

**RENTAL PROPERTY ADDENDUM TO  
STANDARD PURCHASE AND SALE AGREEMENT**

The Standard Purchase And Sale Agreement, dated \_\_\_\_\_, is amended, as follows:

20. **Warranties and Representations.** Paragraph 20 is amended by adding the following:

The SELLER represents and warrants that the SELLER has no knowledge of any pending claim or outstanding notice relating to the condition, use or occupancy of the Premises, except as expressly disclosed. The SELLER agrees to indemnify, defend and hold the BUYER harmless for any such claim that accrues prior to the date that title passes and a deed is recorded.

24. **Assignment Of Rents.** The SELLER hereby assigns all right and interest in any lease or tenancy agreement for the Premises to the BUYER, effective on the date that title passes and the deed to the BUYER is recorded. A schedule of the current leases and tenancy agreements is attached hereto as Exhibit "A." A copy of each lease and tenancy agreement will be provided to BUYER at the time for performance.

25. **Transfer Of Security Deposit / Last Month's Rent.** The SELLER agrees to transfer to the BUYER at the time for performance all Security Deposits and Last Month's Rents, together with interest on same at the rate set forth in Massachusetts General Laws Chapter 186, Section 15B, and a copy of a Statement of Condition and Notice Of Bank Holding Security Deposit for each security deposit. Within forty-five (45) days of the transfer, the BUYER shall notify the tenants of the transfer as required by law. A schedule of the Security Deposit and Last Month's rent received by the SELLER is attached hereto as Exhibit "B."

\_\_\_\_\_  
BUYER Date

\_\_\_\_\_  
SELLER Date

\_\_\_\_\_  
BUYER Date

\_\_\_\_\_  
SELLER Date

