

EXTENSION OF APPROVAL PERIOD

“AGREEMENT” Purchase and Sale Agreement, dated January 15, 2021
“SELLER” Country Squire Realty Inc.
“BUYER” Chebacco Hill Capital Partners LLC
“PROPERTY” 66+ Acres of Land located at 133 Essex Street, Hamilton, MA

All capitalized terms not otherwise defined herein shall have the meanings given to them in the Agreement.

WHEREAS, BUYER has been diligently pursuing all Final Approvals necessary to develop the property as an age restricted residential development;

WHEREAS, the Approval Period expires on January 15, 2022; and

WHEREAS, Buyer has requested, and Seller has agreed to extend the Approval Period for a term of six (6) months;

NOWHEREFOR, for good and valuable consideration, Buyer and Seller hereby agree as follows:

1. The Approval Period is hereby extended for a period of six (6) months through July 15, 2022. Buyer shall continue to have the right pursuant to Section 4(e) of the Agreement to request two (2) additional extension periods of ninety (90) days each upon the payment of the Extension Fee for each.
2. Time is of the essence.
3. In all other respects, the terms and provisions of the Agreement are hereby ratified and confirmed.

This extension, is intended to take effect as a sealed instrument.

IN WITNESS WHEREOF, BUYER AND SELLER have caused this Extension to be duly executed on this 15 day of December 2021.

SELLER:

BUYER:

COUNTRY SQUIRE REALTY, INC.

CHEBACCO HILL CAPITAL PARTNERS, LLC

DocuSigned by:

Catherine Rich-Duval

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Catherine Rich-Duval, President

DocuSigned by:

Lawrence Smith

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BY:

Lawrence Smith, Manager

DocuSigned by:

Bryan Rich

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Bryan T. Rich, Treasurer