

## SCRIVENERS INDEMNIFICATION

\$210,000 Note

July 10, 2023  
Phoenix, Arizona

In relation to a loan transaction between **Mochi Properties, LLC, an Arizona Limited Liability Company**, (**Hereinafter**, "Borrower"), and **AZDOT INCOME 17, LLC as to** a 100% undivided interest (hereinafter, "Lender" or "Beneficiary"), in the sum of **Two Hundred Ten Thousand** dollars (**\$210,000**) ("Principal Sum").

The drafters of the Loan Documents used in this transaction, Corey Schwartz, and Loanatik, LLC (the "Scriveners") are NOT a law firm nor attorneys and provide these form documents to the Lender/Beneficiary and Borrower as a courtesy.

Scriveners are not acting as your attorney and are not a substitute for the advice of an attorney. Scriveners are not responsible for any loss, injury, claim, liability, or damage related to your use of these forms, whether from errors or omissions in the documents or any other document related the contemplated transaction. It is recommended that the parties hereto consult their respective attorneys and trusted advisors.

Scriveners make no representation or warranty to the documents accuracy, enforceability, suitability for any purpose, or anything else whatsoever. Borrower, Guarantor(s) and Lender hereby agree to indemnify, defend and hold Scriveners harmless from any and all liability, claims, actions brought by either party or a third party seeking any amounts due or claimed to be due under any theory of law, as a result of this Agreement or the Loan Documents.

Mochi Properties, LLC, an Arizona Limited Liability Company

Mochi Properties, LLC, an Arizona limited liability company

\_\_\_\_\_  
Jay Carter, its Manager

AZDOT INCOME 17, LLC

By: \_\_\_\_\_  
James Rosebrough Jr., Its manager

-----Document Variables use Alt-F9 to View-----



