, Inc. shall not be held responsible for such tax prorations in any event.

SELLER(S)

Nepali Cultural & Spiritual Center, a Texas nonprofit corporation

BY: 
Binay K Aryal
Chairperson

BY: _____
Sirjana Sharma Dhakal
Secretary



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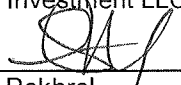
BY: _____
Sirjana Sharma Dhakal
Secretary




TAX AGREEMENT
(Continued)

PURCHASER(S)

Sudaya Investment LLC, a Texas limited liability company

BY: 

Sujit Pokhrel
Managing Member

BY: 

Bishal Acharya
Managing Member

