


ADDENDUM 1 TO AGREEMENT

Addendum to contract dated February 17, 2018
between 150 Wash Ave, LLC (hereinafter "Seller")
and _____ (hereinafter "Buyer")
property 150 Washington Ave Units#1,2,3, Portland, ME 04101-2641

All parties to the purchase and sale understand and agree:

- that the buyer(s) have will have 5 days from receipt of the Initial Public Offering and all condo docs to review and accept. If they do not terminate the contract, in writing, within these 5 days this provision will automatically sunset/expire and the contract will remain in full force and effect.
- that the buyer(s) will sign an addenda prior or at closing that provides for a 2 year seller/developers warranty.
- at closing buyer will 'pre-fund' the condo reserves by paying 2 times the condo dues and will pay prorated condo dues.
- Tom Landry, a licensed Realtor in Maine, is a member of the the llc that owns the property.

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

_____	_____		2/17/2018
Buyer	Date	Seller 62DAD978CA88470...	Date
		150 Wash Ave, LLC	
_____	_____	_____	_____
Buyer	Date	Seller	Date