

PURCHASE AND SALE AGREEMENT

March 10, 2016 "Effective Date"

1. PARTIES: This Agreement is made between Kevin Dowling & Victoria Dowling ("Buyer") and David Garrity & Edward Hobler ("Seller").
2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Purchaser agrees to buy x all part of; if "part of" see paragraph 25 for explanation) the property situated in the municipality of Portland County of Cumberland, State of Maine, located at 174 Danforth Street and described in deed(s) recorded in said County's Registry of Deeds Book(s) 12884, Page(s) 112.
3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: 2nd floor DR & LR light fixtures, to be negotiated. Seller represents that all mechanical components of fixtures will be operational at the time of closing except: N/A.
4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: N/A.
5. PURCHASE PRICE: For such deed and conveyance, Buyer agrees to pay the total purchase price of \$ 658,000.00. Buyer has made x will make within 90 business days of the date of this offer, a deposit of earnest money in the amount of \$ 10,000.00. Failure of Buyer to make this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of purchase price shall be paid by wire, certified check or cashier's check upon closing and delivery of the deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: T.B.D. ("Agency") shall hold the earnest money until closing or as otherwise provided in this Agreement or as directed by written agreement of the parties. Agency is not required to refund any interest that might be earned on the earnest money. This offer shall be valid until T.B.D., and in the event of non-acceptance, the earnest money shall be returned promptly to Buyer. If Agency is made a party to any lawsuit by acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs from the Buyer and/or Seller, jointly and severally.
7. TITLE AND CLOSING: A deed, conveying the premises with good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to the Buyer and this transaction shall be closed and the Buyer shall pay the balance due and execute all necessary and customary closing documents the law firm of Ballou & Bedell, 408 US Route 1, 2nd Floor, York, Maine at 11 a.m. on a date t.b.d. in June 2016 (the "closing date"), or before or at another location if agreed in writing by both parties. The "premises" for purposes of this paragraph includes right of way and utility services easements if necessary for current use of the premises. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days from the date the Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any such title defect during this period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case any earnest money shall be returned to the Buyer and the parties shall be relieved of any further obligations hereunder.

**ADDENDUM TO REAL ESTATE PURCHASE AND SALE
AGREEMENT**

The undersigned parties to a Purchase and Sale Agreement dated _____
March 10 _____, 20 16 _____, by and between _____
Kevin Dowling & Victoria Dowling _____, ("Purchaser"), and _____
David Garrity & Edward Hobler _____ ("Seller"), for the purchase and sale of
that certain property municipally known as _____
174 Danforth Street Portland Maine 04102 County of Cumberland _____
_____ ("Property"), hereby mutually agree to amend said
Agreement as follows:

Closing to take place on or before July 6, 2016

All other terms and conditions of the Sales Contract to remain the same.

BUYER(S):

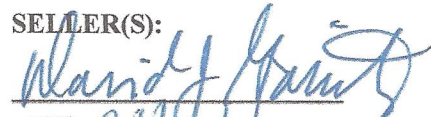



Date: 6/4/2016



Date: 6-4-16

SELLER(S):

Date: 6-4-16

Date: 6-4-16