

Addendum 1 to Agreement

Addendum to contract dated June 28, 2017

between 600 Riverside, LLC (hereinafter "Seller")

and Sea Scaff Realty of Maine, LLC, (and/or assigns) (hereinafter "Buyer")

property 600 Riverside St, Portland,

26. Other Conditions:

A) Buyer shall not be obligated to close unless it receives an appraisal from an independent appraiser for the property in an amount no less than the purchase price.

B) Seller understands that Buyer will acquire the property in connection with a Tax Deferred Exchange under Section 1031 of the Internal Code and that in connection therewith this Agreement may be assigned to a Qualified Exchange Intermediary. The Seller agrees to cooperate with the Buyer in connection with the Section 1031 Exchange and agrees to execute a Consent to Assignment of this Agreement and other documents reasonably requested by the Buyer, so long as the Seller incurs no additional expense and closing on this Agreement is not delayed.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

DocuSigned by: Bakery Thomas 6/28/2017  
72EDBE74236B488...  
Buyer Date  
Sea Scaff Realty of Maine, LLC

DocuSigned by: [Signature] 6/29/2017  
8375FD9E81F1427...  
Seller Date  
600 Riverside, LLC

Buyer Date  
(and/or assigns)

Seller Date