

**THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF OHIO**

In Re:	*	Case No. 26-31894
		Judge Mary Ann Whipple
Lourdes University and	*	
Lourdes Properties, LLC		Chapter 11 Proceeding
	*	
(Jointly Administered)		
Debtors	*	

**MOTION OF ASCENSION COMMERCIAL REALTY TO COMPEL
ASSUMPTION OR REJECTION OF EXECUTORY CONTRACTS**

Now comes Ascension Commercial Realty, (“Ascension”), by and through the undersigned counsel, and hereby file this “Motion” to Compel the Debtor, Lourdes Properties, LLC, (“Debtor”) to Assume or Reject Executory Contracts. Ascension makes this Motion pursuant to 11 U.S.C. § 365(d)(2) and Bankruptcy Rule 6006. As and for this Motion, Ascension states:

The Debtor commenced this case by filing a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code on August 10, 2026. Venue is proper before this Court pursuant to 28 USC §§ 1408 and 1409. This Court has jurisdiction over this matter pursuant to Sections 157(a) and 1334 of Title 28 of the United States Code. This is a core proceeding pursuant to Section 157(b) of Title 28 of the United States Code.

By this Motion, the Debtor requests entry of an order compelling the Debtor, on

an accelerated basis, to assume or reject certain executory contracts it had with Ascension as more fully described herein.

BACKGROUND

Prior to seeking bankruptcy, the Debtor entered into seven (7) Exclusive Listing Agreements to have Ascension, as broker, sell and/or lease certain real property owned by the Debtor. Copies of these exclusive listing agreements are attached hereto as Exhibit A. (Collectively “Listing Agreements”). The Properties subject to the Listing Agreements are as follows:

Property	Listing Price under the Agreement
6650 Parkgate Pl. and 6601 Brint Road, Sylvania, Ohio	\$12,900,000.00
4911 Wickford Dr. E. Sylvania, Ohio	\$600,000.00
4901 Wickford Dr. E. Sylvania, Ohio	\$485,000.00
4855 Wickford Dr. E. Sylvania, Ohio	\$500,000.00
4847 Wickford Dr. E. Sylvania, Ohio	\$510,000.00
4839 Wickford Dr. E. Sylvania, Ohio	\$475,000.00
4831 Wickford Dr. E. Sylvania, Ohio	\$339,900.00

(Collectively “Properties”).

The Listing Agreements were entered into on April 10, 2026. All the Listing Agreements provided Ascension with the exclusive right to find a party to purchase

and/or lease the Properties commencing April 8, 2026, through October 7, 2026. (“Exclusivity Period”). Under the Listing Agreements, Ascension was entitled to a 7% commission for selling any property specified in the Listing Agreements.

After entering into the Listing Agreements, Ascension undertook efforts to find parties to purchase and/or lease the Properties. These efforts include putting together marketing materials, publishing the listings on various websites, including crexi and loopnet, sending the listing to other brokers with whom Ascension works with and drawing upon its internal database of possible interested purchasers.

In May of 2026, Ascension, through its efforts, was able to procure seven offers to purchase all the Properties.¹ Thereafter, Ascension had meetings with the Debtor, including its board, to select the best offers. Afterwards, the offerors chosen by the Debtor were contacted and the process of proceeding with a sale of the Properties was commenced. As a part of this process, the Debtor asked that its counsel draft the purchase agreements. However, before that process could be completed, the Debtor filed for bankruptcy relief.

All the Listing Agreements provided that at its expiration, that any party with whom Ascension had negotiations with for the Sale of the Properties, could not be the subject of any future listing under any new agreement with another party. Specifically, it is set forth in all the Listing Agreements as follows:

5. Exclusive Relationship During the term of this agency, Owner shall refer to Broker all inquiries and offers received concerning the Property, and will not sell, exchange or lease the Property, or offer the Property for sale, exchange or lease except through Broker. If owner enters into a similar agency agreement with another real estate broker after expiration of this Agreement (a “New Listing”),

¹If the Court requested, Ascension would present these purchase offers for review, but would ask that they be submitted under seal or in camera so as to not make public the offers Ascension procured under its Listing Agreements.

Owner shall exclude all parties with whom Broker has had written negotiations with regard a sale, exchange or lease of the Property during the term of this Agreement from the New Listing; provided, however, Owner's failure to exclude such parties from the New Listing shall not act to nullify Broker's right to any commission. Broker's right to any commission pursuant to this Agreement shall be affected by execution of a New Listing by Owner.

At this time, Ascension would state that it has been in contact with Andrew F. Vitullo, of Hillyer so as to enter into, on behalf of the estate, new listing agreements for the sale of the Properties. At the time of the filing of this Motion, however, no such agreement has been reached.

ARGUMENTS IN SUPPORT OF MOTION

Section 365(d)(2) provides:

In a case under chapter 9, 11, 12, or 13 of this title, the trustee may assume or reject an executory contract or unexpired lease of residential real property or of personal property of the debtor at any time before the confirmation of a plan but the court, on the request of any party to such contract or lease, may order the trustee to determine within a specified period of time whether to assume or reject such contract or lease.

Thus, under § 365(d)(2) a debtor-in-possession may assume or reject an executory contract at any time prior to confirmation of a plan. However, as also provided in this provision, on request of a party to such a contract, the court may order the debtor to make that decision within a specified period of time. "In deciding whether to accelerate the debtor's decision, the court must balance the interests of the contracting party against the interests of the debtor and its estate." *In re Physician Health Corp.*, 262 B.R. 290, 292 (Bankr. D. Del. 2001) (internal citations omitted). The moving party has the burden to justify accelerating the timeframe within which the debtor can assume or reject. *In re Republic Technologies International*, 267 B.R. 548, 554 (Bankr. N.D. Ohio 2001).

In this case, Ascension asserts that an acceleration of time for the Debtor to

assume or reject the Listing Agreements is warranted. First, Ascension has done substantial work for the Debtor prior to the filing of the case, having brought to the Debtor numerous offers to purchase the Properties, with the Debtor having accepted offers to purchase the Properties in the time immediately preceding the filing of the case. Thus, the interest of Ascension is best served by accelerating the time for the Debtor to assume or reject the Listing Agreements.

It is also the understanding of Ascension that the Debtor's goal in this case is to formulate a Plan which will provide for the orderly liquidation of its property, including the Properties under the Listing Agreements. Thus, the estate would be served by the Debtor assuming or rejecting the Listing Agreements on an accelerated basis. The Debtor's failure to do so could also burden the estate.

As set forth in the Listing Agreements, such agreements expire on October 7, 2026 – that is, on a postpetition basis. If such Listing Agreements are not immediately assumed or rejected, this could result in a large unsecured claim, and possibly administrative claim, against the Debtor if it were to choose to use another broker to sell the Properties, and the Properties were sold to an entity in which Ascension had had written negotiations with for the Sale of the Properties under the Listing Agreements.

Additional considerations also support accelerating the time in which the Debtor should decide to assume or reject the Listing Agreements. To begin with, Ascension has qualified buyers ready and willing to purchase the Properties, with the sales of the Properties having been in a position to go forward at the time the Debtor sought bankruptcy relief. In addition, Ascension was not listed in the Debtor's bankruptcy as a party holding an executory contract.

WHEREFORE, Ascension Commercial Realty requests that this Court Grant its Motion and Order the Debtor to assume or reject the Listing Agreements pursuant to Section 365(d)(2) of the Bankruptcy Code on or before October 7, 2026, or such other date the Court deems appropriate, and that the Court enter any other relief in favor of Ascension Commercial Realty that the Court deems just and equitable.

Respectfully submitted

/s/Steven L. Diller
Steven L. Diller (0023320)
DILLER & RICE
Attorney for Ascension Commercial
Realty
124 East Main Street
Van Wert, OH 45891
Phone: (419) 238-5025
Fax: (419) 238-4705
Steven@drlawllc.com

NOTICE PURSUANT TO LOCAL RULE

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this case. If you do not have an attorney, you may wish to consult one. Under Local Bankruptcy Rule 9013-1 and 4:08, unless a written response to the Motion are filed with the Clerk of the Court and served on the moving party and the Office of the U.S. Trustee, objecting to the relief requested within fourteen (14) days, the Court may deem the opposition waived, treat the motions as conceded, and issue an order granting the requested relief without further notice of hearing.

/s/Steven L. Diller
Steven L. Diller

CERTIFICATE OF SERVICE

I, Steven L. Diller, do hereby certify that a copy of this Motion was mailed or electronically sent to the following attached list of interested parties and creditors this 2nd day of October 2026.

/s/Steven L. Diller

Steven L. Diller

Notice will be electronically mailed to:

- Hannah Ackley hannah.ackley@padgettlawgroup.com, BKecf@padgettlawgroup.com
- Kyriaki Christodoulou kchristodoulou@cullenllp.com
- Scott A. Ciolek info@counselor.pro, 19977@notices.nextchapterbk.com
- Steven L. Diller steven@drlawllc.com, kim@drlawllc.com;eric@drlawllc.com
- Patricia B. Fugee patricia.fugee@fisherbroyles.com, cpbf11@trustesolutions.net
- Henry J. Geha geha@marshall-melhorn.com, troendle@marshall-melhorn.com
- Timothy Miller miller@taftlaw.com, CIN_Docket_Assist@taftlaw.com;welcht@taftlaw.com
- Bonnie Pollack bpollack@cullenanddykman.com
- Justin W. Ristau jristau@bricker.com, ppaige@bricker.com
- Jared S. Roach jroach@reedsmith.com, bankruptcy-2628@ecf.pacerpro.com
- Matthew G. Roseman mroseman@cullenllp.com
- John J. Rutter jrutter@ralaw.com
- Michael P. Shuster mshuster@porterwright.com
- United States Trustee (Registered address)@usdoj.gov
- Lauren Schoenewald ust47 lauren.schoenewald@usdoj.gov

Notice mailed to the following:

Karen Battles
9060 Avery Ct
Waterville, OH 43566

William Bisset
34 Willow Rd
Charlesown, RI 02813

Dennis Hopson
855 SR-559 #619
Auburndale, FL 33823

Robert Lapowsky
Stevens & Lee
620 Freedom Business
Ctr #200
King of Prussia, PA
19406

Katherine E. Spewak
Bryan, Cave, Leighton,
Paisner LLP
One Metropolitan
Square
211 North Broadway
Suite 3600
St Louis, MO 63102

R. Edward Stone
Stevens & Lee
110 Allen Road \$304
Basking Ridge, NJ
07920

Justin Winerman
Bryan, Cave, Leighton,
Paisner LLP
161 North Clark Street,
Suite 4300
Chicago, IL 60601-3315



EXCLUSIVE LISTING CONTRACT FOR SALE AND/OR LEASE

1. Grant of Listing. In consideration of the agreement of Ascension Commercial Realty, LLC ("Broker") to use its efforts to find a purchaser or tenant, the undersigned ("Owner") hereby grants Broker the exclusive right for ☒ 6, (SIX) months or ☐ 12, (TWELVE) months commencing on April 8, 2026 and terminating on October 7, 2026 to ☒ sell and/or ☐ lease the ☒ improved real estate ☐ unimproved land commonly known as: 6650 Parkgate Pl & 6601 Brint Rd. Sylvania OH 43560 Parcel #8204528 & 8204518 (the "Property"). The listing price for the sale of the Property shall be \$ 12,900,000.00, payable in cash, certified check or wire transfer, or at any other price, terms or exchange to which Owner may consent. The asking price for lease of the Property shall be \$ N/A rent per N/A or any other price or terms to which Owner may consent.

2. Sale Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to Four percent (4 %) in the case of improved real property, or N/A percent (N/A %) in the case of unimproved land, of the gross sales price at which the Property may be sold or exchanged (the "Sale Commission"), however, no commission shall be less than \$ 3,500. The Sale Commission shall be earned if, whether through the efforts of Broker, Owner or any other party, (a) during the term of this Agreement, a written contract or other agreement to sell or exchange the Property is made and entered into by Owner, or (b) if within one (1) year after the expiration of this Agreement (the "Protection Period") the Property is sold or exchanged to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a sale or exchange during the term of this Agreement, or (c) Broker introduces a prospect to the Property or conducts negotiations regarding a sale or exchange during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately sold or exchanged to such prospect within six (6) months after termination of such negotiations. Notwithstanding anything else contained herein, the Sale Commission shall be due and payable at the time the Sale Commission is earned.

3. Leasing Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to N/A percent (N/A %) of the gross rent's payable over the initial term of any lease (including any build-to-suit lease) of the Property (the "Leasing Commission"), however, no commission shall be less than \$ N/A. The Leasing Commission shall be earned and payable in full upon execution of the lease. Should the lease term be extended or the lessee (or its assignee) occupy additional space by virtue of option(s) or other provisions in the lease, or through subsequent modification of such provisions, Owner shall pay an additional Leasing Commission to Broker equal to five percent (5%) of the additional gross rentals. Such additional Leasing Commission shall be earned and payable in full at the time the extended term commences or the additional space is occupied or if within the Protection Period the Property is Leased to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a lease or exchange during the term of this Agreement, or if Broker introduces a prospect to the Property or conducts negotiations regarding a lease during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately Leased to such prospect within six (6) months after termination of such negotiations. In the event that the Property is sold or exchanged to the lessee (or its assignee or nominee) during or after the end of the lease, Broker shall receive an additional commission in the amount of seven percent (7%) of the gross sales price less the amount of any Leasing Commission previously paid to Broker that is applicable to the unexpired portion of the then current lease term. Owner agrees to (a) incorporate this commission agreement within the lease document(s), (b) provide immediate written notice to Broker in the event that any lessee exercises an option to extend the lease term, an option to occupy additional space or an option to purchase, and (c) provide at least ten (10) days advance written notice to Broker in the event of any sale, exchange, conveyance or transfer of the Property.

4. Forfeit of Deposit. In the event that Owner grants an option or enters into an agreement to sell or exchange the Property, and any option or earnest money deposit or consideration is subsequently forfeited to Owner by the optionee or purchaser, Broker shall be entitled to ten percent (10%) of such forfeited amount, which Owner shall immediately pay Broker upon forfeiture.

Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 1 of 3

5. Exclusive Relationship. During the term of this agency, Owner shall refer to Broker all inquiries and offers received concerning the Property, and will not sell, exchange or lease the Property, or offer the Property for sale, exchange or lease, except through Broker. If owner enters into a similar agency agreement with another real estate broker after expiration of this Agreement (a "New Listing"), Owner shall exclude all parties with whom Broker has had written negotiations with regarding a sale, exchange or lease of the Property during the term of this Agreement from the New Listing; provided, however, Owner's failure to exclude such parties from the New Listing shall not act to nullify Broker's right to any commission. Broker's right to any commission pursuant to this Agreement shall not be affected by execution of a New Listing by Owner.

6. Other Brokers; Internet Listings. Owner authorizes Broker to divide any Sale Commission or Leasing Commission in accordance with Broker's usual practices or its company policy, with other brokers procuring the purchaser or lessee. Owner hereby consents, authorizes and grants Broker the right to place listing information regarding the Property on such internet listing service(s) as Broker in its sole discretion shall determine.

7. Owner's Representations and Warranties. Owner represents and warrants that (a) Owner is the owner of the Property and that Owner has the unqualified right to sell, exchange or lease the Property and to retain the professional services of Broker and (b) to the best of Owner's knowledge and belief, no hazardous or toxic materials have been used, treated, stored or disposed of on the Property and the Property is free of any latent structural defects. In the event of a sale or exchange, Owner will convey the Property with general warranty covenants, free and clear of material defects and encumbrances (including release of dower, if applicable), and will provide evidence of marketable title. Owner shall also pay agricultural recoupment taxes, if any, resulting from a sale or exchange.

Owner recognize(s) that the agents involved in any sale, exchange or lease of the Property are relying on such representations and warranties and on any information supplied by Owner in connection with the Property, and Owner agrees to defend, indemnify and hold harmless Broker, its agents and employees, from and against any and all claims, demands, damages, suits, liabilities, costs and expenses, including reasonable attorney's fees, arising out of any misrepresentation, breach of warranty or concealment of facts by Owner (or any representatives, sources or contractors of Owner) relating to the matters referred to in this paragraph 7.

8. Signs. Broker is hereby authorized to place a "FOR SALE" or "FOR LEASE" sign on the Property and to remove all other signs of other brokers.

9. Fair Housing Statement; Blockbusting. It is illegal, pursuant to the Ohio Fair Housing Law (Ohio Rev. Code 4112.02(H)) and the Federal Fair Housing Law (42 U.S.C. 3601), to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, military status, disability, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

10. Notices. Any notices or other material communications ("Notices") hereunder shall be in writing and shall be given by hand delivery, nationally recognized overnight courier, U. S. certified or registered mail, postage prepaid, or facsimile confirmed by the receiver. All Notices shall be addressed to Broker or Owner at the addresses set forth in this Agreement (or to such other address as either party may specify in writing from time to time), and shall be effective upon actual receipt.

11. Definition of "sold" or "leased". For purposes of this Agreement, the Property shall be deemed "sold" or "leased" when (a) Owner received a written offer to purchase or lease the Property upon all of the terms and conditions set forth in this Agreement, from a ready, willing and able purchaser or lessee or (b) Owner conveys or leases or enters into a contract to convey or lease the Property on any other terms and conditions acceptable to Owner. Broker shall be entitled to interest on any Sale Commission or Leasing Commission not paid when due in the amount of eighteen percent (18%) per annum. Broker reserves all rights to file a Real Estate Broker's Lien pursuant to Ohio Rev. Code Section 1311.85 et seq. to secure any Sale Commission or Leasing Commission.

Owner's Initials _____ Broker's Initials _____

Exclusive Listing Contract For Sale and/or Lease, Page 2 of 3

12. Miscellaneous.

A. This Agreement shall be governed by Ohio law.

B. This Agreement shall be binding upon and inure to the benefit of each of the parties and their heirs, successors and assigns.

C. This Agreement constitutes the entire agreement and understanding between the parties hereto, and neither party shall be bound by any agreements or conditions except as are expressly set forth herein, or as may otherwise be set forth in a written amendment hereof.

D. In the event that any provision of this Agreement is determined to be invalid, void, or otherwise unenforceable, that determination shall not affect the remaining part or portions of that provision, or any other provision, of this Agreement.

ASCENSION COMMERCIAL REALTY, LLC

By: [Signature]
(signature)

Tim Schlachter, CCIM / Managing Director
(printed name / title)

By: [Signature]
Doug Wright, CCIM & Hannah Szul/Advisors

4/10/26

OWNER:

[Signature]
(signature)

Lourdes Properties LLC
(printed name / title)

By: _____

Authorized By: Sister Nancy Leinenkugel, OSF

Address: 6832 Convent Blvd.

Sylvania, OH 43560

Telephone: _____

Email: _____

Date: _____, 2026



It is illegal, pursuant to the Ohio Fair Housing Law, Division (II) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 3 of 3



EXCLUSIVE LISTING CONTRACT FOR SALE AND/OR LEASE

1. **Grant of Listing.** In consideration of the agreement of Ascension Commercial Realty, LLC ("Broker") to use its efforts to find a purchaser or tenant, the undersigned ("Owner") hereby grants Broker the exclusive right for ☒ 6, (SIX) months or ☐ 12, (TWELVE) months commencing on April 8, 2026 and terminating on October 7, 2026 to ☒ sell and/or ☐ lease the ☒ improved real estate ☐ unimproved land commonly known as: 4911 Wickford Dr. E. Sylvania OH 43560 Parcel # 8230484 (the "Property"). The listing price for the sale of the Property shall be \$ 600,000.00, payable in cash, certified check or wire transfer, or at any other price, terms or exchange to which Owner may consent. The asking price for lease of the Property shall be \$ N/A rent per N/A or any other price or terms to which Owner may consent.

2. **Sale Commission.** Owner agrees to pay Broker for professional realty services a fee in an amount equal to Seven percent (7 %) in the case of improved real property, or N/A percent (N/A %) in the case of unimproved land, of the gross sales price at which the Property may be sold or exchanged (the "Sale Commission"), however, no commission shall be less than \$ 3,500. The Sale Commission shall be earned if, whether through the efforts of Broker, Owner or any other party, (a) during the term of this Agreement, a written contract or other agreement to sell or exchange the Property is made and entered into by Owner, or (b) if within one (1) year after the expiration of this Agreement (the "Protection Period") the Property is sold or exchanged to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a sale or exchange during the term of this Agreement, or (c) Broker introduces a prospect to the Property or conducts negotiations regarding a sale or exchange during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately sold or exchanged to such prospect within six (6) months after termination of such negotiations. Notwithstanding anything else contained herein, the Sale Commission shall be due and payable at the time the Sale Commission is earned.

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Exclusive Listing Contract For Sale and/or Lease Page 1 of 3

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7. Owner's Representations and Warranties. Owner represents and warrants that (a) Owner is the owner of the Property and that Owner has the unqualified right to sell, exchange or lease the Property and to retain the professional services of Broker and (b) to the best of Owner's knowledge and belief, no hazardous or toxic materials have been used, treated, stored or disposed of on the Property and the Property is free of any latent structural defects. In the event of a sale or exchange, Owner will convey the Property with general warranty covenants, free and clear of material defects and encumbrances (including release of dower, if applicable), and will provide evidence of marketable title. Owner shall also pay agricultural recoupment taxes, if any, resulting from a sale or exchange.

Owner recognize(s) that the agents involved in any sale, exchange or lease of the Property are relying on such representations and warranties and on any information supplied by Owner in connection with the Property, and Owner agrees to defend, indemnify and hold harmless Broker, its agents and employees, from and against any and all claims, demands, damages, suits, liabilities, costs and expenses, including reasonable attorney's fees, arising out of any misrepresentation, breach of warranty or concealment of facts by Owner (or any representatives, sources or contractors of Owner) relating to the matters referred to in this paragraph 7.

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10. Notices. Any notices or other material communications ("Notices") hereunder shall be in writing and shall be given by hand delivery, nationally recognized overnight courier, U. S. certified or registered mail, postage prepaid, or facsimile confirmed by the receiver. All Notices shall be addressed to Broker or Owner at the addresses set forth in this Agreement (or to such other address as either party may specify in writing from time to time), and shall be effective upon actual receipt.

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A. This Agreement shall be governed by Ohio law.

B. This Agreement shall be binding upon and inure to the benefit of each of the parties and their heirs, successors and assigns.

C. This Agreement constitutes the entire agreement and understanding between the parties hereto, and neither party shall be bound by any agreements or conditions except as are expressly set forth herein, or as may otherwise be set forth in a written amendment hereof.

D. In the event that any provision of this Agreement is determined to be invalid, void, or otherwise unenforceable, that determination shall not affect the remaining part or portions of that provision, or any other provision, of this Agreement.

ASCENSION COMMERCIAL REALTY, LLC

By: [Signature]
(signature)

Tim Schlachter, CCIM / Managing Director
(printed name / title)

By: [Signature]
Doug Wright, CCIM & Hannah Szul/Advisors

4/10/26

OWNER:

[Signature]
(signature)

Lourdes Properties LLC
(printed name / title)

By: _____

Authorized By: Sister Nancy Lysinenkugel, OSF

Address: 6832 Convent Blvd.

Sylvania, OH 43560

Telephone: _____

Email: _____

Date: _____, 20 26



It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 3 of 3



EXCLUSIVE LISTING CONTRACT FOR SALE AND/OR LEASE

1. Grant of Listing. In consideration of the agreement of Ascension Commercial Realty, LLC ("Broker") to use its efforts to find a purchaser or tenant, the undersigned ("Owner") hereby grants Broker the exclusive right for ☒ 6, (SIX) months or ☐ 12, (TWELVE) months commencing on April 8, 2026 and terminating on October 7, 2026 to ☒ sell and/or ☐ lease the ☒ improved real estate ☐ unimproved land commonly known as: 4901 Wickford Dr. E. Sylvania, OH 43560 Parcel # 8230487 (the "Property"). The listing price for the sale of the Property shall be \$485,000.00, payable in cash, certified check or wire transfer, or at any other price, terms or exchange to which Owner may consent. The asking price for lease of the Property shall be \$ N/A rent per N/A or any other price or terms to which Owner may consent.

2. Sale Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to Seven percent (7 %) in the case of improved real property, or N/A percent (N/A %) in the case of unimproved land, of the gross sales price at which the Property may be sold or exchanged (the "Sale Commission"), however, no commission shall be less than \$3,500. The Sale Commission shall be earned if, whether through the efforts of Broker, Owner or any other party, (a) during the term of this Agreement, a written contract or other agreement to sell or exchange the Property is made and entered into by Owner, or (b) if within one (1) year after the expiration of this Agreement (the "Protection Period") the Property is sold or exchanged to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a sale or exchange during the term of this Agreement, or (c) Broker introduces a prospect to the Property or conducts negotiations regarding a sale or exchange during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately sold or exchanged to such prospect within six (6) months after termination of such negotiations. Notwithstanding anything else contained herein, the Sale Commission shall be due and payable at the time the Sale Commission is earned.

3. Leasing Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to N/A percent (N/A %) of the gross rent's payable over the initial term of any lease (including any build-to-suit lease) of the Property (the "Leasing Commission"), however, no commission shall be less than \$ N/A. The Leasing Commission shall be earned and payable in full upon execution of the lease. Should the lease term be extended or the lessee (or its assignee) occupy additional space by virtue of option(s) or other provisions in the lease, or through subsequent modification of such provisions, Owner shall pay an additional Leasing Commission to Broker equal to five percent (5%) of the additional gross rentals. Such additional Leasing Commission shall be earned and payable in full at the time the extended term commences or the additional space is occupied or if within the Protection Period the Property is Leased to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a lease or exchange during the term of this Agreement, or if Broker introduces a prospect to the Property or conducts negotiations regarding a lease during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately Leased to such prospect within six (6) months after termination of such negotiations. In the event that the Property is sold or exchanged to the lessee (or its assignee or nominee) during or after the end of the lease, Broker shall receive an additional commission in the amount of seven percent (7%) of the gross sales price less the amount of any Leasing Commission previously paid to Broker that is applicable to the unexpired portion of the then current lease term. Owner agrees to (a) incorporate this commission agreement within the lease document(s), (b) provide immediate written notice to Broker in the event that any lessee exercises an option to extend the lease term, an option to occupy additional space or an option to purchase, and (c) provide at least ten (10) days advance written notice to Broker in the event of any sale, exchange, conveyance or transfer of the Property.

4. Forfeit of Deposit. In the event that Owner grants an option or enters into an agreement to sell or exchange the Property, and any option or earnest money deposit or consideration is subsequently forfeited to Owner by the optionee or purchaser, Broker shall be entitled to ten percent (10%) of such forfeited amount, which Owner shall immediately pay Broker upon forfeiture.

Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 1 of 3

5. Exclusive Relationship. During the term of this agency, Owner shall refer to Broker all inquiries and offers received concerning the Property, and will not sell, exchange or lease the Property, or offer the Property for sale, exchange or lease, except through Broker. If owner enters into a similar agency agreement with another real estate broker after expiration of this Agreement (a "New Listing"), Owner shall exclude all parties with whom Broker has had written negotiations with regarding a sale, exchange or lease of the Property during the term of this Agreement from the New Listing; provided, however, Owner's failure to exclude such parties from the New Listing shall not act to nullify Broker's right to any commission. Broker's right to any commission pursuant to this Agreement shall not be affected by execution of a New Listing by Owner.

6. Other Brokers; Internet Listings. Owner authorizes Broker to divide any Sale Commission or Leasing Commission in accordance with Broker's usual practices or its company policy, with other brokers procuring the purchaser or lessee. Owner hereby consents, authorizes and grants Broker the right to place listing information regarding the Property on such internet listing service(s) as Broker in its sole discretion shall determine.

7. Owner's Representations and Warranties. Owner represents and warrants that (a) Owner is the owner of the Property and that Owner has the unqualified right to sell, exchange or lease the Property and to retain the professional services of Broker and (b) to the best of Owner's knowledge and belief, no hazardous or toxic materials have been used, treated, stored or disposed of on the Property and the Property is free of any latent structural defects. In the event of a sale or exchange, Owner will convey the Property with general warranty covenants, free and clear of material defects and encumbrances (including release of dower, if applicable), and will provide evidence of marketable title. Owner shall also pay agricultural recoupment taxes, if any, resulting from a sale or exchange.

Owner recognize(s) that the agents involved in any sale, exchange or lease of the Property are relying on such representations and warranties and on any information supplied by Owner in connection with the Property, and Owner agrees to defend, indemnify and hold harmless Broker, its agents and employees, from and against any and all claims, demands, damages, suits, liabilities, costs and expenses, including reasonable attorney's fees, arising out of any misrepresentation, breach of warranty or concealment of facts by Owner (or any representatives, sources or contractors of Owner) relating to the matters referred to in this paragraph 7.

8. Signs. Broker is hereby authorized to place a "FOR SALE" or "FOR LEASE" sign on the Property and to remove all other signs of other brokers.

9. Fair Housing Statement; Blockbusting. It is illegal, pursuant to the Ohio Fair Housing Law (Ohio Rev. Code 4112.02(H)) and the Federal Fair Housing Law (42 U.S.C. 3601), to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, military status, disability, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

10. Notices. Any notices or other material communications ("Notices") hereunder shall be in writing and shall be given by hand delivery, nationally recognized overnight courier, U. S. certified or registered mail, postage prepaid, or facsimile confirmed by the receiver. All Notices shall be addressed to Broker or Owner at the addresses set forth in this Agreement (or to such other address as either party may specify in writing from time to time), and shall be effective upon actual receipt.

11. Definition of "sold" or "leased". For purposes of this Agreement, the Property shall be deemed "sold" or "leased" when (a) Owner received a written offer to purchase or lease the Property upon all of the terms and conditions set forth in this Agreement, from a ready, willing and able purchaser or lessee or (b) Owner conveys or leases or enters into a contract to convey or lease the Property on any other terms and conditions acceptable to Owner. Broker shall be entitled to interest on any Sale Commission or Leasing Commission not paid when due in the amount of eighteen percent (18%) per annum. Broker reserves all rights to file a Real Estate Broker's Lien pursuant to Ohio Rev. Code Section 1311.85 et seq. to secure any Sale Commission or Leasing Commission.

12. Miscellaneous.

A. This Agreement shall be governed by Ohio law.

B. This Agreement shall be binding upon and inure to the benefit of each of the parties and their heirs, successors and assigns.

C. This Agreement constitutes the entire agreement and understanding between the parties hereto, and neither party shall be bound by any agreements or conditions except as are expressly set forth herein, or as may otherwise be set forth in a written amendment hereof.

D. In the event that any provision of this Agreement is determined to be invalid, void, or otherwise unenforceable, that determination shall not affect the remaining part or portions of that provision, or any other provision, of this Agreement.

ASCENSION COMMERCIAL REALTY, LLC

By: _____

(signature)

Tim Schlachter, CCIM / Managing Director

(printed name / title)

Doug Wright / Hannah Szul

Doug Wright CCIM & Hannah Szul/Advisors

4/10/26

OWNER:

(signature)

Lourdes Properties LLC

(printed name / title)

By: _____

Authorized By: Sister Nancy Linenkugel, OSF

Address: 6832 Convent Blvd.

Sylvania, OH 43560

Telephone: _____

Email: _____

Date: _____, 20 26



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Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 3 of 3



EXCLUSIVE LISTING CONTRACT FOR SALE AND/OR LEASE

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2. Sale Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to Seven percent (7 %) in the case of improved real property, or N/A percent (N/A %) in the case of unimproved land, of the gross sales price at which the Property may be sold or exchanged (the "Sale Commission"), however, no commission shall be less than \$ 3,500. The Sale Commission shall be earned if, whether through the efforts of Broker, Owner or any other party, (a) during the term of this Agreement, a written contract or other agreement to sell or exchange the Property is made and entered into by Owner, or (b) if within one (1) year after the expiration of this Agreement (the "Protection Period") the Property is sold or exchanged to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a sale or exchange during the term of this Agreement, or (c) Broker introduces a prospect to the Property or conducts negotiations regarding a sale or exchange during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately sold or exchanged to such prospect within six (6) months after termination of such negotiations. Notwithstanding anything else contained herein, the Sale Commission shall be due and payable at the time the Sale Commission is earned.

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Exclusive Listing Contract For Sale and/or Lease, Page 1 of 3

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ASCENSION COMMERCIAL REALTY, LLC

By: _____

(signature)

Tim Schlachter, CCIM / Managing Director

(printed name / title)

By: _____

Doug Wright CCIM & Hannah Szul/Advisors

4/10/20

OWNER:

(signature)

Lourdes Properties LLC

(printed name / title)

By: _____

Authorized By: Sister Nancy Linenkugel, OSF

Address: 6832 Convent Blvd.

Sylvania, OH 43560

Telephone: _____

Email: _____

Date: _____, 2026



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Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 3 of 3



EXCLUSIVE LISTING CONTRACT FOR SALE AND/OR LEASE

1. **Grant of Listing.** In consideration of the agreement of Ascension Commercial Realty, LLC ("Broker") to use its efforts to find a purchaser or tenant, the undersigned ("Owner") hereby grants Broker the exclusive right for ☒ 6, (SIX) months or ☐ 12, (TWELVE) months commencing on April 8, 2026 and terminating on October 7, 2026 to ☒ sell and/or ☐ lease the ☒ improved real estate ☐ unimproved land commonly known as: 4847 Wickford Dr. E. Sylvania OH 43560 Parcel #8230474 (the "Property"). The listing price for the sale of the Property shall be \$ 510,000.00, payable in cash, certified check or wire transfer, or at any other price, terms or exchange to which Owner may consent. The asking price for lease of the Property shall be \$ N/A rent per N/A or any other price or terms to which Owner may consent.

2. **Sale Commission.** Owner agrees to pay Broker for professional realty services a fee in an amount equal to Seven percent (7 %) in the case of improved real property, or N/A percent (N/A %) in the case of unimproved land, of the gross sales price at which the Property may be sold or exchanged (the "Sale Commission"), however, no commission shall be less than \$ 3,500. The Sale Commission shall be earned if, whether through the efforts of Broker, Owner or any other party, (a) during the term of this Agreement, a written contract or other agreement to sell or exchange the Property is made and entered into by Owner, or (b) if within one (1) year after the expiration of this Agreement (the "Protection Period") the Property is sold or exchanged to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a sale or exchange during the term of this Agreement, or (c) Broker introduces a prospect to the Property or conducts negotiations regarding a sale or exchange during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately sold or exchanged to such prospect within six (6) months after termination of such negotiations. Notwithstanding anything else contained herein, the Sale Commission shall be due and payable at the time the Sale Commission is earned.

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Exclusive Listing Contract For Sale and/or Lease, Page 1 of 3

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ASCENSION COMMERCIAL REALTY, LLC

By: _____

(signature)

Tim Schlachter, CCIM / Managing Director

(printed name / title)

By: _____

Doug Wright CCIM & Hannah Szul/Advisors

4/10/26

OWNER:

(signature)

Lourdes Properties LLC

(printed name / title)

By: _____

Authorized By: Sister Nancy Linenkugel, OSF

Address: 6832 Convent Blvd.

Sylvania, OH 43560

Telephone: _____

Email: _____

Date: _____, 2026



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Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 3 of 3



EXCLUSIVE LISTING CONTRACT FOR SALE AND/OR LEASE

1. Grant of Listing. In consideration of the agreement of Ascension Commercial Realty, LLC ("Broker") to use its efforts to find a purchaser or tenant, the undersigned ("Owner") hereby grants Broker the exclusive right for ☒ 6, (SIX) months or ☐ 12, (TWELVE) months commencing on April 8, 2026 and terminating on October 7, 2026 to ☒ sell and/or ☐ lease the ☒ improved real estate ☐ unimproved land commonly known as: 4839 Wickford Dr. E Sylvania, OH 43560 Parcel #8230471 (the "Property"). The listing price for the sale of the Property shall be \$ 475,000.00, payable in cash, certified check or wire transfer, or at any other price, terms or exchange to which Owner may consent. The asking price for lease of the Property shall be \$ N/A rent per N/A or any other price or terms to which Owner may consent.

2. Sale Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to Seven percent (7 %) in the case of improved real property, or N/A percent (N/A %) in the case of unimproved land, of the gross sales price at which the Property may be sold or exchanged (the "Sale Commission"), however, no commission shall be less than \$ 3,500. The Sale Commission shall be earned if, whether through the efforts of Broker, Owner or any other party, (a) during the term of this Agreement, a written contract or other agreement to sell or exchange the Property is made and entered into by Owner, or (b) if within one (1) year after the expiration of this Agreement (the "Protection Period") the Property is sold or exchanged to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a sale or exchange during the term of this Agreement, or (c) Broker introduces a prospect to the Property or conducts negotiations regarding a sale or exchange during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately sold or exchanged to such prospect within six (6) months after termination of such negotiations. Notwithstanding anything else contained herein, the Sale Commission shall be due and payable at the time the Sale Commission is earned.

3. Leasing Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to N/A percent (N/A %) of the gross rent's payable over the initial term of any lease (including any build-to-suit lease) of the Property (the "Leasing Commission"), however, no commission shall be less than \$ N/A. The Leasing Commission shall be earned and payable in full upon execution of the lease. Should the lease term be extended or the lessee (or its assignee) occupy additional space by virtue of option(s) or other provisions in the lease, or through subsequent modification of such provisions, Owner shall pay an additional Leasing Commission to Broker equal to five percent (5%) of the additional gross rentals. Such additional Leasing Commission shall be earned and payable in full at the time the extended term commences or the additional space is occupied or if within the Protection Period the Property is Leased to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a lease or exchange during the term of this Agreement, or if Broker introduces a prospect to the Property or conducts negotiations regarding a lease during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately Leased to such prospect within six (6) months after termination of such negotiations. In the event that the Property is sold or exchanged to the lessee (or its assignee or nominee) during or after the end of the lease, Broker shall receive an additional commission in the amount of seven percent (7%) of the gross sales price less the amount of any Leasing Commission previously paid to Broker that is applicable to the unexpired portion of the then current lease term. Owner agrees to (a) incorporate this commission agreement within the lease document(s), (b) provide immediate written notice to Broker in the event that any lessee exercises an option to extend the lease term, an option to occupy additional space or an option to purchase, and (c) provide at least ten (10) days advance written notice to Broker in the event of any sale, exchange, conveyance or transfer of the Property.

4. Forfeit of Deposit. In the event that Owner grants an option or enters into an agreement to sell or exchange the Property, and any option or earnest money deposit or consideration is subsequently forfeited to Owner by the optionee or purchaser, Broker shall be entitled to ten percent (10%) of such forfeited amount, which Owner shall immediately pay Broker upon forfeiture.

Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 1 of 3

5. Exclusive Relationship. During the term of this agency, Owner shall refer to Broker all inquiries and offers received concerning the Property, and will not sell, exchange or lease the Property, or offer the Property for sale, exchange or lease, except through Broker. If owner enters into a similar agency agreement with another real estate broker after expiration of this Agreement (a "New Listing"), Owner shall exclude all parties with whom Broker has had written negotiations with regarding a sale, exchange or lease of the Property during the term of this Agreement from the New Listing; provided, however, Owner's failure to exclude such parties from the New Listing shall not act to nullify Broker's right to any commission. Broker's right to any commission pursuant to this Agreement shall not be affected by execution of a New Listing by Owner.

6. Other Brokers; Internet Listings. Owner authorizes Broker to divide any Sale Commission or Leasing Commission in accordance with Broker's usual practices or its company policy, with other brokers procuring the purchaser or lessee. Owner hereby consents, authorizes and grants Broker the right to place listing information regarding the Property on such internet listing service(s) as Broker in its sole discretion shall determine.

7. Owner's Representations and Warranties. Owner represents and warrants that (a) Owner is the owner of the Property and that Owner has the unqualified right to sell, exchange or lease the Property and to retain the professional services of Broker and (b) to the best of Owner's knowledge and belief, no hazardous or toxic materials have been used, treated, stored or disposed of on the Property and the Property is free of any latent structural defects. In the event of a sale or exchange, Owner will convey the Property with general warranty covenants, free and clear of material defects and encumbrances (including release of dower, if applicable), and will provide evidence of marketable title. Owner shall also pay agricultural recoupment taxes, if any, resulting from a sale or exchange.

Owner recognize(s) that the agents involved in any sale, exchange or lease of the Property are relying on such representations and warranties and on any information supplied by Owner in connection with the Property, and Owner agrees to defend, indemnify and hold harmless Broker, its agents and employees, from and against any and all claims, demands, damages, suits, liabilities, costs and expenses, including reasonable attorney's fees, arising out of any misrepresentation, breach of warranty or concealment of facts by Owner (or any representatives, sources or contractors of Owner) relating to the matters referred to in this paragraph 7.

8. Signs. Broker is hereby authorized to place a "FOR SALE" or "FOR LEASE" sign on the Property and to remove all other signs of other brokers.

9. Fair Housing Statement; Blockbusting. It is illegal, pursuant to the Ohio Fair Housing Law (Ohio Rev. Code 4112.02(H)) and the Federal Fair Housing Law (42 U.S.C. 3601), to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, ancestry, military status, disability, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

10. Notices. Any notices or other material communications ("Notices") hereunder shall be in writing and shall be given by hand delivery, nationally recognized overnight courier, U. S. certified or registered mail, postage prepaid, or facsimile confirmed by the receiver. All Notices shall be addressed to Broker or Owner at the addresses set forth in this Agreement (or to such other address as either party may specify in writing from time to time), and shall be effective upon actual receipt.

11. Definition of "sold" or "leased". For purposes of this Agreement, the Property shall be deemed "sold" or "leased" when (a) Owner received a written offer to purchase or lease the Property upon all of the terms and conditions set forth in this Agreement, from a ready, willing and able purchaser or lessee or (b) Owner conveys or leases or enters into a contract to convey or lease the Property on any other terms and conditions acceptable to Owner. Broker shall be entitled to interest on any Sale Commission or Leasing Commission not paid when due in the amount of eighteen percent (18%) per annum. Broker reserves all rights to file a Real Estate Broker's Lien pursuant to Ohio Rev. Code Section 1311.85 et seq. to secure any Sale Commission or Leasing Commission.

12. Miscellaneous.

A. This Agreement shall be governed by Ohio law.

B. This Agreement shall be binding upon and inure to the benefit of each of the parties and their heirs, successors and assigns.

C. This Agreement constitutes the entire agreement and understanding between the parties hereto, and neither party shall be bound by any agreements or conditions except as are expressly set forth herein, or as may otherwise be set forth in a written amendment hereof.

D. In the event that any provision of this Agreement is determined to be invalid, void, or otherwise unenforceable, that determination shall not affect the remaining part or portions of that provision, or any other provision, of this Agreement.

ASCENSION COMMERCIAL REALTY, LLC

By: _____

(signature)

Tim Schlachter, CCIM / Managing Director

(printed name / title)

Doug Wright / Hannah Szul

Doug Wright CCIM & Hannah Szul / Advisors

4/10/26

OWNER:

Sister Nancy Linnenkugel

(signature)

Lourdes Properties LLC

(printed name / title)

By: _____

Authorized By: Sister Nancy Linnenkugel, OSF

Address: 6832 Convent Blvd.

Sylvania OH 43560

Telephone: _____

Email: _____

Date: _____, 2026



It is illegal, pursuant to the Ohio Fair Housing Law, Division (II) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

Owner's Initials _____ Broker's Initials _____
Exclusive Listing Contract For Sale and/or Lease, Page 3 of 3



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2. Sale Commission. Owner agrees to pay Broker for professional realty services a fee in an amount equal to Seven percent (7%) in the case of improved real property, or N/A percent (N/A%) in the case of unimproved land, of the gross sales price at which the Property may be sold or exchanged (the "Sale Commission"), however, no commission shall be less than \$3,500. The Sale Commission shall be earned if, whether through the efforts of Broker, Owner or any other party, (a) during the term of this Agreement, a written contract or other agreement to sell or exchange the Property is made and entered into by Owner, or (b) if within one (1) year after the expiration of this Agreement (the "Protection Period") the Property is sold or exchanged to anyone whom Broker has introduced to the Property or with whom Broker has negotiated regarding a sale or exchange during the term of this Agreement, or (c) Broker introduces a prospect to the Property or conducts negotiations regarding a sale or exchange during the term of this Agreement and negotiations occur with such prospect during the Protection Period and the Property is ultimately sold or exchanged to such prospect within six (6) months after termination of such negotiations. Notwithstanding anything else contained herein, the Sale Commission shall be due and payable at the time the Sale Commission is earned.

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D. In the event that any provision of this Agreement is determined to be invalid, void, or otherwise unenforceable, that determination shall not affect the remaining part or portions of that provision, or any other provision, of this Agreement.

ASCENSION COMMERCIAL REALTY, LLC

By: [Signature]
(signature)

Tim Schlachter, CCIM / Managing Director
(printed name / title)

By: [Signature]

Doug Wright CCIM & Hannah Szul /Advisors

4/10/26

OWNER:

[Signature]
(signature)

Lourdes Properties LLC
(printed name / title)

By: _____

Authorized By: Sister Nancy L. Linenkugel, OSF

Address: 6832 Convent Blvd.

Sylvania, OH 43560

Telephone: _____

Email: _____

Date: _____, 2026



It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

Owner's Initials _____ Broker's Initials _____
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