

EXHIBIT A

ADDENDUM TO THE PURCHASE AND SALES AGREEMENT



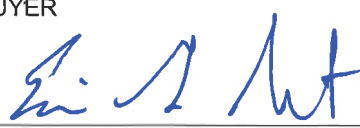
This 1st Addendum to the Purchase and Sales Agreement with an effective date of 10/8/25 between
State of New Hampshire, Department of Transportation ("SELLER"), and
 ("BUYER"), for
the property located at 0 Indian Brook Drive Dover NH 03820,

hereby agree to the following:

- 1) Buyer shall be responsible for a \$1,100 administrative fee in addition to sale price pursuant to RSA 4:40, I11-A.
- 2) The Buyer must commission a Land Surveyor licensed in New Hampshire to prepare a Perimeter Boundary Plan illustrating the existing right-of-way or any mutually agreed-upon adjustments. All survey work must adhere to the New Hampshire Code of Administrative Rules 503.09 and encompass all elements outlined in the NHDOT Right-of-way Layout Plan checklist. All deflection points, points of curve shall be monumented and shown on the preliminary plans to be submitted to the Department for review and approval. Following approval from the Department, the surveyor is obligated to record the plan in the Strafford County Registry of Deeds. Upon request, the buyer shall furnish a full-size copy of the recorded plan along with a draft legal description of the parcel to be conveyed.
- 3) The Buyer shall be responsible for obtaining any and all local and State approvals, including but not limited to any necessary traffic control study, driveway permit through Turnpikes or subdivision approval.
- 4) The subject property will include one point of access/curb cut along its frontage on the south side of Indian Brook Drive with traffic patterns limited to easterly traffic patterns of right turn in, right turn out, and westerly traffic patterns of left turn in only.

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
			<u>10-8-25</u> / <u>10:45AM</u>
SELLER	DATE / TIME	SELLER	DATE / TIME