

SCRIVENERS INDEMNIFICATION

\$594,237.00 Note

July 26, 2023
Phoenix, Arizona

In relation to a loan transaction between **Custom Valley Homes LLC**, an Arizona Limited Liability Company, (**Hereinafter**, "Borrower"), and **Mona Lisa Financial LLC** as to a 100% undivided interest (hereinafter, "Lender" or "Beneficiary"), in the sum of **Five Hundred Ninty Four Thousand Two Hundred Thirty Seven** dollars (**\$594,237.00**) ("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.

Custom Valley Homes LLC, an Arizona Limited Liability Company

David Widerhorn, its Manager

MONA LISA FINANCIAL LLC

By: _____
ELISABETTA WIDERHORN, Its manager