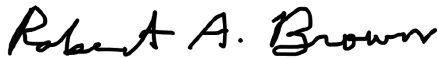


Addendum A – Fiduciary Sale

**Diane N. Cote v. Brooks Billingham
Dukes Probate and Family Court
Docket No. DU22E0005PP**

Property location: 7 Fairway Drive, Oak Bluffs, MA

Pursuant to *Onanian v. Leggat*, 2 Mass. App. Ct. 623, 317 N.E. 2d 828 (1974), a Sale by Fiduciary - Commissioner must realize the Highest Price. The Commissioner and BUYER and all interested parties to the sale agree since SELLER is under a fiduciary obligation to realize the best price obtainable for said premises, SELLER shall not be obligated to consummate the sale to BUYER if, at any time prior to the closing, SELLER receives a bona fide written offer to purchase said premises for a price greater than the agreed purchase price, provided that SELLER shall give BUYER the opportunity to match or exceed any such offer by executing an amendment of any offer or Agreement within three (3) business days of the date BUYER receives from SELLER a copy of such bona fide written offer.



Robert A. Brown, Esq.
Personal Representative of the Estate
Date: September 4, 2022

DocuSigned by:



Sellers Broker

Date: 9/15/2023 | 12:19 PM EDT

Buyer's Broker

Buyer

Buyer

Date: _____