This Design Services Agreement (the “Agreement”) shall be effective as of May 3, 2024 (the “Effective Date”), and is entered into between Rosemary Road Interiors LLC (“Rosemary Road”) on the one hand, and Bob Newhart and Mary Newhart (“Clients”) on the other. Rosemary Road and Clients may be referred to collectively in this Agreement as the “Parties,” or individually as a “Party.”

 **The Project**. Rosemary Road shall perform its below-defined Design Services at Clients’ property located at:

2158 Pine Ave.

Long Beach, CA 90807

(the “Property”). The term “Project” shall refer to: (i) the below-defined Design Services to be performed by Rosemary Road under this Agreement, as detailed below and in the Scope of Work attached as Exhibit “A,” which incorporated into this Agreement by this reference; (ii) when applicable, any additional Design Services described in any below-defined Change Order(s); and (ii) any work performed by any licensed contractor or outside vendor hired to effectuate the design details set forth in the Scope of Work. In any direct conflict between the provisions set forth below and those contained in the Exhibit “A’s” Scope of Work, the Scope of Work shall control.

 **Term**. This Agreement shall commence on the date indicated above and extend until the completion of the below-defined Design Services, or upon 10 calendar days’ written notice by either Party that this Agreement is terminated. Upon termination of this Agreement, Rosemary Road shall be entitled to: (i) compensation for all Design Services performed through the date of termination; (ii) reimbursement of any expenses incurred in performing the Design Services; and (iii) retain as non-refundable (or be paid if not yet tendered) the entirety of any deposit(s) identified in the Payment Schedule attached as Exhibit “B,” which is incorporated into this Agreement by this reference.

 **Design Services/Scope of Work**. Unless otherwise explicitly modified by the attached Scope of Work, and subject to the conditions and limitations described below and in the Scope of Work, Rosemary Road will provide Clients with the following Design Services:

 **Initial Property Visit**. Prior to or at the commencement of the Project, Rosemary Road will meet with Clients at the Property to view the applicable space, discuss Clients’ needs and wants, and take appropriate measurements and photographs.

 **Design Concept**. Rosemary Road will prepare a presentation for Clients in which it will:

— Provide floor plans to determine the best possible layout for each space

— Present design board(s) with initial selections to communicate the design direction

— Present an initial estimated budget based on initial selections

— Suggest fixtures, furnishings, and finishes in accordance with approved floor plan(s)

— Provide proposals from all trades and vendors

— Present drawings, renderings, and elevations as needed to convey recommended design elements

— Present samples of hard and soft materials selected for certain spaces

 **Additional Design Services**. In addition to the foregoing, and except as may be modified in the attached Scope of Work, the Design Services will also include all of the following:

— Site visits/progress meetings (in-person or virtual)

— Review of architectural blueprints

— Recommendations regarding custom furnishings and/or accessories

— Recommendations related to the placement of existing and/or new furnishings

— Recommendations related to the placement of existing and/or new accessories

— Space planning and furniture layout

— Recommendations regarding furniture design, selection, and/or purchase

— Recommendations regarding staircase design (e.g., balusters, spindles, handrails, tread type, and riser color)

— Recommendations regarding wall colors and wall coverings

— Recommendations regarding floor coverings (e.g., tile, rugs, carpeting)

— Recommendations regarding interior doors and windows

— Recommendations regarding interior door and window treatments

— Recommendations regarding interior door and window hardware

— Recommendations regarding baseboards, moldings, casings, ceiling design, and architectural details

— Recommendations regarding staining of wood surfaces (including floors)

— Assistance in acquisition of stock items from retail sellers

— Recommendations regarding built-ins

— Recommendations regarding cabinetry

— Recommendations regarding lighting

— Recommendations regarding tile/backsplash

— Recommendations regarding sinks and faucets

— Recommendations regarding toilets and bathroom fixtures/hardware

— Recommendations regarding mantels and fireplaces

— Recommendations regarding appliances

— Project management

— Procurement by Rosemary Road of items such as furnishings, furniture, rugs, lighting, fixtures, art, etc.

— Delivery and installation of items purchased to effectuate the design concept

 **Limitations on Scope of Project Management**. Clients acknowledge that neither Rosemary Road, nor its owners, are licensed contractors. In performing its project management-related Design Services, therefore, Rosemary Road’s duties shall be limited to, when deemed appropriate by Rosemary Road, one or more of the following: (i) collaborating with trades, vendors, architects, and/or contractors (collectively, the “Licensees”) to ensure that their work is being executed per the design plan; (ii) coordinating/scheduling meetings with Licensees; (iii) attending site visits while work is being performed by the Licensees; (iv) providing information to the Licensees, including information about the design plan/Clients’ vision; (v) advising Clients throughout the renovation/construction process; (vi) providing additional drawings or samples; and/or (vii) working with Clients to provide punch lists for any deficiencies noted in Licensees’ work.

 **Project Management Minimum Charge**. Unless otherwise explicitly set forth in the attached Scope of Work, Rosemary Road’s fee for its Design Services shall be the hourly rates of each of its design professionals, multiplied by the number of hours each such professional bills on the Project, or $5,000, whichever is greater.

 **Installation Day**. “Installation day” represents Rosemary Road’s opportunity to introduce Clients to the finished product at or near the completion of the Project. On the date designated for installation, therefore, Rosemary Road will deliver and/or place items ordered for the Project and otherwise complete the finishing touches to their design concept. Rosemary Road may utilize the services of delivery people, as well as Clients’ licensed contractors or handypeople. Alternatively, if Clients’ contractors/handypeople are not available on the designated installation day, Rosemary Road may retain the services of its own contractors/handypeople to perform the work. In either case, as is set forth below, Clients shall be responsible for all reasonable costs associated with those services.

 **Installation Day Limitations & Requirements**. Clients agree that unless otherwise confirmed in writing, Rosemary Road shall not be obligated to place/install any items not purchased directly through Rosemary Road. Clients further agrees that prior to installation day, Clients shall be solely responsible for ensuring that existing items which are being replaced as part of the design concept (e.g., furniture, furnishings, artwork, rugs, etc.) are removed from any applicable areas of the Property so that Rosemary Road has unfettered access to perform its installation day-related Design Services. Finally, Clients agree to provide Rosemary Road with uninterrupted access to the Property between the hours of 8:00 a.m. to 5:00 p.m. on the designated installation.

 **Change Orders**. Rosemary Road shall be obligated to perform only the Design Services specified above and in the attached Scope of Work. If the Parties, however, wish to modify the scope of the agreed-upon Design Services—e.g., request that Rosemary Road perform additional Design Services during the course of the Project—the Parties must memorialize such modifications in a written change order that must be signed by the Parties (the “Change Order”). A true copy of a blank and unsigned Change Order is attached as Exhibit “C,” and once signed by the Parties, a Change Order shall become a part of this Agreement. In any direct conflict between the provisions set forth in this document and those contained in the Exhibit “C’s” Change Order(s), the Change Order(s) shall control. Notwithstanding the foregoing, if, at one or both Clients’ explicit request, Rosemary Road does perform additional work not already specified above or in the Scope of Work, Rosemary Road shall be entitled to full payment (and Clients shall pay) for such additional work despite the fact that the Parties did not sign a Change Order. All such additional Design Services, whether reflected in a written and signed Change Order or not, shall be charged in minimum increments of 15 minutes at the per-professional hourly rate of $150.

 **Change Order(s) with Licensed Contractors**. Within three calendar days of Clients’ entering into any change order with a licensed contractor/sub-contractor hired to work on the Project, Clients shall provide Rosemary Road with a copy of the change order. Rosemary Road may, in its sole discretion, choose to obtain such a copy directly from the contractor/sub-contractor, and Clients’ signatures on this Agreement shall serve as Clients’ express consent for such contractor/sub-contractor to share any such change order with Rosemary Road.

 **No Responsibility re HOA**. If the Property is located in a community governed by a homeowners association (“HOA”), Clients acknowledge that they are familiar with the requirements contained in their governing documents as they pertain to any of the intended work to be performed as part of the Project. Consequently, Clients agree that at all times, they shall have the sole responsibility of ensuring that all aspects of the Project remain in compliance with their HOA’s governing documents. Clients further acknowledge and agree that at no time shall Rosemary Road bear any responsibility or liability for any work performed at the Property that violates the HOA’s governing documents.

 **No Responsibility re City Codes/Permits**. Unless otherwise explicitly stated above, Rosemary Road shall have no responsibility or obligation to apply for or ensure receipt of any permits required under federal, state, or local laws, rules, or regulations, nor shall Rosemary Road be required to ensure that any aspect of the Project complies with any federal, state, or local laws, rules, or regulations. Clients acknowledge and agree that such responsibilities lie solely with Clients and/or the Licensees, contractors, or vendors employed by Clients, whichever the case may be.

 **No Responsibility for Defects/Installation**. Clients shall inspect all items (e.g., furnishings, accessories, etc.) ordered through Rosemary Road immediately upon delivery and/or installation and communicate the nature of any complaints or defects of such items to Rosemary Road in writing within three calendar days of such delivery/installation. While Rosemary Road will work with Clients to address the defect or failure, Clients acknowledge and agree that at no time will Rosemary Road bear any liability for any defective items delivered or installations made by anyone other than Rosemary Road.

 **Not a Licensed Contractor**. Implementation of Rosemary Road’s design concepts often require the work of licensed contractors (e.g., to perform wallpaper hanging, carpet installation, painting, plumbing, drywall, electrical work, etc.), in which case Rosemary Road may recommend one or more such licensed contractors to perform the work. Rosemary Road does not receive any compensation for such recommendations. As was stated above, however, Rosemary Roads’ designers are not licensed contractors, and at no time, therefore, will Rosemary Road act as a general contractor or perform any work that, under California law, requires a contractor’s license. Nor will Rosemary Road ever perform any work requiring any other type of professional license (e.g., architect). Clients, therefore, acknowledge and agree that any work performed by such licensed contractors and professionals will be performed under separate written home improvement or professional contracts, and under payment arrangements made, directly between Clients and the licensed contractors and/or professionals.

 **Payments/Compensation to Rosemary Road**. The Parties have agreed upon a total contract price, which includes: (i) the agreed-upon deposit; (ii) Rosemary Road’s professional fees; and (iii) the *estimated* costs that Rosemary Road will incur in providing/performing the Design Services—e.g., (a) the procurement/purchase of furnishings, supplies, and other items; (b) shipping/delivery costs; and the (c) Rosemary Road’s hiring of handypeople/service providers, etc. (collectively, the “Total Contract Price”).

 **Total Contract Price**. The Total Contract Price that Clients agree to pay Rosemary Road for this Project shall be $42,345. In any direct conflict between the provisions set forth in this document and those contained in the Payment Schedule attached as Exhibit “B,” the Payment Schedule shall control.

 **Calculation of Fees**. In calculating the fees-portion of the Total Contract Price, Rosemary Road estimated the number of hours each of its design professionals expect to spend on the Project and then multiplied that number by the hourly rate of the design professionals expected to perform the Design Services. Design Services performed by Kris Riddle and Brooke Wojcik are calculated at their normal hourly rates of $150. Design Services performed by other individuals at Rosemary Road are calculated at between $50 and $100 per hour, depending on who is performing the Design Services. Excluding changes to the estimated number of hours reflected in any Change Order(s), Rosemary Road agrees to honor its estimate of the expected number of hours it will take to complete the Project reflected in Exhibit “A” even if Rosemary Road has to spend more hours than it initially estimated. In return, Clients agree to pay the Total Contract Price even if Rosemary Road actually worked fewer hours than those estimated at the time of execution of this Agreement (and Exhibit “A”).

 **Hourly Rates Subject to Annual Increase**. While Rosemary Road’s hourly rates are subject to a reasonable periodic increase, no individual’s rates will increase more than once per year, or sooner than the one-year anniversary of the commencement of the Project. If such increases occur during the pendency of the Project, they will only come into play within the context of any Change Order entered into after Rosemary Road notifies Client of a fee increase.

 **Deposit**. Prior to the commencement of Rosemary Road’s Design Services, Clients shall pay Rosemary Road a deposit in the sum of $10,000. Clients agree that the deposit shall be non-refundable.

 **Costs**. Clients shall be solely responsible for all costs incurred by Rosemary Road. Such costs may include not only the procurement, purchase (including taxes), shipping, inspection, handling, storage, return, and restocking of any interior/exterior design items—e.g., furnishings, furniture, tile, paint, lighting, fixtures, fabrics, artwork, decor, and other accessories—selected and purchased for Clients by Rosemary Road, but also certain costs associated with Rosemary Road’s hiring of independent contractors to perform certain tasks necessary to effectuate the Design Services (e.g., a handyperson). While Rosemary Road will be conscientious of the Total Contract Price in securing the items/services it deems necessary to successfully complete the Project, Clients agree that Rosemary Road shall not be responsible for any increase(s) in the Total Contract Price arising out of price increases of items selected by Rosemary Road or an increase in the expected costs of human labor. While such price increases will be reflected in applicable invoices supplied by Rosemary Road, they will not necessitate the creation of any Change Order.

 **Invoices**. From time to time during the pendency of the Project, Rosemary Road will provide Clients with one or more invoices. Rosemary Road uses such invoices for a variety of reasons, including without limitation, to: (i) provide Clients with proof of payment (e.g., to memorialize payment of a deposit); (ii) request additional money following a Change Order; (iii) invoice Clients for the next payment due under the Payment Schedule; or (iv) invoice Clients for all Design Services and related fees and costs performed/incurred up to the time of a cancellation by Clients. If an invoice requires Clients to make a payment to Rosemary Road, then Clients shall deliver full payment due under such an invoice within five calendar days of the date Rosemary Road sends the invoice to Clients. If Rosemary Road does not receive full payment on an invoice within the requisite five-day period, Clients shall pay a late fee of 15% of the sum then remaining past-due.

 **Late Payments**. Interest shall accrue on all sums due to Rosemary Road that remain unpaid for 30 or more calendar days at the maximum legal rate, or 10%, whichever is less.

 **Non-Refundable Payments**. Client agrees that Rosemary Road shall have no obligation to provide, nor shall Client have any right to receive, any refunds or credits for payments made (or money owed) for or related to any of the following: (i) costs incurred (unless a return is successful, and then excluding any return-related costs); (ii) the deposit; and/or (iii) work already performed.

 **Returned Checks**. Clients agree to pay a processing fee of $25, or the maximum legal amount, whichever is greater, for all returned or cancelled checks.

 **Credit Cards**. While Rosemary Road accepts all major credit cards (e.g., American Express, Visa, Mastercard, and Discover), a surcharge of 3% will be added to any sum paid to Rosemary Road via credit card. If Clients dispute any charge(s) on a credit card provided to Rosemary Road to pay any sum due under this Agreement, and if Rosemary Road ultimately prevails in supporting the disputed charge(s), in addition to the amount in dispute, Clients shall pay to Rosemary Road an additional $150 per hour, in minimum increments of 30 minutes, for all time Rosemary Road spent in resolving the dispute with its merchant processor/bank.

 **Cancellation/Rescheduling**. Clients may cancel a scheduled in-person or telephonic meeting without penalty (i.e., such meetings may be rescheduled at no additional cost) if Clients provide Rosemary Road with at least 24 hours advance written notice. If Clients fail to appear for a scheduled meeting, or otherwise fail to provide at least 24 hours advance written notice prior to a cancellation, the meeting shall be deemed completed. If a further meeting must subsequently be scheduled to make up for the meeting deemed completed, then Clients shall pay Rosemary Road the applicable fee (at the applicable hourly rates) no less than 24 hours prior to the time scheduled for that meeting.

 **Project Timeline**. A variety of factors exist that could delay completion of the Project once it has commences, including without limitation: (i) a below-defined Force-Majeure Event; (ii) unavailability/scarcity of products; (iii) manufacturing, shipping, and delivery delays; (iv) delays caused by vendors hired by Clients; (v) Clients’ actions/inactions that lead to a delay; and/or (vi) Clients’ failure to timely pay invoices when payments are due. While Rosemary Road will be diligent in performing the Design Services in a timely fashion, Clients acknowledge not only that Rosemary Road is unable to provide any guarantee as to when the Project will be completed, but also that any estimates that Rosemary Road does provide Clients as to the completion of one or more phases of the Project are merely estimates and must not be relied upon.

 **Pause and Reinstatement**. If Clients pause or delay the Project for 30 or more calendar days, Rosemary Road shall be entitled to charge Clients a reinstatement fee to restart the Project at a later date. Rosemary Road shall determine, in its sole discretion, the amount of the reinstatement fee, taking into consideration the time spent by Rosemary Road rescheduling the Project and re-acquainting itself with Clients’ needs. Clients acknowledge that as a result of such a pause/delay, items previously selected or quoted may be discontinued, out of stock, more expensive, or otherwise unavailable. To the extent that Rosemary Road must therefore revisit work already performed prior to the pause/delay, Clients shall be responsible for any time spent performing such work again. The Parties agree that such changes will be reflected in a Change Order dated at or near the date that the reinstatement is scheduled to occur.

 **Force Majeure**. Subject to the limitations contained in this provision, neither Party shall be held liable or responsible for any failure or delay in the performance of their obligations under this Agreement if any of the following events or circumstances occurs: (i) acts of God; (ii) fire; (iii) flood; (iv) earthquake; (v) war; (vi) terrorism; (vii) civil unrest; or (viii) governmental actions, such as declarations of states of emergency (collectively, “Force Majeure Events”). A Force Majeure Event shall *not* excuse a Party’s timely performance under this Agreement unless: (a) the Force Majeure Event renders the affected Party’s performance impossible or impracticable; and (b) the affected Party played no appreciable role in causing or exacerbating the Force Majeure Event. If a Force Majeure Event occurs, the affected Party shall promptly notify the other Party in writing and provide reasonable details of the event and its anticipated impact on the performance of their obligations. The affected Party shall use commercially reasonable efforts to minimize the impact of the Force Majeure Event on the performance of its obligations, and the time for performance shall be extended for a period equal to the duration of the Force Majeure Event. If, however, the Force Majeure Event continues for a period of more than 90 calendar days, either Party may terminate this Agreement upon written notice to the other Party, without any liability, except for payment obligations accrued up to the date of termination.

 **Intellectual Property**. The below-defined Images, concepts, designs, and other documents prepared by Rosemary Road during the pendency of the Project shall at all times remain Rosemary Road’s exclusive intellectual property, and at no time will Clients obtain any rights, title, or interest in or to any of Rosemary Road’s intellectual property. Clients may not, therefore, use any of Rosemary Road’s intellectual property for any purpose other than the completion of the Design Services specified under this Agreement. Clients agree not to sell, share, or publish any of the Images, concepts, drawings, and designs prepared by Rosemary Road without Rosemary Road’s express written consent.

 **Photographs & Video**. During the course of the Project, Rosemary Road may take photographs or video of the Property or aspects of the Project (collectively, the “Images”). Subject to the foregoing limitations, Clients irrevocably assign and transfer to Rosemary Road the entirety of their rights, title, ownership, and/or interest in and to any of the Images (if any such rights existed). This assignment and transfer of the Images includes not just Rosemary Road’s exclusive right to use, publish, exploit, display, exhibit, manipulate, copy, or reproduce the Images, but also to create derivative content, regardless of its form, medium, or format. At all times, therefore, Rosemary Road shall enjoy the absolute right to dispose of, exploit, transmit, display, reproduce, manipulate, alter, edit, revise, register (and sue to enforce such registration), and otherwise control the Images provided that Rosemary Road excludes Clients’ name, address, and likeness. Clients shall not be entitled to any royalty, payment, compensation, and/or benefit arising out of Rosemary Road’s use of the Images, and subject to applicable law, Clients waive any right to inspect, review, approve, or receive copies of any of the Images.

 **Internet/Social Media**. Clients agree to credit to Rosemary Road any photographs, drawings, or renderings of the Project that Clients publish online and/or on social media (e.g., Facebook, Instagram, Pinterest, etc.). This provision is not intended to apply to photographs, drawings, or renderings where the display of the Design Services (or completed Project) is incidental.

 **Access to the Property**. If applicable, Clients shall make the property available to Rosemary Road’s representatives and/or any contractors/vendors Clients hire to perform work on the Project, including, as necessary, the provision of a key, access code, and/or other access-granting device. Clients shall also remove all unsafe conditions from the Property (or at least notify Rosemary Road of such conditions) that could harm Rosemary Road’s representatives, including, but not limited to, ensuring that all of Clients’ animals are adequately restrained or are otherwise incapable of interacting with any individual performing the Design Services. If Rosemary Road is, at any time, unable to gain access to the Property to perform any previously scheduled Design Services because of a denial of access or the presence of a dangerous condition, Clients shall pay Rosemary Road the sum of $150, or the time spent traveling to and from the Property (at the applicable per-person hourly rate), whichever is *greater*.

 **Post-Completion Photography**. In Rosemary Road’s sole discretion, at the conclusion of the Project, Clients shall permit Rosemary Road to schedule a professional photographer to style and shoot the completed Project (at Rosemary Road’s sole expense).

 **Independent Contractor**. At all times during the pendency of the Project, Rosemary Road shall be and remain an independent contractor within the meaning of California law.

 **Indemnification**. Clients shall indemnify, protect, and hold Rosemary Road harmless from any claims, demands, administrative/regulatory complaints, damages, suits, losses, costs, expenses, liabilities, judgments, and/or causes of action (including attorneys’ fees and costs) arising directly or indirectly out of: (i) Clients’ actions or inactions—e.g., Clients’ breach of any provision of this (or any other) Agreement or illegal conduct; (ii) the actions or inactions (including the illegal conduct) of any tradesperson, contractor, vendor, or consultant who performed work on any portion of the Project (collectively, the “Claims”). If any Claims are made against Rosemary Road but not against Clients, then Rosemary Road shall have the right to select the attorneys of its choice to defend it. If any Claims are made against Clients and Rosemary Road, Clients must obtain Rosemary Road’s approval of the attorneys hired by Clients to defend the Parties. Rosemary Road may only deny such approval if reasonable under the circumstances.

 **Limitation on Damages**. Clients agree that their exclusive remedy for all damages, suits, losses, costs, expenses, liabilities, judgments, and/or causes of action (including attorneys’ fees and costs) arising from or related to this Agreement shall not exceed the amount of compensation that Rosemary Road has received, requested, or would be entitled to receive or request under this Agreement. If a court of competent jurisdiction or an arbitrator deems this provision unenforceable, the court or arbitrator shall determine that the Parties’ intent was to limit such damages as much as the law will permit. Clients further agree that they shall not hold Rosemary Road or any of Rosemary Road’s officers, agents, or anyone else involved in the performance of the Design Services, liable for any direct, indirect, incidental, special, punitive, or consequential damages that result from any mistakes, omissions, or alleged wrongdoing committed by Rosemary Road. In so agreeing, and subject to the limitation set forth at the beginning of this provision, Clients expressly acknowledge that upon prevailing in an action against Rosemary Road, Clients shall only be entitled to an award of their actual damages.

 **Limited Warranty**. Rosemary Road warrants and represents that it will perform the Design Services in a professional manner, in accordance with reasonable industry standards, and in conformance with the explicit specifications contained in this Agreement. THIS WARRANTY SHALL BE THE EXCLUSIVE WARRANTY AVAILABLE TO CLIENT. ROSEMARY ROAD MAKES NO OTHER REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND/OR MERCHANTABILITY.

 **Other Warranties**. While Rosemary Road makes no warranties other than the those expressly stated above, Clients shall have the benefit of all warranties and guarantees issued to them either by operation of law, or by suppliers, manufacturers, vendors, or contractors with whom Clients contract to effectuate any aspects of the design concept for the Project. Clients shall be solely responsible for enforcing such warranties/guarantees.

 **Clients’ Further Acknowledgements and/or Agreements**. Clients acknowledge and/or agree to all of the following:

 **Satisfaction Not Guaranteed**. Once Rosemary Road provides Clients with the Design Services, Rosemary Road shall have fully satisfied its duty under this Agreement. Rosemary Road’s performance is not subject to Clients’ satisfaction, and Clients’ dissatisfaction with Rosemary Road’s performance does not excuse Clients from fully performing under this Agreement. In no event may Clients offset any sums due to Rosemary Road.

 **Results Not Guaranteed**. While Rosemary Road will perform its Design Services in a professional manner and apply its efforts to meet Clients’ design goals, design requirements, and decorating preferences, Clients acknowledge that Rosemary Road has not provided them with any guarantees or assurances that they will be happy or satisfied with the final results of the Project.

 **Natural Variations**. Clients acknowledge that colors, fabrics, and other materials often look different online and in photographs than they do in the physical world, and therefore Clients agree not to hold Rosemary Road responsible for any non-conformity or deviation between the items Clients approve and the items Clients receive.

 **Not Responsible for Work of Contractors, Trades, Vendors, Etc.** Clients agree to hold Rosemary Road harmless from any complaints, damages, suits, losses, costs, expenses, liabilities, judgments, and/or causes of action (including attorneys’ fees and costs) suffered by Clients and arising out of or related to the actions or inactions of third parties—e.g., contractors, licensed professionals, trades, vendors, etc.—whether recommended to Clients by Rosemary Road or otherwise.

 **No Reliance on Materials Outside of this Agreement**.

 **General Provisions**. In addition to the foregoing, the Parties agree as follows:

 **Assignment**. This Agreement is personal to the Parties, and neither Party may, therefore, assign any of their rights or obligations under this Agreement to any third party without the other Party’s express written consent.

 **Notices**. All notices required under this Agreement shall be in writing and shall be delivered to the addresses set forth below (or any subsequent address provided in writing by a Party) via: (i) certified mail, return receipt requested; (ii) personal delivery if accompanied by proof of delivery; (iii) a nationally recognized delivery service (e.g., Federal Express, United Parcel Service, etc.) requiring proof of delivery; or (iv) electronic mail.

Notice to Rosemary Road

c/o Kris Riddle and Brooke Wojcik

2430 Camino Oleada

San Clemente, CA 92673

kris@rosemaryroadinteriors.com

brooke@rosemaryroadinteriors.com

Notice to Clients

Bob Newhart and Mary Newhart

2158 Pine Ave.

Long Beach, CA 90807

bnewhart@funnman.com

marynewhart@me.com

 **Right to Contract**. The Parties represent that each has the requisite authority and legal right to enter into this Agreement, and that their signing of and performance of their obligations under this Agreement will not: (i) conflict with, violate, result in a breach of, result in a termination or cancellation of, or constitute a default in or under any other agreement to which either is party, or by which they or any of their assets may be bound; (ii) violate any order, writ, injunction, decree, judgment, or ruling of any court or governmental authority; or (iii) violate any federal, state, or local laws, ordinances, regulations, or rules.

 **Waiver**. No breach of any provision(s) in this Agreement can be waived unless done so in writing and signed by the Parties. Waiver of any one provision of this Agreement shall not be deemed to be a waiver of any other provision, nor shall a waiver of a specific provision on any particular occasion be deemed a permanent waiver of that provision.

 **Headings**. The section headings that appear throughout this Agreement have been provided solely for the convenience of the Parties, and do not define or limit the scope of any provision. Consequently, the headings shall not be considered when interpreting this Agreement.

 **Interpretation/Arm’s Length**. The Parties acknowledge and agree that they entered into this Agreement knowingly and voluntarily, at arms’ length, and with a full understanding of the legal significance and ramifications for doing so. The Parties therefore agree that any rule of law or legal decision that would require interpretation of this Agreement against the Party that drafted it, including Civil Code section 1654, shall not be applicable, and in fact is irrevocably and unconditionally waived.

 **Attorneys’ Fees**. If any legal action is brought to enforce and/or interpret this Agreement, the prevailing party shall be entitled to recover his/her/its reasonable attorneys’ fees and costs incurred in that action.

 **Applicable Law/Jurisdiction and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of California with venue in the County of Orange.

 **Severability**. If all or part of any provision in this Agreement becomes or is declared by a court/arbitrator of competent jurisdiction to be illegal, unenforceable, or void, this Agreement shall continue in full force and effect without such language. If, however, the absence of such language materially alters the rights, limitations, or obligations of the Parties, the above-referenced court/arbitrator shall determine each Party’s rights, limitations, and obligations according to the intent of this Agreement when considered as a whole.

 **No Third-Party Beneficiary**. Nothing in this Agreement is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the Parties and their permitted respective successors and assigns. No provision of this Agreement shall give any third parties any right of subrogation or action over or against the Parties.

 **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties concerning the subject matter set forth in this Agreement, and supersedes all previous agreements, either written or oral, concerning such subject matter. The Parties acknowledge that no Party has made any representations, warranties, agreements, or covenants that are not expressly set forth in this Agreement, and that this Agreement may only be amended or modified by a written document signed by the Parties.

 **Counterparts** This Agreement may be signed in counterparts, any of which may be signed and transmitted electronically, each of which shall be deemed an original, and all of which shall, when taken together, constitute a single document.

The Parties have entered into this Agreement as of the May 3, 2024.

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| **ROSEMARY ROAD INTERIORS LLC**By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Kris Riddle, a Managing Member | **BOB NEWHART**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Signature**MARY NEWHART**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Signature |