

JUST APPRAISED

SAAS SERVICES AGREEMENT

This SaaS Services Agreement (“Agreement”) is entered into effective as of June 1, 2026 (the “Effective Date”) between Just Appraised Inc., with a place of business at 2261 Market Street #4074, San Francisco, CA 94114 (“Company”), and the undersigned Customer, Laramie County, Wyoming Government, (“Customer”).

BACKGROUND

- A. Company provides one or more software-as-a-service applications designed to facilitate document processing (collectively, the “Platform”).
- B. Company also provides support and maintenance services related to its platform, and may offer consulting, implementation and other professional services.
- C. Customer wishes to utilize the Platform and related services as provided herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the Parties hereto agree as follows:

1. PLATFORM ACCESS

1.1 Subject to the terms and conditions of this Agreement, Company hereby grants Customer and its Users a non-exclusive, non-transferable (except for permitted assignments under Section 9) right, during the Term (as defined below), to access and use the Platform solely for Customer’s internal business purposes in accordance with the applicable Order Form. As used herein, “User” means an employee, representative, consultant, contractor or agent of Customer who is authorized to use the Platform and has been supplied a user identification and password by Customer (or by Company at Customer’s request).

1.2 As used herein, “Order Form” means a quote, order form in substantially the form attached as Exhibit A, or other ordering document detailing the Customer’s access to the Platform and any associated fees therefore and any transaction-specific terms and conditions. Upon mutual execution (or, in the case of quotes, confirmation and placement of the order by Customer), Order Form(s) will be governed by the terms and conditions hereof and are deemed incorporated herein by this reference. If the parties agree, an Order Form may be used in connection with, or in lieu of, an SOW (as defined below).

1.3 As part of the registration process, Customer will identify an administrative user name and password for Customer’s Company account. Company reserves the right to refuse registration of, or cancel passwords it deems inappropriate. Customer may only allow that number of Users as is specified in the applicable Order Forms(s) to use the Platform at any one time. Customer acknowledges that Company may include in its Platform functionality to track the number of active Users and to disallow use by more than the authorized number of Users. Customer is responsible for all activities that occur under Customer’s User accounts. Customer shall use commercially reasonable efforts to prevent unauthorized access to, or use of, the Platform, and shall promptly notify Company of any known unauthorized use. Customer will ensure that (a) all Users given access to the Platform have the right to access the information and Customer Data made accessible to them by Customer through the Platform and (b) any User granting Company access to any Customer Data has the right and authority to grant such access.

2. SUPPORT AND PROFESSIONAL SERVICES

2.1 Subject to the terms hereof, Company will provide Customer with reasonable technical support services in accordance with the Company’s standard practice.

2.2 In connection with Customer’s use of the Platform, Company and Customer may agree in an Order Form and/or a separate mutually executed Statement of Work (an “SOW”) upon training, implementation, consulting or other professional services to be performed by Company (collectively the “Professional Services”). Customer agrees to provide Company with any required Customer materials needed for Company to perform the Professional Services, and hereby grants Company a royalty-free, non-exclusive, worldwide license to use such materials for the sole purpose of enabling Company to perform the Professional Services. Company

will use commercially reasonable efforts to meet any schedules set forth in an SOW or Order Form, and Customer agrees to cooperate in good faith to allow Company to achieve completion of such Professional Services in a timely and professional manner. If achievement of any particular milestone is dependent upon performance of tasks by Customer or by a third party outside of Company's control, any projected dates for accomplishing such milestones will be approximately adjusted to reflect any changes in such tasks. Company retains all right, title and interest in and to (i) anything it uses or develops in connection with performing Professional Services for Customer, including, among other things, software, tools, specifications, ideas, concepts, inventions, processes, techniques, and know-how and (ii) anything it delivers to Customer during the course of performing Professional Services (collectively, "Deliverables") ((i) and (ii) being collectively referred to herein as the "Professional Services IP"), unless otherwise specified in the applicable Order Form or SOW. Company hereby grants to Customer and its Users, a non-exclusive, non-transferable (except for permitted assignments under Section 9), worldwide, royalty-free, limited-term license to use the Deliverables during the Term solely in conjunction with Customer's use of the Platform. Customer may not copy, modify, or otherwise create derivative works of any Deliverables without Company's prior written consent in each case.

3. RESTRICTIONS AND RESPONSIBILITIES

3.1 Customer and its Users will not, directly or indirectly, (i) reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Platform or any software, documentation or data related to the Platform ("Software"); (ii) modify, copy, translate, or create derivative works based on the Platform or any Software (except to the extent expressly permitted by Company or authorized within the Platform); (iii) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make the Platform available to any third party, except for Users; (iv) use the Platform to send spam or unsolicited messages, collect data regarding others without their consent, transmit unlawful, immoral, libelous, tortuous, infringing, defamatory, threatening, vulgar or obscene material or material harmful to minors, transmit viruses or other harmful computer code; (v) attempt to interfere with or disrupt the performance of the Platform or the data contained therein; (vi) attempt to gain unauthorized access to the Platform or networks related to the Platform; (vii) interfere with another's use of the Platform; (viii) create "links" to or from the Platform, or "frame" or "mirror" any of Company's content; (ix) use the Platform in any manner or for any purpose that is unlawful under applicable laws; (x) access the Platform to build a competitive service, reproduce features of the Platform, or resell the Platform; or (xi) remove any proprietary notices or labels from the Company IP (as defined below).

3.2 Further, Customer may not remove or export from the United States or allow the export or re-export of the Platform, Software or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign agency or authority. As defined in FAR section 2.101, the Software and documentation are "commercial items" and according to DFAR section 252.2277014(a)(1) and (5) are deemed to be "commercial computer software" and "commercial computer software documentation." Consistent with DFAR section 227.7202 and FAR section 12.212, any use modification, reproduction, release, performance, display, or disclosure of such commercial software or commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement

3.3 Customer represents, covenants, and warrants that Customer will use the Platform only in compliance with Company's standard published policies then in effect (the "Policy") and all applicable laws and regulations.

3.4 Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Platform, including, without limitation, modems, hardware, servers, software, operating systems, networking, web servers and the like (collectively, "Equipment"). Customer shall also be responsible for maintaining the security of the Equipment, Customer account, passwords (including but not limited to administrative and user passwords) and files, and for all uses of Customer account or the Equipment with or without Customer's knowledge or consent.

4. CONFIDENTIALITY; PROPRIETARY RIGHTS

4.1 Each party (the "Receiving Party") understands that the other party (the "Disclosing Party") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "Proprietary Information" of the Disclosing Party). The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Platform or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information after five (5) years following the disclosure thereof or any information that the Receiving Party can document (a) is or becomes generally available to the public, or (b) was in its possession or known by it prior to receipt from the Disclosing Party, or (c) was rightfully disclosed to it without restriction by a third party, or (d) was independently developed without use of any Proprietary Information of the Disclosing Party or (e) is required to be disclosed by law.

4.2 During the Term, Customer will provide, or otherwise make available, to Company the Customer Data. As used herein, “Customer Data” means all data and other information that is provided to Company through Customer’s use of the Platform or is otherwise made available to Company by Customer (or at the direction of Customer). Customer Data may be provided or made available to Company directly by Customer or indirectly by authorizing Customer’s third-party vendors to provide such Customer Data to Company. Customer hereby grants to Company a non-exclusive, non-transferable, non-sublicensable, royalty-free, paid-up, revocable, perpetual license to use, copy, execute, reproduce, display, perform, disclose, distribute and prepare derivative works of the Customer Data for the purposes of (i) providing the Platform and Professional Services to Customer, and (ii) to improve and develop the Platform, Professional Services and Company’s other products and services. Customer represents and warrants that it has all necessary rights, consents, approvals and authorizations to collect, process, disclose, license, use and give Company access to the Customer Data as contemplated by this Agreement. Company may not sell any data received from Customer. Company may disclose Customer Data to its subcontractors, service providers, and data subprocessors only as reasonably necessary to provide, support, secure, improve, and develop the Platform, Professional Services, and Company’s related products and services, in each case in accordance with this Agreement. Company recognizes and acknowledges that some Customer Data is confidential by law and shall ensure confidentiality of such data. Company shall ensure that its subcontractors, service providers, and data subprocessors maintain confidentiality of all Customer data and do not sell or disclose any of Customer data.

4.3 Company shall own and retain all right, title and interest in and to (a) the Platform and Software, all improvements, enhancements, derivative works, or modifications thereto, (b) all Professional Services IP, (c) any data that is based on or derived from the Customer Data (including derivative works of the Customer Data), and (d) all intellectual property rights related to any of the foregoing (collectively, the “Company IP”).

4.4 Notwithstanding anything to the contrary, the Company shall have the right to collect and analyze data and other information relating to the provision, use and performance of various aspects of the Platform and Professional Services rendered to Customer and related systems and technologies (including, Customer Data and data derived therefrom), and Company will be free (during and after the Term as applicable) to use and disclose such information and data (a) to improve and enhance the Platform, and (b) for other development, improvement, diagnostic and corrective purposes in connection with providing the Platform and other Company offerings to Customer and to third parties.

4.5 During the Term, Customer may provide Company with feedback concerning the Platform and/or Professional Services, or Customer may provide Company with other comments and suggestions for new products, features, or improvements (collectively, “Feedback”). Customer acknowledges that Company will own all right, title, and interest in and to the Feedback, and Customer hereby irrevocably transfers and assigns to Company all of its right, title and interest in such Feedback, including all intellectual property rights therein. At Company’s request and expense, Customer agrees to execute documents or take such further actions as Company may reasonably request to help Company acquire, perfect, and maintain its rights in the Feedback. All Feedback provided by Customer to Company shall be provided on an “as is” basis with no warranty. For the sake of clarity, Customer is not obligated to provide Company with any Feedback under this Agreement.

5. PAYMENT OF FEES

5.1 Customer will pay Company the then applicable fees described in the Order Form(s) and SOW(s) for the Platform and Professional Services in accordance with the terms therein (the “Fees”). License Fees (as defined in the applicable Order Form) will be invoiced annually promptly following the start of the Initial Term (as defined in the applicable Order Form) and each annual anniversary thereof, and such invoices will be paid in accordance with Section 5.2 below. Unless an Order Form or SOW provides otherwise, any initial Implementation Fees, Training Fees and/or Integration Fees (collectively, “Professional Services Fees”) specified in the Order Form or an SOW will be invoiced promptly following the Effective Date of the applicable Order Form and/or SOW and will be paid in accordance with Section 5.2 below. Any subsequent Professional Services Fees will be invoiced and paid in accordance with the applicable Order Form and/or SOW. If Customer’s use of the Platform exceeds the Service Capacity set forth on the Order Form or otherwise requires the payment of additional fees (per the terms of this Agreement), Customer shall be billed for such usage and Customer agrees to pay the additional fees in the manner provided herein. Company reserves the right to change the Fees or applicable charges and to institute new charges and Fees at the end of the Initial Term (as defined in the applicable Order Form) or then current Renewal Term (as defined in the applicable Order Form), upon thirty (30) days prior notice to Customer (which may be sent by email), provided that such increases shall not exceed any limitations on increases specified in the Order Form. If Customer believes that Company has billed Customer incorrectly, Customer must contact Company no later than 60 days after the closing date on the first billing statement in which the error or problem appeared, in order to receive an adjustment or credit. Inquiries should be directed to Company’s customer support department.

5.2 Full payment for invoices issued in any given month must be received by Company net forty-five (45) days after the mailing date of the invoice.

6. TERM AND TERMINATION

6.1 The term of this Agreement will begin on the Effective Date and, unless terminated earlier as provided herein, will continue in effect for so long as there is an Order Form or SOW outstanding (the "Term"). Each Order Form (including Customer's obligation to pay the applicable License Fees) will automatically renew as set forth therein. Neither SOWs nor those portions of Order Forms that Customer uses to order Professional Services will automatically renew.

6.2 In addition to any other remedies it may have, either party may also terminate this Agreement (or an Order Form or SOW) with written notice (or without notice in the case of nonpayment) if the other party materially breaches any of the terms or conditions of this Agreement (or an Order Form or SOW) and does not cure such breach within thirty (30) days of receiving written notice of such breach from the other party, or in the case that Customer does not pay an undisputed invoice within sixty (60) days if receipt of said invoice. Customer will pay in full for the Platform up to and including the last day on which the Platform is provided.

6.3 Sections 4, 5, 6.3 and 7-9 will survive expiration or termination of this Agreement for any reason.

7. WARRANTY AND DISCLAIMER

Company shall use reasonable efforts consistent with prevailing industry standards to maintain the Platform in a manner which minimizes errors and interruptions in the Platform and shall perform the Professional Services in a professional and workmanlike manner. The Platform may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Company or by third-party providers, or because of other causes beyond Company's reasonable control, but Company shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption. HOWEVER, COMPANY DOES NOT WARRANT THAT THE PLATFORM WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE PLATFORM. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE PLATFORM AND PROFESSIONAL SERVICES ARE PROVIDED "AS IS" AND COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT.

8. MISCELLANEOUS

If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable, transferable or sublicensable by Customer except with Company's prior written consent. Company may not transfer or assign any of its rights or obligations under this Agreement without Customer's prior written consent, except in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Company's assets. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns, including any acquirer or successor to Company in connection with any such transaction. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both parties, except as otherwise provided herein. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Customer does not have any authority of any kind to bind Company in any respect whatsoever. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. This Agreement shall be governed by the laws of the state of Wyoming without regard to its conflict of laws provisions. Customer agrees to reasonably cooperate with Company to serve as a reference account upon request. Company shall have the right to display Customer's name and logo on Company's website(s).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, authorized representatives of the undersigned have executed this Agreement effective as of the Effective Date.

LARAMIE COUNTY, WYOMING GOVERNMENT

By: _____ Date _____
Chairman, Board
of Laramie County Commissioners

ATTEST:

By: _____ Date _____
Laramie County
Clerk

Just Appraised, Inc.

By: _____ Date _____

REVIEWED AND APPROVED AS TO FORM ONLY:

By: _____ Date _____
Laramie County Attorney's Office

EXHIBIT A

JUST APPRAISED

SAAS SERVICES ORDER FORM (DEEDS)

This Order Form is effective as of June 1, 2026 (the “Order Form Effective Date”) and is governed by the terms and conditions of the SaaS Services Agreement entered into by Just Appraised Inc. and the undersigned customer on June 1, 2026 (the “Agreement”). By signing this Order Form, Customer expressly agrees to be bound by the terms of conditions of the Agreement, which are incorporated herein by reference. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement. If there is an inconsistency or conflict between the terms of the Agreement and the terms of this Order Form, the terms of this Order Form shall govern.

Customer: Laramie County, Wyoming Government	Contact: Todd Ernst
Address: 309 W 20th St, Suite 1100 Cheyenne, WY, 82003	Phone: 307-633-4307
	E-Mail: todd.ernst@laramiecountywy.gov
License Fees: \$2,666 for Term One, \$32,000 for Term Two, \$33,600 for Term Three, and \$35,280 for Term Four (the “ <u>License Fee</u> ”), to be invoiced in a single lump sum at the beginning of each Term and any subsequent Renewal Terms, and paid in accordance with Section 5.2 of the Agreement. Fees during any Renewal Term shall increase by five percent (5%) over the fees in effect during the immediately preceding Term, unless the parties mutually agree in writing to alternative pricing or a longer renewal term. Implementation Fees: \$23,000 Professional Services Fees to be invoiced in a single lump sum on the Order Form Effective Date and paid in accordance with Section 5.2 of the Agreement.	Term One: June 1, 2026 through June 30, 2026. Term Two: July 1, 2026 through June 30, 2027. Term Three: July 1, 2027 through June 30, 2028. Term Four: July 1, 2028 through June 30, 2029. Term Four will automatically renew on an annual basis for one-year terms (each a “ <u>Renewal Term</u> ”) unless either party elects not to renew by giving the other party written notice at least sixty (60) days prior to the end of the Term Four or then-current Renewal Term, as applicable.

JUST APPRAISED INC.

CUSTOMER: Laramie County, Wyoming Government

By: _____

By: _____

Name:

Name:

Title:

Title:

Date:

Date:

EXHIBIT B

JUST APPRAISED

SAAS SERVICES STATEMENT OF WORK (DEEDS)

This Statement of Work ("Statement of Work" or "SOW") is made as of June 1, 2026 (the "SOW Effective Date"), by and between Laramie County, Wyoming Government ("Customer") and Just Appraised Inc. ("Company") pursuant to the terms and conditions of the SaaS Services Agreement dated June 1, 2026 as amended from time to time (the "Agreement"). This SOW shall be subject to the terms and conditions of the Agreement and is hereby incorporated by reference into the Agreement. Capitalized terms used but not defined in this SOW have the same meanings as provided in the Agreement. Customer and Company are sometimes referred to herein each individually as a "Party" and collectively as the "Parties."

Pursuant to the terms and conditions of the Agreement, and for good and valuable consideration, the adequacy and receipt of which are acknowledged by the Parties, the Parties agree as follows:

1. GENERAL TERMS AND DEFINITIONS

1.1 Contact Information.

Company (Just Appraised Inc.): 2261 Market Street #4074, San Francisco, CA 94114

Customer Laramie County, WY - Assessor: 309 W 20th St, Suite 1100, Cheyenne, WY, 82003

1.2 Service Location Information. Company will perform the Professional Services remotely.

1.3 CAMA System: the main system of record used by Customer, where property ownership records are maintained. Customer uses Harris Govern - Realware

1.4 Clerk/Recorder/Registrar System: the main system of record used by Customer's Clerk/Recorder/Registrar, where official records are maintained. Clerk/Recorder/Registrar uses Tyler Technologies Document Pro

2. SCOPE OF SERVICES

2.1 Overview.

Company will work with Customer to provision Company's Transfer of Ownership application ("Platform") for Customer's Property Tax Deeds Department.

Within this Statement of Work, Company will work with Customer to:

- Introduce and train functional users on the Platform
- Satisfy technical requirements needed to develop, configure and deploy the Platform
- Understand Customer's needs and identify any configurations
- Review configurations with Customer, conduct User Acceptance Testing, and complete the roll out of the application

2.2 Data Exchange Mechanisms.

The following ongoing data exchange mechanisms are covered under this Statement of Work:

#	Item	Agreed Upon Method
1	Recorded document image access from the Clerk	Customer is responsible for sourcing deeds and SOC's from the County Clerk's System of record - DocPro. Customer to provide Company with direct log-in access to DocPro for deed and SOC download and ingestion
2	Transfer of full parcel and ownership data from CAMA System to Company	Company to ingest CAMA data via CAMA Provider API. Wyoming Department of Revenue to provide API endpoint that gives access to Listbuilder query. Customer to liaison between Company and Wyoming Department of Revenue and Realware to keep API access open as necessary
3	Transfer of data for a single deed's transfer information from Company to CAMA System	Company to update CAMA data via CAMA Provider API. Company to establish CAMA access with Realware and Wyoming Department of Revenue directly. Customer to liaison between Company and Wyoming Department of Revenue and Realware to keep API access open as necessary

Customer agrees to the above methods. Substantial changes to scope beyond what is described in this section will require Company review and may require an amendment to this Statement of Work along with additional fees and/or changes to implementation timeline.

Customer shall provide a name and point of contact from CAMA System Provider at the request of Company.

2.3 Document Data Extraction

Company's Platform automates data extraction from scanned images of deeds documents and affidavits of heirship. Extraction of data from scanned images of other document types (e.g. Divorce Decrees, Death Certificates, Orders, Judgments, Probates, etc.) is out of scope of this Statement of Work, though Platform is able to classify and route these other document types for review by Customer staff.

Extracted data and flags will include only:

Deed Fields

Parcel Match Instrument number Doc Stamp Amount All Grantee Names One Grantee Address Reception number	Recorded Date Book Page Document Type Sale Date	Metes/Bounds Flag Multi-Parcel Flag Joint Tenancy Flag Tenants in Common Flag Life Estate Flag Partial Interest Flag
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SOC Fields

Sale Price	Sale Date
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2.4 Launch Phases & Timelines.

Completion dates and milestones are contingent on Customer's i) timely and substantive participation in all activities described, ii) timely provision of access to all systems and databases as requested, and iii) access to qualified, authorized personnel who can provide all necessary guidance to Company's implementation team with respect to workflows and requirements. Substantial changes to scope beyond what is described in this section will require Company review and may require an amendment to this SOW along with additional fees and/or changes to implementation timeline.

2.4.i Kickoff Phase.

Key milestones for the kickoff phase include:

- Holding a kickoff meeting (attendees: Deeds Manager, Deeds User, GIS Administrator, IT Representative, Clerk's Office Representative, Company launch team). Agenda:
 - Meet key stakeholders
 - Discuss objectives for Platform
 - Discuss Customer systems and how Platform will integrate with Customer systems:
 - Deeds access: the attendance of a representative from the Clerk's Office or Clerk Vendor will greatly assist a successful launch
 - IT access: system architecture, IP addresses, permissions
 - Computer-Assisted Mass Appraisal ("CAMA") system
 - Discuss timeline and milestones
- Deeds process discussion and access (attendees: Deeds Manager, Deeds User, GIS Administrator, Company launch team). Agenda:
 - Review agreed upon Deed Access method (per Section 2.2)
 - Understand how deeds documents are routed
 - Understand which stakeholders are involved at each step in deeds processing
 - Obtain access to deed images
- CAMA system access
 - Review agreed upon CAMA system access method (per Section 2.2)
 - Obtain access to CAMA based on agreed upon methods
- IT access requirements
 - Review agreed upon IT requirements (per Section 3)
 - Obtain IT requirements

2.4.ii Launch Phase.

The key activities for the launch phase include:

1. Design- The purpose of design is to understand the Customer's current workflow and requirements in order to design a solution that satisfies those business requirements in the Platform. Some of the discovery activities include:
 - Customer conducting a CAMA system walkthrough with Company to understand how deeds data is handled within Customer systems (e.g. how are names formatted).
 - Business rules conversation to understand how deeds data is handled within Customer systems (e.g. how are names formatted)
 - Creation and Customer approval of process flowchart to conclude discovery. The process flowchart will describe:
 - Customer's existing deeds process
 - How Customer's deeds workflow will be translated into Platform
 - Note: Document routing and data extraction are described in more depth in Section 2.3

2. Build - during this step of the launch phase, all the integrations will be developed as well as the configuration of Platform in accordance with agreed upon data fields Company will update in CAMA System, specified in Section 2.5. Other activities in this step are:
 - External Design Review meeting:
 - Present customizations to Platform
 - Gather feedback from Customer stakeholders
 - Company to iterate on customizations to Platform as needed
 - Deed uploads into the Sandbox/Testing environment
3. Advanced User Training - Training on the Platform.
4. Technical Internal Testing - the purpose of technical internal testing is for Company to ensure that Platform is functioning properly from a technical perspective and is in a state of readiness for User Acceptance Testing (“UAT”).
 - Activate Platform integration to Customer CAMA system
 - Test Platform workflows with data from Customer CAMA system
5. UAT - the purpose of UAT is for day-to-day functional users to test together with Company in Platform to confirm data is being successfully updated in CAMA System per Customer requirements gathered during the design phase.
 - Customer and Company work through test cases identified during discovery phase
 - Customer to indicate final acceptance of Platform as implemented for Customer’s workflow

2.4 iii Go Live

Go-Live - Launch of Platform for use with live data to conclude the launch phase. Company will conduct:

- Review of CAMA database updates to confirm Platform is successfully pushing document data into Customer CAMA System
- Daily check-in meetings with Customer users of the Platform for 1-2 weeks after launch
- Introduction to Support, and handoff to Customer Success Manager (CSM) if applicable

2.5 Scope Limitations

The following are not included in the scope of this Statement of Work:

- Extraction of data from any document types not explicitly listed in Section 2.3 is out of scope
- Extraction, from deed documents, of any data fields not explicitly listed in Section 2.3 is out of scope
- Triggering actions within Customer’s CAMA system (e.g. generate mailing letters, recalculate) is out of scope
- Updating additional systems apart from Customer’s primary CAMA system is out of scope
- Conversion to a new CAMA system (should customer require assistance, a Change Order can be requested)
- Static IP Addresses for outbound connections from Customer network to Company API and SFTP site
- Single Sign On capabilities
- Data extraction from paper Statements of Consideration
- CAMA import fields are dictated by Harris Realware API. Need to update database query with DOR if additional fields are required for import.

3. TECHNICAL REQUIREMENTS

3.1 Requirements

This SOW includes an integration into Customer’s CAMA system. Company requires access to a pre-production or “test” CAMA environment for testing prior to deploying Platform in a CAMA production environment, in addition to the production CAMA environment; CAMA related items will be provided by Wyoming Department of Revenue.

The following are required to successfully execute the integration:

- Provisioning of virtual servers for Company to install integration services
 - One for production, one for staging/test
 - ~8 GB storage, ~16 GB RAM - per server
 - Windows Server 2016 or newer
 - Internet access to communicate with our SaaS application, SFTP server, and other utility services
 - Physical PCs are acceptable as well if available
- Access to Customer’s network to the provisioned virtual servers
- API Credentials / Access to Harris Realware API that provides CAMA data via Listbuilder query
- Ability to install deployment managers (e.g. NinjaOne), log collectors (e.g. Sumologic). Remote deployment technology is a critical part of Company's ability to offer low prices to Customer. Should Customer or Customer IT decline to allow Company to install remote deployment technologies, Company retains the right to increase the annual fees associated with this Statement of Work
- Ability to connect to Just Appraised SFTP site from cloud servers over port 22
- Ability to connect to Just Appraised API endpoints from cloud servers over port 443
- API Credentials / Access to write into Harris Realware Production and Test instance

Note: Platform requires connections to tools to: provide client-side analytics (e.g. user bounce rate, etc.), monitor Platform performance (e.g. page load time, etc.), monitor errors (e.g. automatically identify specific information about bugs, etc.), and manage logs. These tools may include externally-hosted industry-standard services.

3.2 CAMA Company Requirements

Company has successfully executed an integration with CAMA provider in the past. Should Customer require customizations beyond the generic version of the data sync exports and real-time data loader supported by CAMA Provider, Customer shall be responsible for any and all fees associated with said customizations.

Customer agrees to be actively engaged in requesting timelines and updates from CAMA provider and Wyoming Department of Revenue, as needed based on input from Company. Customer acknowledges that timelines for successful delivery of this project depend on active participation from CAMA Provider. Customer agrees to participate in weekly check in meetings with Company, CAMA Provider, and Wyoming Department of Revenue should Company request such meetings.

4. CHANGE MANAGEMENT

Both Company and Customer must be committed to the project scope and timeline to ensure the successful delivery of the effort outlined in this SOW. The Company will make reasonable accommodations to the Customer’s needs. Customer change requests are subject to Company review and approval before execution. Approved change requests that are considered outside the scope of this SOW will be delivered based on the availability of Company resources.

Depending on the scope of the change request, it may not be completed during the duration of the project baseline timeline indicated in this SOW.

5. FEES AND PAYMENT

As consideration for the Professional Services provided by Company under this SOW, Customer shall pay Company the Professional Services Fees specified in the Order Form. Such fees shall be invoiced and paid in accordance with Section 5 of the Agreement.

6. SOW TERM

The term of this SOW begins on the SOW Effective Date and shall continue through the completion of implementation services.

[Signatures Appear on Following Page.]

By signing below, the Parties acknowledge and agree to all of the terms and conditions of this SOW, including the scope and timeframe of the work identified herein.

IN WITNESS WHEREOF, authorized persons representing each Party have executed this Statement of Work as of the SOW Effective Date.

JUST APPRAISED INC.

CUSTOMER: Laramie County, Wyoming Government

By: _____

By: _____

Name:

Name:

Title:

Title:

Date:

Date:

EXHIBIT C

Custom Contract Language

This Exhibit is made as of June 1, 2026 (the "Exhibit C Effective Date") by and between Customer and Company pursuant to the terms and conditions of the SaaS Services Agreement dated June 1, 2026 as amended from time to time (the "Agreement").

1. Order of Precedence.

In the case of any conflict that exists or arises between any provision or condition within the SAAS Services Agreement, Exhibit A, Exhibit B, or Exhibit C, the order of precedence shall be first this Exhibit C, Exhibit B the Statement of Work, Exhibit A the Order Form, finally the SaaS Services Agreement. Any provision overridden by this order of precedence is null and void.

This Exhibit C amends the SaaS Services Agreement and all future Order Forms that may be entered into by Company and Customer pursuant to this SaaS Services Agreement shall also be subject to this Exhibit C.

2. Indemnification & Liability.

Each party shall be responsible for liabilities arising from its own negligence, willful misconduct, violation of law, or breach of this Agreement. Customer shall remain responsible for Customer Data, Customer systems, and use of the Platform by Customer and its Users, including ensuring it has all rights, consents, approvals, and authorizations necessary to provide Customer Data to Company and permit Company's use of Customer Data as contemplated by the Agreement. Neither party shall be required to insure, defend, or indemnify the other except to the extent expressly set forth in the Agreement or required by applicable law.

Except for a party's payment obligations, breach of confidentiality obligations, violation of the other party's intellectual property rights, or willful misconduct, each party's total liability arising out of or relating to this Agreement shall not exceed the fees paid or payable to Company under this Agreement in the twelve (12) months preceding the event giving rise to the claim. In no event shall either party be liable for indirect, incidental, special, consequential, exemplary, or punitive damages, or for lost profits, loss of business, or loss of data, even if advised of the possibility of such damages.

3. Appropriation.

The Customer's payment obligation is conditioned upon the availability of funds which are appropriated or allocated for the payment of this obligation. If funds are not allocated and available for the continuance of the services and equipment provided by Company, the Agreement may be terminated by the Customer at the end of the period for which funds are available. The Customer shall notify Company at the earliest possible time of the services which will or may be affected by a shortage of funds. At the earliest possible time means at least thirty (30) days before the shortage will affect payment of claims, if the Customer knows of the shortage at least thirty (30) days in advance. No penalty shall be accrued to the Customer in the event this provision is carried out, and the Customer shall not be obligated or liable for any future payments due or for any damages as a result of termination under this provision. Customer shall remain responsible for all fees and amounts accrued prior to the effective date of termination, and Customer shall not be entitled to any refund, credit, or offset of prepaid or unused fees. This provision shall not be interpreted or construed to permit Customer to terminate this Agreement in order to acquire similar services from another party.

4. Law/Severability.

The parties mutually understand and agree this Agreement and shall be governed by and interpreted pursuant to the laws of the State of Wyoming. If any dispute arises between the parties from or concerning this Agreement and Addendum or the subject matter hereof, any suit or proceeding at law or in equity shall be brought in the District Court of the State of Wyoming, First Judicial District, sitting at Cheyenne, Wyoming or the Federal District Court, District of Wyoming. This provision is not intended, nor shall it be construed to waive the Customer's governmental immunity as provided in this Agreement. If any provision of this Agreement is held invalid or unenforceable, such provision shall be limited or eliminated to the minimum extent necessary, and the remaining provisions shall remain in full force and effect.

4. Governmental/Sovereign Immunity.

The Customer does not waive its Governmental/Sovereign Immunity, as provided by any applicable law including W.S. § 1-39-101 et seq., by entering into this Agreement. Further, the Customer fully retains all immunities and defenses provided by law with regard to any action, whether in tort, contract or any other theory of law, based on this Agreement. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity. The Customer does waive its Governmental/Sovereign Immunity for purposes of enforcing this agreement.

6. Wyoming Public Records Act.

Company acknowledges that the Customer is a governmental entity subject to the Wyoming Public Records Act, W.S. § 16-4-201, et seq. (WPRA), and documents in the Customer's possession may be considered public records subject to disclosure under the WPRA. The parties agree that this Agreement and all incorporated Exhibits, unless specifically marked as Confidential, are considered public records under the WPRA. Customer shall provide **Company** prompt written notice of any public records request seeking **Company's** confidential, proprietary, security, technical, pricing, or trade secret information and shall reasonably cooperate with **Company's** efforts to seek confidential treatment, redaction, or other protection. Customer shall not disclose such information to the extent exempt from disclosure under the WPRA or other applicable law.

7. Compliance with Law.

The parties agree that they shall comply with all applicable laws, regulations and ordinances, whether Federal, State or Local.