

## VR-002 Rev. A



Vermont Association of Realtors®



## ADDENDUM Q TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

Nicholas DeNoia and Marie DeNoia \_\_\_\_\_ (Seller) and

Alexis Demars and Tyler Demars \_\_\_\_\_ (Purchaser).

Property Location 140 Portland Street \_\_\_\_\_ (Property)  
Street Morrisville  
City/Town

The Contract Date is 08/18/2023 .

This addendum is as follows:

All parties agree to the following:

- 1.) The purchase price for the Property is adjusted to \$500,000.00.
- 2.) Purchasers shall sign a 1-year lease for the business space for \$3,500.00 a month with four (4) 1-year options to extend the lease, plus utilities (consumer price index annually). The lease terms shall include, but are not limited to the following:
  - a.) All utilities (electric; water & sewer; propane; and oil) shall be in the Purchasers' name.
  - b.) Water & sewer bill shall be prorated- 80% to the business; MND Investments LLC pays.
  - c.) Real estate taxes shall be shared equally (50/50) between landlord and tenant.
- 3.) The name "Denioia's" does not convey with the business. Sellers shall give the Purchasers 30 days from the Closing Date to change the signage, removing "Deonioia's".
- 4.) Purchasers shall have a 1-year option to purchase Morrisville real estate at \$500,000.00.
- 5.) Buyer Financing Contingency date is extended to February 3rd, 2026.
- 6) Closing date is extended to on or before February 10th, 2026.

This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: Alexis Demars dotloop verified  
12/11/24 1:59 PM EST  
KBWE-T031-3DAY-VTDP  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: Tyler Demars dotloop verified  
12/11/24 12:58 PM EST  
CGIZ-XHKT-LXIO-EWPK  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date

Seller: \_\_\_\_\_  
(Signature) Date

Purchaser: \_\_\_\_\_  
(Signature) Date