

ADDENDUM TO THE PURCHASE AND SALES AGREEMENT



This _____ Addendum to the Purchase and Sales Agreement with an effective date of _____ between
_____ **John R. Kergil** _____ (“SELLER”), and
_____ (“BUYER”), for
the property located at _____ **626 West Main St. & 128 Dam Rd., Hillsborough, NH 03244** _____,

hereby agree to the following:

Any Disclosures, Sales Contracts, are for the sale which includes both of the Separately Deeded properties:

626 West Main St. Hillsborough, NH 03244 DEED Book 6492 Page 1537

128 Dam Rd. Hillsborough, NH 03244 DEED Book 7126 Page 2903

***** SOLD-AS-IS, WHERE AS*** : Any information provided verbally or in writing via Disclosures & Documents, e- mail, text, MLS, social media, and any other on-line marketing/advertising, etc is to the best of the seller's and their agent's knowledge. Seller, their Listing Brokerage and Listing Agent make No warranties or guarantees. Buyers are responsible for doing their own due diligence in regards to verifying any info provided, doing research, inspections if any, measurements, etc.**

***** SELLER WILL NOT BE PROVIDING THEIR TAXES, BOOKS, EXPENSES, BANK ACCOUNTS, ETC.*****

- PROPERTY IS PRICED WAY BELOW MARKET VALUE FOR THE GOAL OF ONLY ENTERTAINING SIMPLE CLEAN CASH OFFERS WITH NO CONTINGENCIES OTHER THAN TITLE SEARCH. BUYERS OTHER QUALIFICATIONS BELOW:

- CASH BUYERS ONLY. NO APPRAISALS. NO SUBJECT TO HAVING TO SELL OR REFINANCE ANOTHER PROPERTY.

- THE PROPERTY NEEDS WORK DONE, SO INSPECTIONS STATING THE OBVIOUS ARE UNNECESSARY, BUT BUYER CAN ASK FOR AN INSPECTION IN THEIR OFFER TO BE CONSIDERED. HOWEVER ANY OCCUPIED UNITS/ROOMS WITH GUESTS/CUSTOMERS WILL NOT BE SHOWN OR INSPECTED.


- NO "SUBJECT TO" ANY TOWN OR STATE APPROVALS TRYING TO TURN THE PROPERTY INTO SOMETHING IT'S NOT ALREADY, WHICH IS AN ACTIVE LICENSED MOTEL. NO "SUBJECT TO SUBDIVIDING, NEW CONSTRUCTION OR EXPANSIONS, CONVERTING MOTEL TO A MULTIFAMILY, SUB-DIVISION, ETC. EXPLORE EXTRA OPPORTUNITIES AFTER CLOSING.

- SELLER MAY LEAVE BEHIND WHATEVER PERSONAL PROPERTY HE WANTS. (Free to Buyer at No Monetary Value.)

All other aspects of the aforementioned Purchase and Sales Agreement shall remain in full force and effect. The aforementioned Purchase and Sales Agreement, together with this Addendum (and all prior addenda, if any), constitute the entire agreement and understanding between the parties hereto concerning the subject matter thereof, and supersede any agreements and understandings prior to the date hereof, whether written or oral, and may not be amended except in a writing executed by all parties.

Each party is to receive a fully executed copy of this Agreement. This Agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

BUYER _____ DATE / TIME BUYER _____ DATE / TIME

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06/02/26 12:03 AM EDT
U9ZG-TNXY-BBC9-MMQG

SELLER **John R. Kergil** _____ DATE / TIME SELLER _____ DATE / TIME