

MEMORANDUM OF SALE

THIS AGREEMENT made this 20th day of April, 2010, between **Franklin Savings Bank**, a bank duly organized under the laws of the State of New Hampshire, and having a principal place of business at 387 Central Street, Franklin, New Hampshire, and the Buyer(s)

_____ of _____
Social Security No. or EIN#: _____
Telephone No. _____

WITNESSETH:

The SELLER agrees to sell, and the BUYER agrees to buy certain real estate located at 297 Union Avenue, Laconia, Belknap County, New Hampshire, as described in a mortgage deed from Chaloori Ventures, LLC, Arun K. Chaloori and Ajay Chaloori to Franklin Savings Bank, dated August 11, 2006, and recorded in the Belknap County Registry of Deeds at Book 2327, Page 328.

The SELLING PRICE is _____ Dollars (\$ _____). An initial deposit of \$10,000.00 has been paid, receipt of which is acknowledged in the form of _____. An additional deposit sufficient to bring the total deposit up to ten per cent (10%) of the SELLING PRICE is to be paid in cash, certified check, or bank draft within 48 hours, to be held by Hall, Morse, Anderson, Miller & Spinella, P.C., Attorneys at Law, 14 Centre Street, Concord, NH 03301. The balance is to be paid in cash, certified check, or bank draft on the date of transfer of title in the sum of _____ (\$ _____) dollars.

DEED: Title shall be conveyed by a Foreclosure Deed (Statutory Form) and Affidavit and shall be subject to all outstanding taxes and liens as well as superior encumbrances of record. Buyer shall be responsible for all tax transfer stamps and recording costs.

TRANSFER OF TITLE: On or before June 4, 2010 at 10:00 a.m. at Franklin Savings Bank, 387 Central Street, Franklin, New Hampshire, TIME BEING OF THE ESSENCE.

PERSONAL PROPERTY INCLUDED: None.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her/its obligation under this agreement, the amount of the deposit then received shall become the property of the SELLER as reasonable liquidated damages. If the BUYER shall default, all the rights under this agreement shall be automatically assigned to SELLER.

TENANTS/PERSONS IN POSSESSION: Seller makes no representations as to the claims, if any, of tenants, occupants, and/or persons in possession of the premises at the time of the foreclosure sale and/or transfer of title. Buyer understands and hereby agrees that Seller is not

responsible to deliver the premises free of claims of occupants, tenants, and/or persons in possession of the premises, if any, at the time of the foreclosure sale and/or transfer of title.

PRIOR STATEMENTS: All representations, statements and agreements hereto made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation. Neither party is relying on any statements or representations not embodied in this Agreement made by the other or on his behalf, including, but not limited to those statements and representation contained in the Notice of Mortgagee's Sale brochures, or any advertisement regarding the sale.

ADDITIONAL TERMS: _____
_____.

This Agreement shall be binding on the heirs, executors, administrators and assigns of both parties.

Witness

Buyer

Witness

Buyer

FRANKLIN SAVINGS BANK

Witness

BY: Andre R. Bonte
Vice President duly authorized