# Design & Brand Guidelines

J PEPPER FRAZIER COMPANY

- 1 Cover
- 2 Logo
- 3 Typography
- 4 Advertising

These feelings and emotions are tied to the brand:

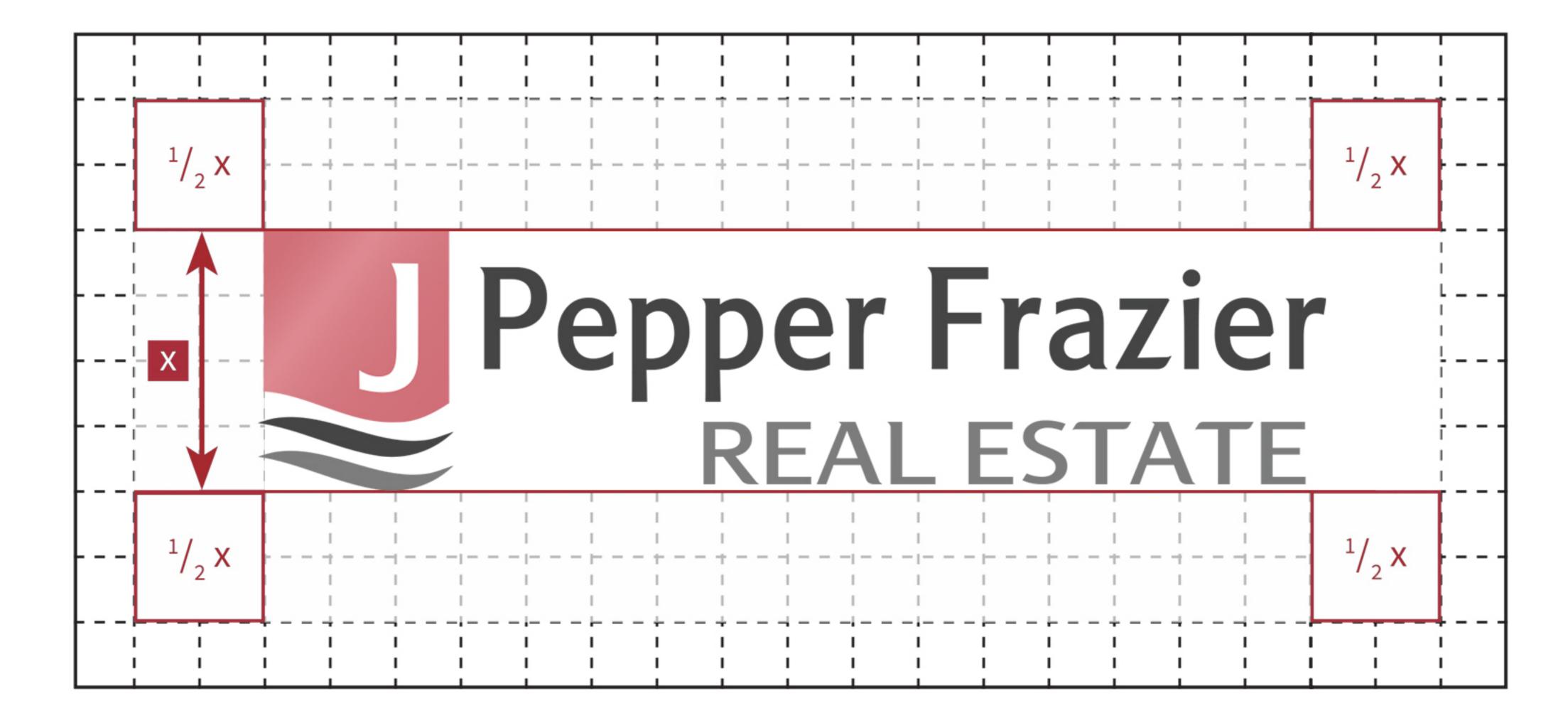








# CLEARSPACE



# DEFINITION

Whenever you use the logo, it should be surrounded with clear space to ensure its visibility and impact. No graphic elements of any kind should invade this zone.

# COMPUTATION

To work out the clearspace take the height of the logo and divide it in half.

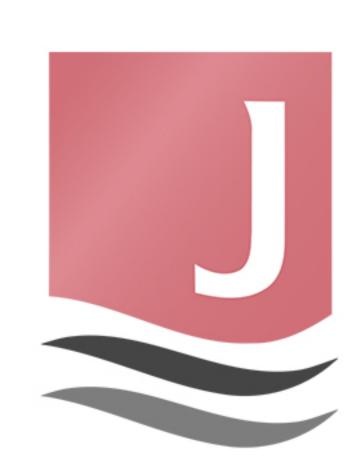
(Clearspace = Height / 2).



VERTICAL ALIGNMENT



LOGO ICON



GRAYSCALE LOGO



**SPRING** 

**DAFFY YELLOW** 



SUMMER

SEAFOAM GREEN



FALL & WINTER

OCEAN BLUE



# ADDITIONAL OPTIONS

Used for special events

**NECTAR** 



**PURPLE HAZE** 



**CAMO PRINT** 



## HEADLINE FONT

# SWISS 721 CN BT

Swiss 721 is a multi-purpose, narrow and sturdy sans serif.

### 4 STYLES

- 1. SWISS 721 Cn BT Roman
- 2. SWISS 721 Cn BT Italic
- 3. SWISS 721 Cn BT Bold
- 4. SWISS 721 Cn BT Bold Italic

CONTENT FONT

# Proxima Nova

# 5 STYLES

- 1. Proxima Nova Thin
- 2. Proxima Nova Regular
- 3. Proxima Nova Bold
- 4. Proxima Nova Extrabold
- 5. Proxima Nova Black

creating the life

TAGLINE FONT

Stay Rad Regular

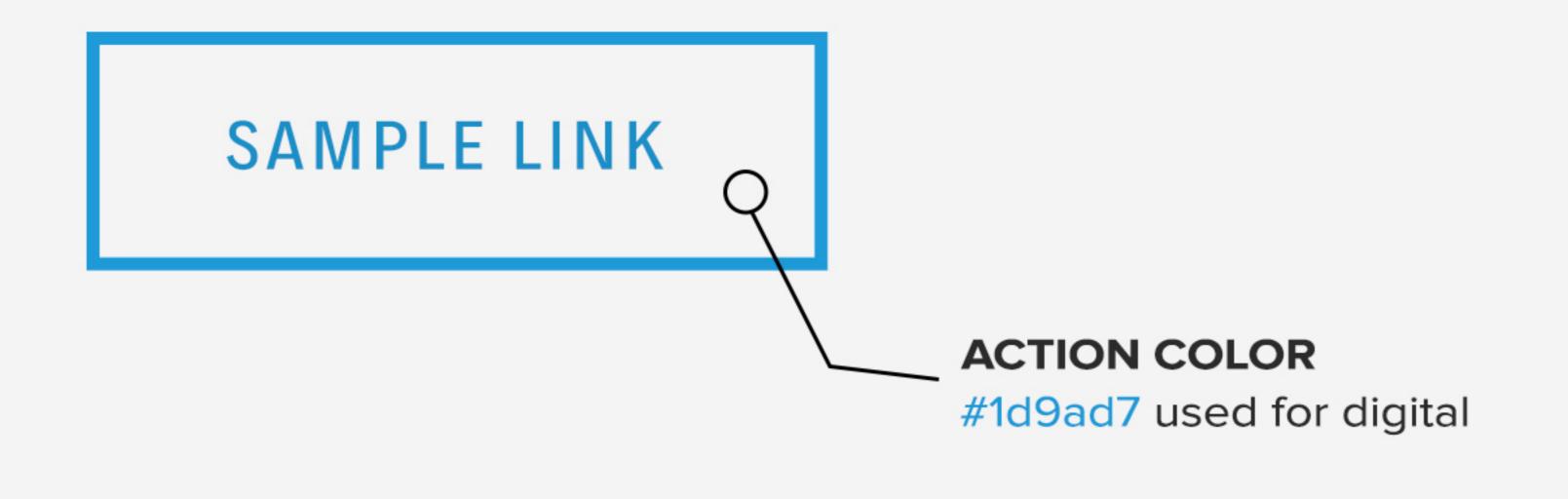
# J Pepper Frazier Company

A LOCAL FAMILY REAL ESTATE COMPANY SINCE 1969

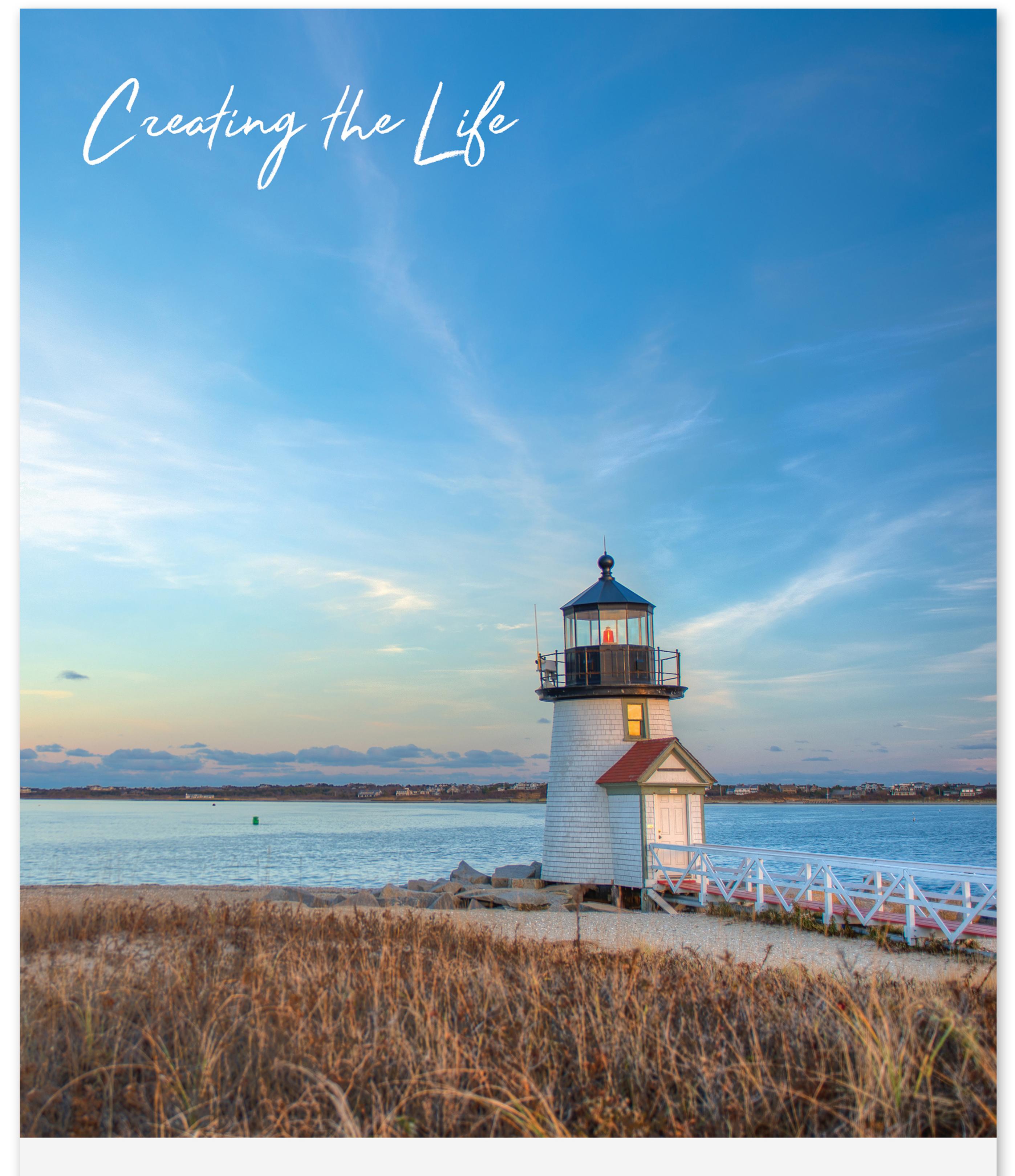
Nantucket Island is one of the premier vacation destinations in the world. With that reputation comes a sophisticated real estate market. As a firm, we collectively have over 100 years of experience brokering deals for the residential and the commercial markets. We provide professional, prompt, and attentive service. We work as a coordinated team focused on your goals, needs, and timetable.

J Pepper Frazier Company has been serving the Island of Nantucket since 1979. We have knowledgeable team of professionals who can provide analysis and advice. We have weekly meeting to discuss the market and to share as much information as possible about local opportunities and specific needs.

If you are listing, buying or renting real estate on Nantucket we can guide you through the process with market knowledge and expretise. Contact one of our Nantucket real estate professionals now to get started.



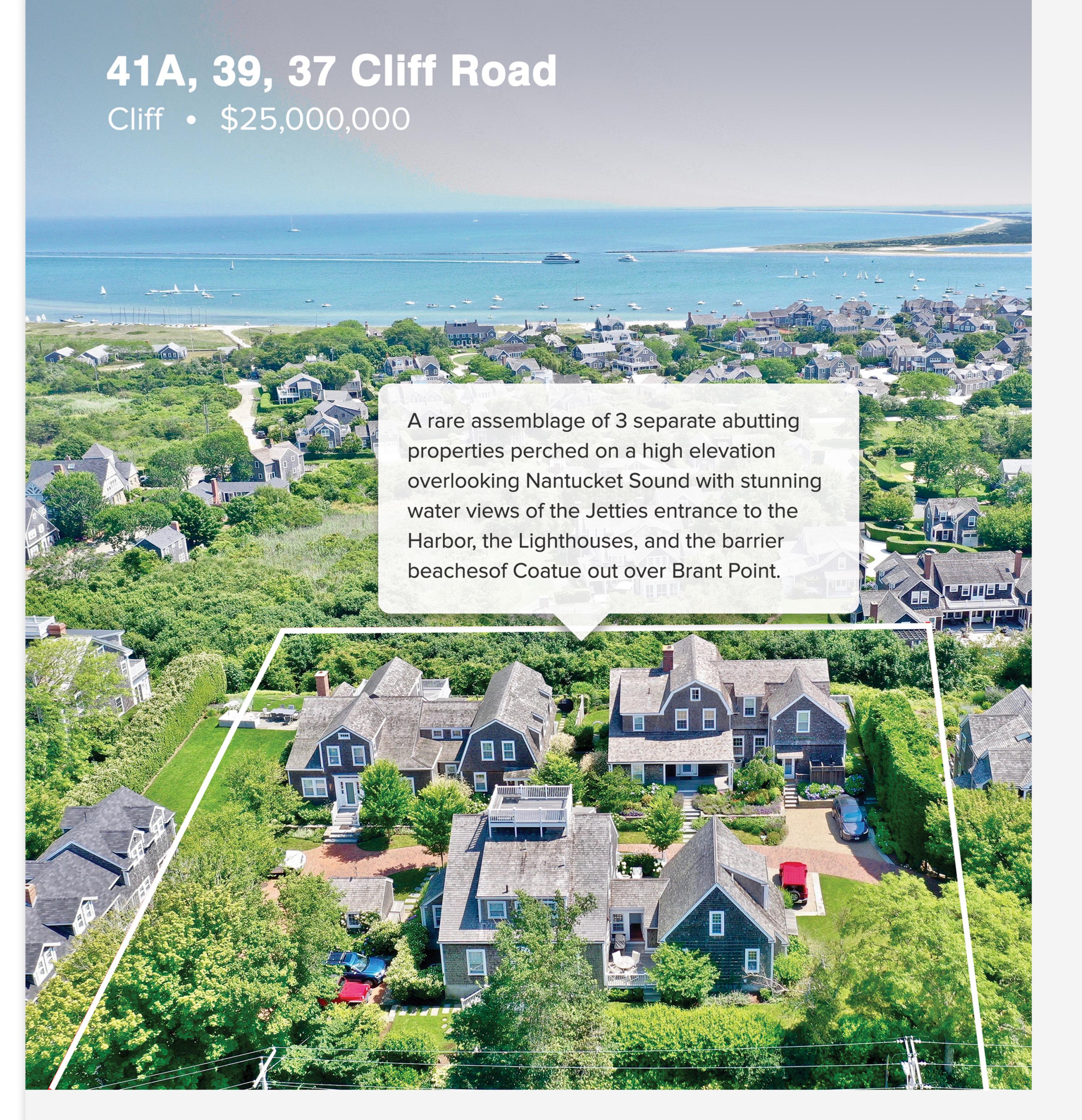
STAINLESS STEEL
Providing stability and elegance footers



19 Centre Street, 508.228.3202 Nantucket, MA www.jpfco.com @nantuckethouses



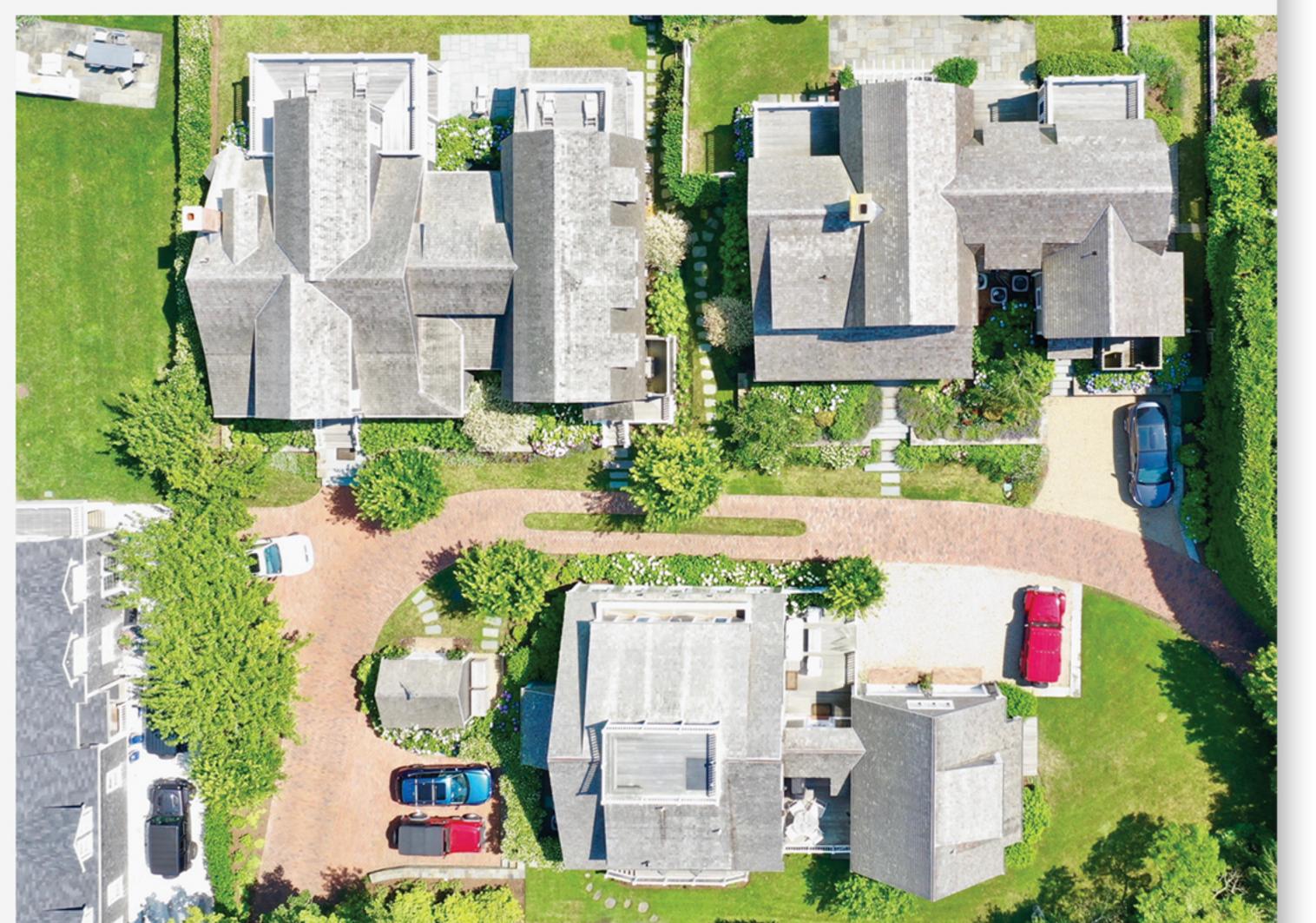






















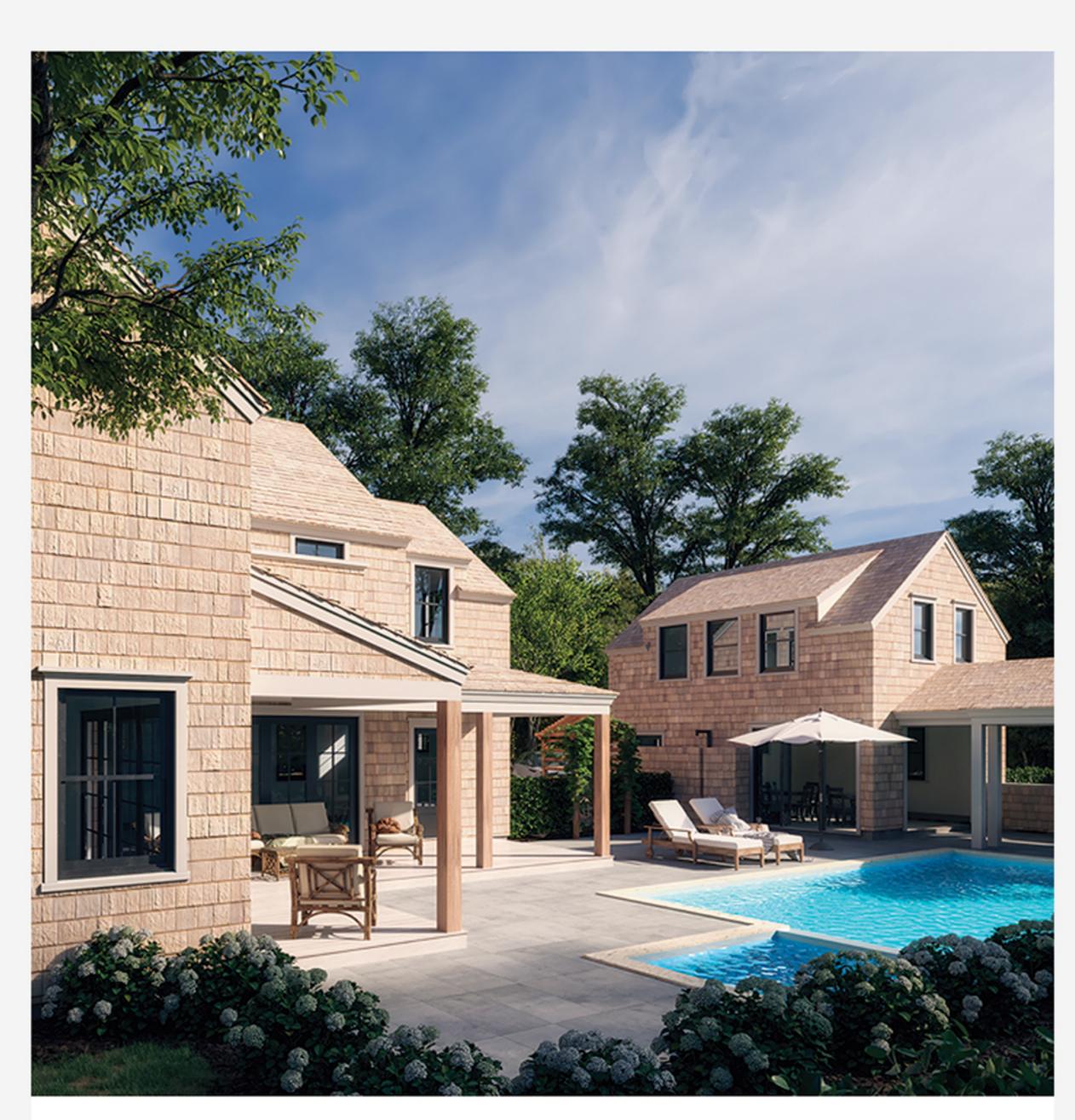
CLIFF 2 North Star Lane

\$6,995,000



SURFSIDE 71 Pochick Avenue

\$5,995,000



**MIACOMET** 4 Ellens Way

\$5,750,000



SURFSIDE 6 South Shore Road



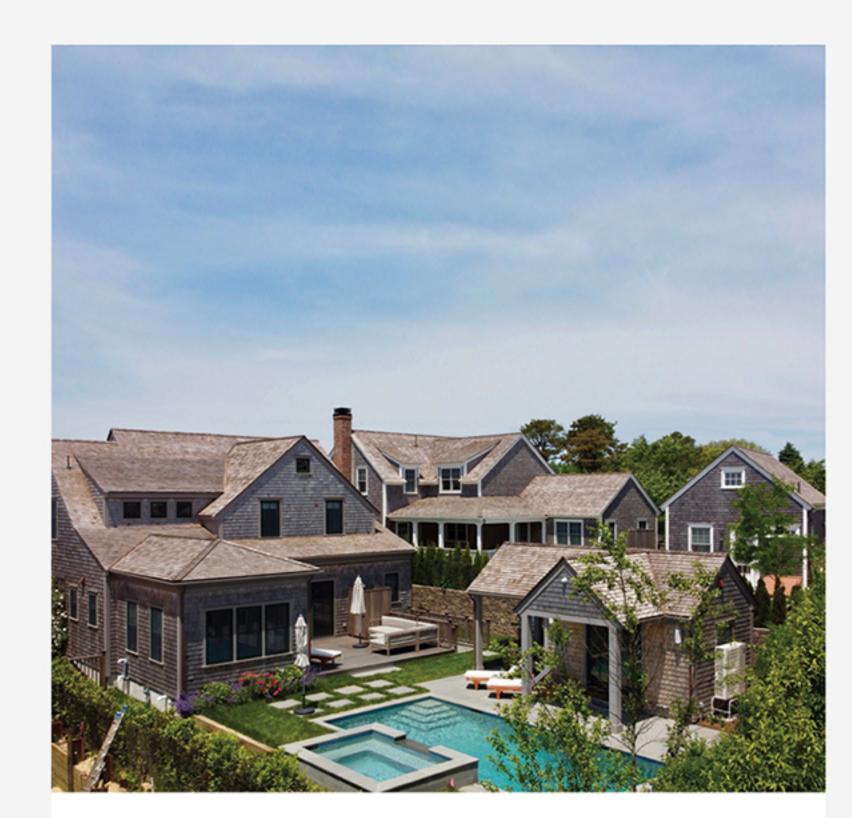
QUAISE

15 Bassett Road

\$5,895,000

**TOWN** 5 Beaver Street

\$4,995,000



**TOWN** 

4 Red Mill Lane

\$4,895,000



**TOWN** 

6 Woodbury Lane

\$3,895,000

CLIFF 8 Gingy Lane

\$3,795,000

**BRANT POINT** 

\$3,195,000 25 North Beach St & 26 East Lincoln Ave



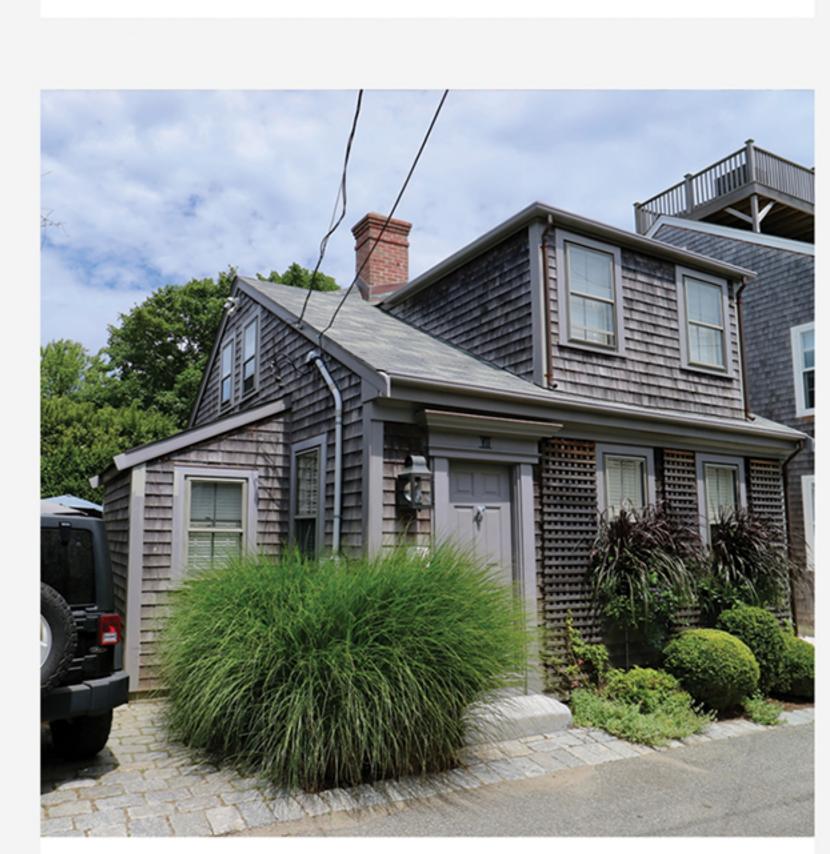
**POLPIS** 

32 Polpis Road

\$2,895,000

**SOUTH OF TOWN** 14 Celtic Drive

\$2,495,000



**TOWN** 

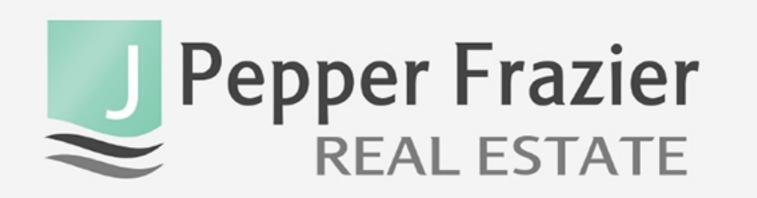
7 Independent Way

\$2,495,000

508.228.3202 www.jpfco.com

\$5,250,000

19 Centre Street, Nantucket, MA





## **Real Estate**

Even our competition uses our website to search real estate. Simple navigation with filters for all categories.

### **Market Research**

Explore every sold property on Nantucket. Segment to your areas and generate reports.

### Rentals

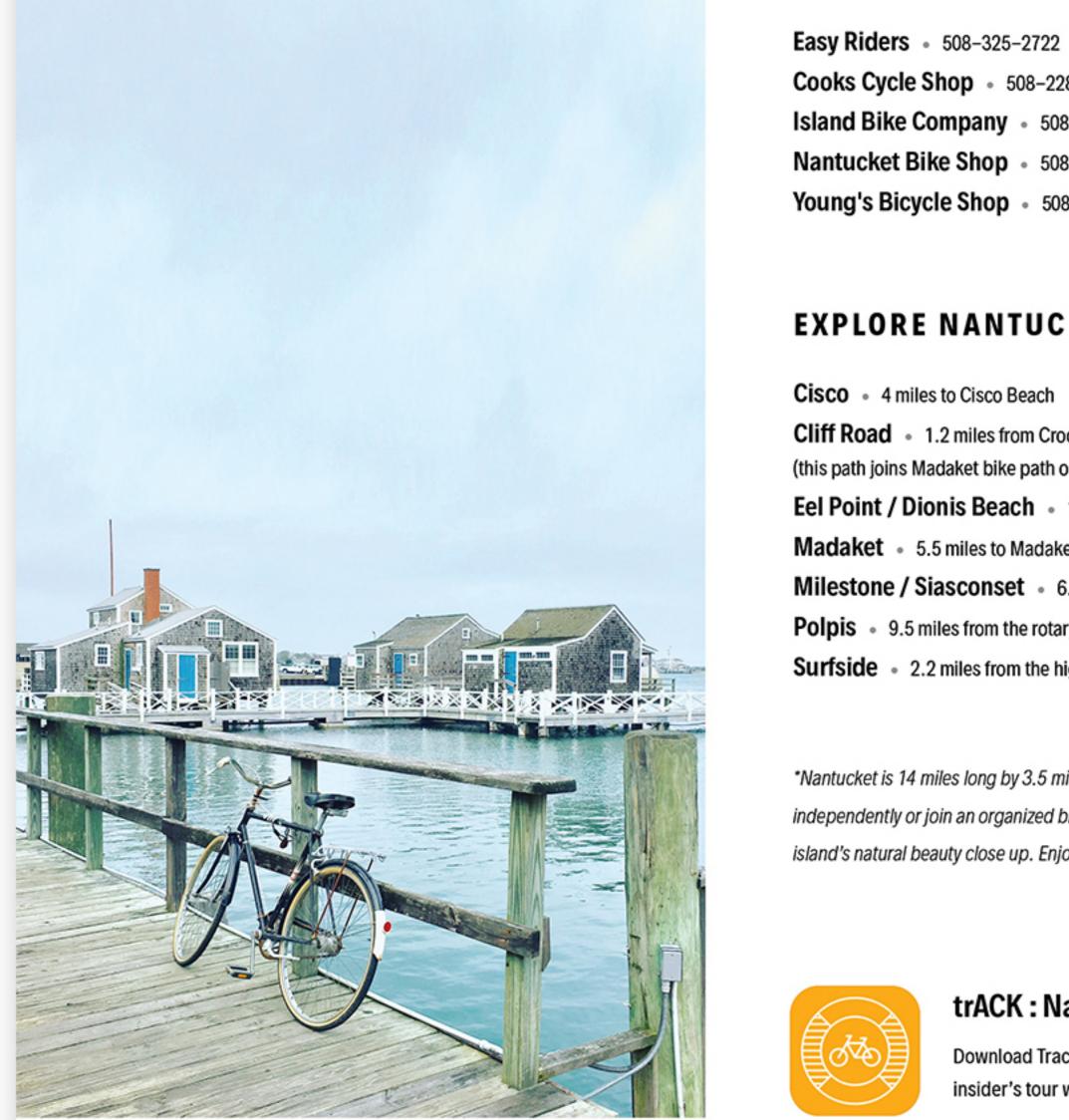
Search by your vacation dates! Add filters to match your ideal locations, bedroom count and price point.

19 Centre Street, Nantucket, MA



### Nantucket Rental Houses www.JPFCO.com Search online by date, location, and price Safe havens for Nantucket's wildlife and popular destinations for families. over 1000 Nantucket vacation homes SQUAM ( Remote beach community. Last full-time agent support. WAUWINET stop on the way to Great Point. Bike paths and conservation land. Charming secluded. Small summer Peace and quiet overlooking Large beautiful waterfront estates Ideal for exploring Nantucket's Quick walk/bike to town. Scenic Sesachacha Pond and Quidnet cottages and large estates. with great beaches and low surf. with child friendly beaches. POCOMO POLPIS BRANT POINT QUIDNET ( Famous sunsets with ideal harbor Quiet, high-end, desirable area for boating. Heavier surf beaches. Bike path and walking trails. with harbor views of town. Charming village with rose covered Easy beach access at Steps and CLIFF ○ MADAKET cottages at the end of the island. Washing Pond. SCONSET Many walking options, quick access to restaurants, NASHAQUISSET 🔘 boutiques, art galleries and museums. The ideal location, family friendly with pool and tennis facilities. NAUSHOP South Shore beaches, lots of Down the road less travelled, Mid-island neighborhood with tennis courts, amazing views, surfers paradise. walking conservation paths, Miles of biking, Cisco brewery, great surf beaches community pools and is family-friendly. less populated. O CISCO and Bartlett farm are most notable. MADEQUECHAM TOM NEVERS SURFSIDE MIACOMET Good value, great beach, heavy surf, bike path 2.2 miles to town. Heavy surf at the beach, calm water at the pond. Beautiful 18 hole public golf course. 19 Centre St, Nantucket, MA Pepper Frazier REAL ESTATE 508.228.3202





### BICYCLE & SCOOTER RENTAL

Easy Riders • 508-325-2722 • 65 Surfside Rd • EasyRidersBikeRentals.com Cooks Cycle Shop • 508-228-0800 • 6 S. Beach St • CooksCyclesNantucket.com Island Bike Company • 508-228-4070 • 25 Old South Rd • IslandBike.com Nantucket Bike Shop • 508-228-1999 • 4 Broad St • NantucketBikeShop.com Young's Bicycle Shop • 508-228-1151 • 6 Broad St • YoungsBicycleShop.com

### EXPLORE NANTUCKET BY BIKE PATH

Cliff Road • 1.2 miles from Crooked Lane at Cliff Road towards Madaket (this path joins Madaket bike path or Eel Point path after 1.2 miles) Eel Point / Dionis Beach . 1.4 miles from Cliff Road path to Dionis Beach Madaket • 5.5 miles to Madaket Beach Milestone / Siasconset • 6.8 miles to from the rotary to 'Sconset Beach Polpis • 9.5 miles from the rotary to 'Sconset Beach Surfside • 2.2 miles from the high school (Starts at Atlantic Ave & Vesper Lane) to Surfside Beach

\*Nantucket is 14 miles long by 3.5 miles wide, relatively flat with few hills. Choose to explore independently or join an organized bike tour. There are 35 miles of bike paths, giving you the opportunity to appreciate the island's natural beauty close up. Enjoy the ride!



### trACK: Nantucket Bicycle Tour

Download Track Nantucket BIKE APP and transform your bike ride into an insider's tour with this free self-guided app!



### **BUS & VAN SIGHTSEEING TOURS**

Ara's Tours • 508-221-6852 Barrett's Tours • 508-228-0174 • 20 Federal St Gail's Tours • 508-257-6557 Island Tours • 508-228-0334 Val's Tours • 508-680-1300

### SPECIALIZED TOURS

PAGE 19 For the Little Islanders

Bell Tower Tour • 508-228-0950 • 62 Centre St • NantucketFCC.org For the best view of Nantucket town! Birding Tours • 508-228-0898 • mariamitchell.org Linda Loring Nature Foundation • 508-325-0873 • IInf.org Black History Trail • 508-228-9833 • Maah.org

Coskata Wildlife Refuge & Great Point Natural History Tour • 508-228-6799 Nantucket Bike Tours • 508-825-5362 • NantucketByBike.com Nantucket Historical Association • 508-228-6799 • nha.org Nantucket Walking Tours • 508-228-1894

Nantucket Walkabout • 508-422-7466 • WalkNantucket.com Raven's Walk Ghost Tours & more • 508-257-4586 • ravens-walk.com Shearwater Seal & Whale Watch • 508-228-7037 • ShearWaterExcursions.com

Sketching Tours • 508-325-5220

### LIGHTHOUSES



### Nantucket has 3 working lighthouses, each with their own distinctive look and history.

### **Brant Point Light**

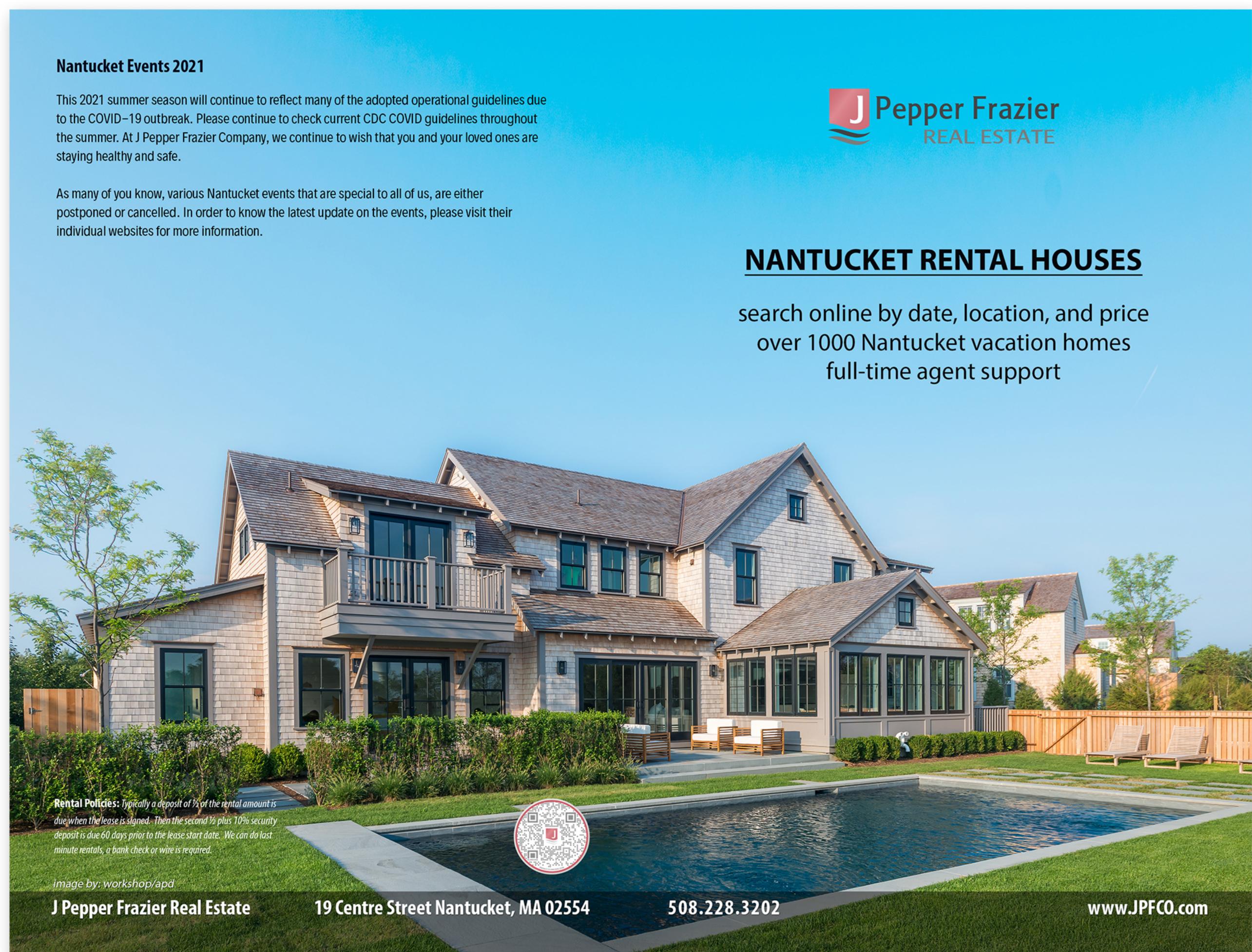
Established in 1764, this was the second lighthouse erected in Colonial America. Located on Easton Street, Brant Point Light both welcomes and bid adieu to visitors and locals alike traveling on the ferries. Toss a penny over your should when you round Brant Point headed to Hyannis and you are sure to return.

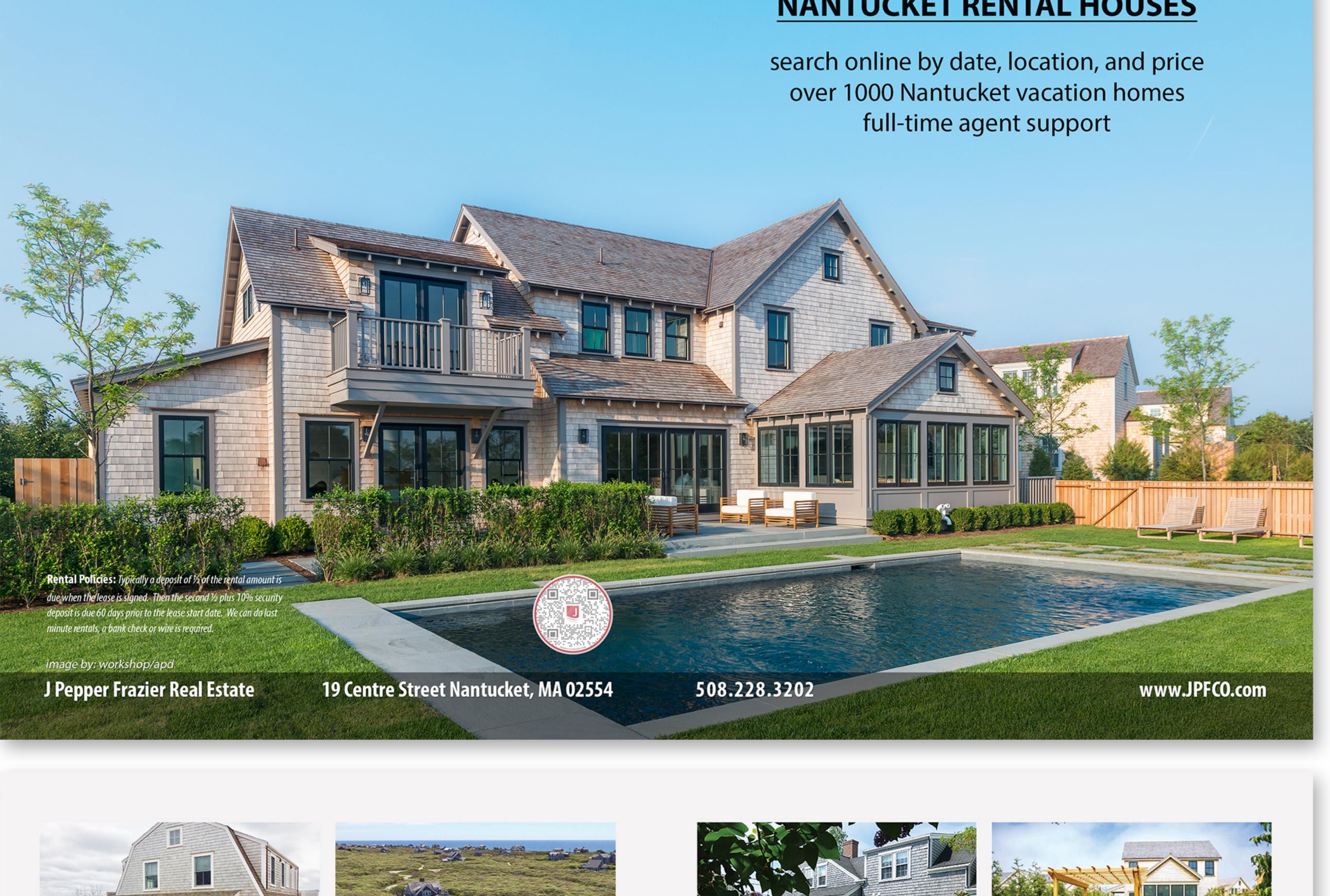
### **Great Point Light**

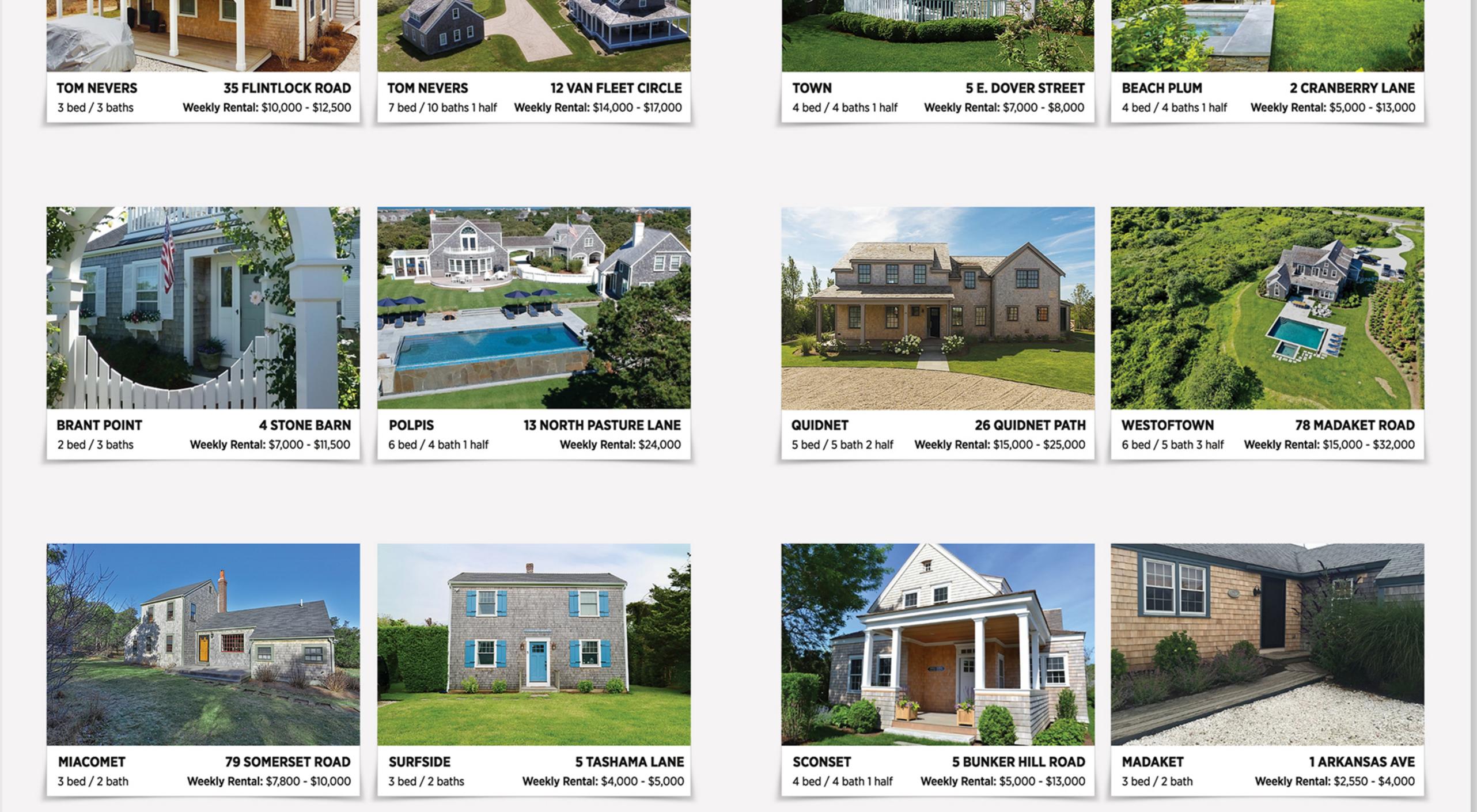
Officially called Nantucket Light, Great Point was first built in 1784. Located on a thin split of beach where the Atlantic Ocean and Nantucket Sound meet at the Coskata-Coatue Wildlife Refuge, the current Great Point is actually the third structure in the light's history.

### Sankaty Head Light

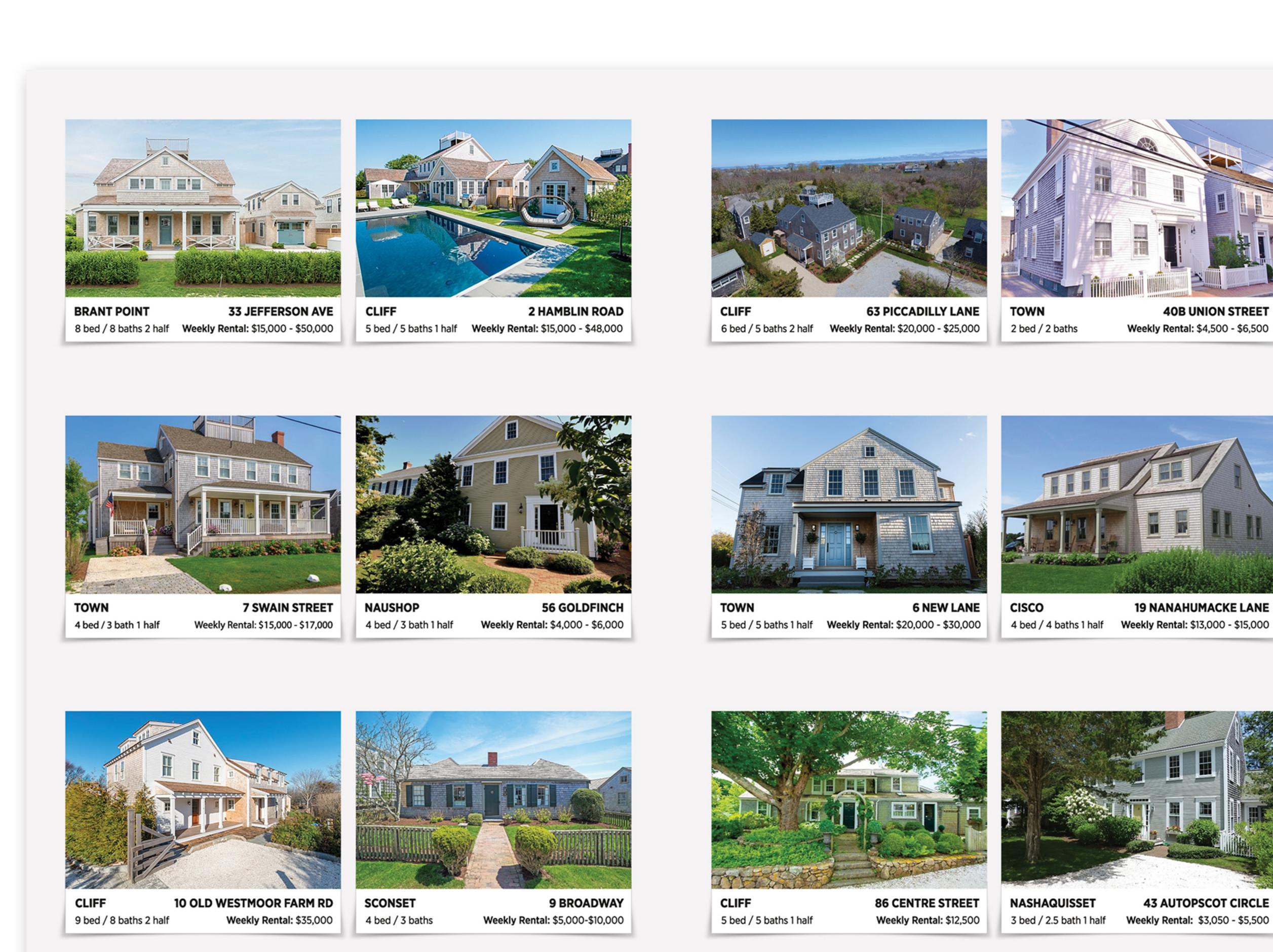
Built in 1850 and located at the easternmost point of the island, Sankaty Lighthouse is a true Sconset gem. Moved from it's original location in 2007, Sankaty stands watch over the acclaimed Sankaty Golf Course and the bluffs of the eastern shore.

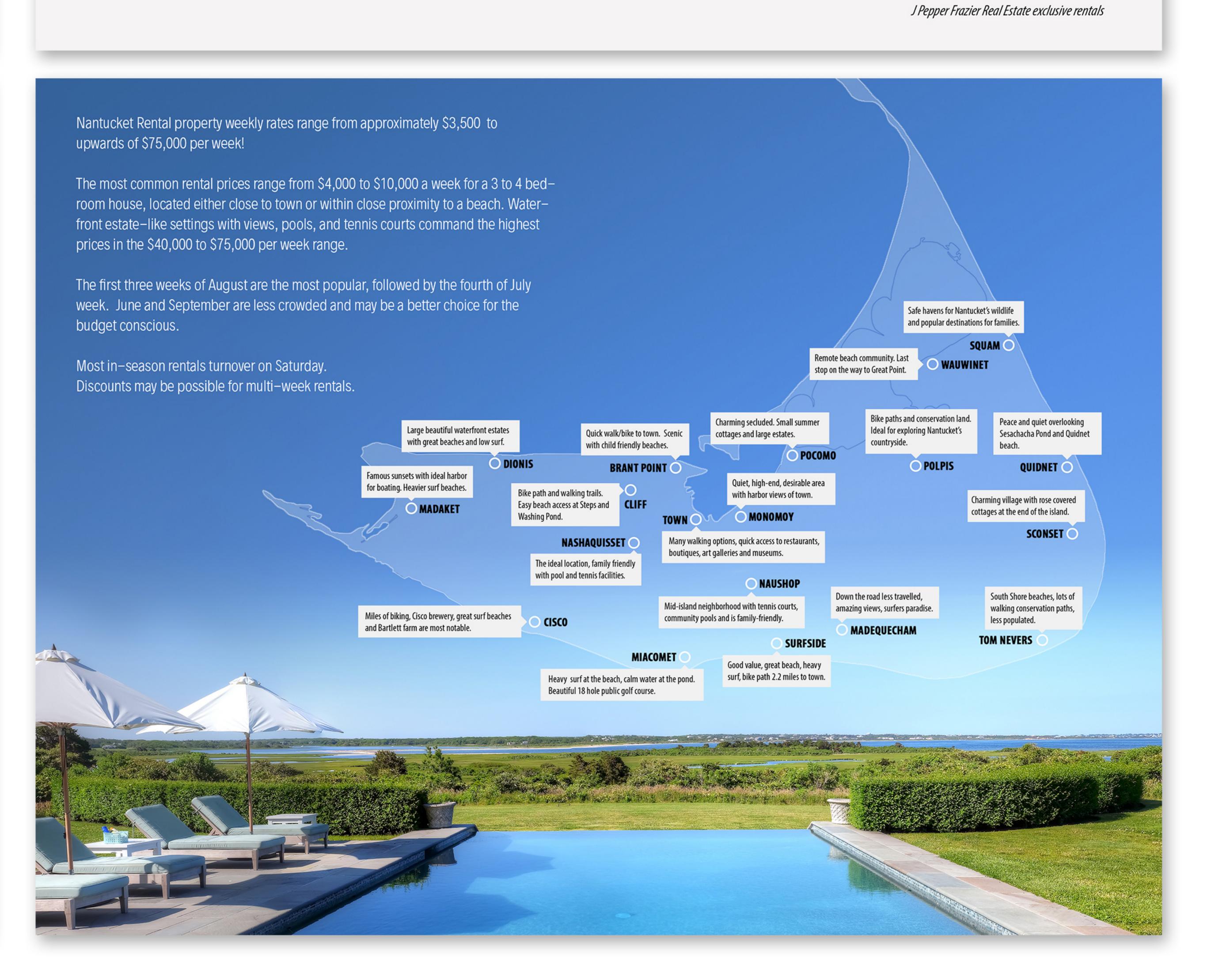






J Pepper Frazier Real Estate exclusive rentals















19 Centre Street Nantucket, MA

### 49 Centre Street :: 2



First Floor: Spacious historic home in downtown area. Steps from downtown! Wireless internet service and fax Amenities: available. First Floor: Gourmet kitchen new as of 2005, opens to family room., living room. Dining room. Larged screened in porch. Master suite.

Second Floor: Master bedroom with king sized canopy bed bathroom en suite. Full sized bedroom with full bath. Queen sized bed with full bath. Third Floor: Three bedrooms and three full bathrooms. Beds: King, Queen, and Twins. 2 four poster twin beds and an antique 3/4 bedroom with full bath.

Distance to Town: 5 minute walk

Distance to Beach: 1/4 mile to Childrens 1/2 Mile to **Jetties** 

General Inf	ormations:	Type of Bed	Floor
Prop. Code	1011	King	2
Area	Town	Queen	2
Bedrooms	10	Queen	2
Capacity	22	Queen +Twin	2
Baths 11		Full	2
		Twin(s)	2
		King	3
		Queen	3

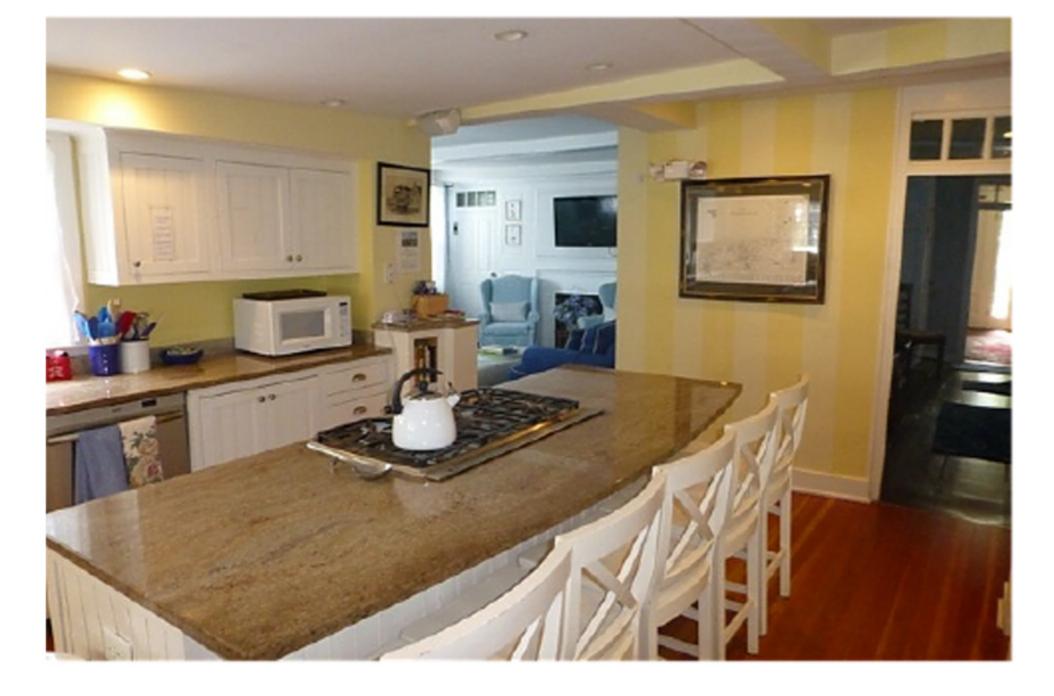
Porch: YES	Mixer: YES
Patio: YES	Lobster Pot: YES
Stove: YES	Coffee Maker: YES
Disposal: YES	Toaster: YES
Microwave: YES	Vacuum: YES
Dish Washer: YES	Grill: GAS
Usable FPs: YES	Cooler: YES
Yard: YES	BeachTowels: YES
Heat: O	Stereo: YES
Fans: YES	VCR: 1
IroningBoard: YES	CableTV: YES
Iron: YES	TV: 4
Blender: YES	Bluetooth Speakers: YES
Food Processor: YES	InternetAccess: YES

### **Availability:**

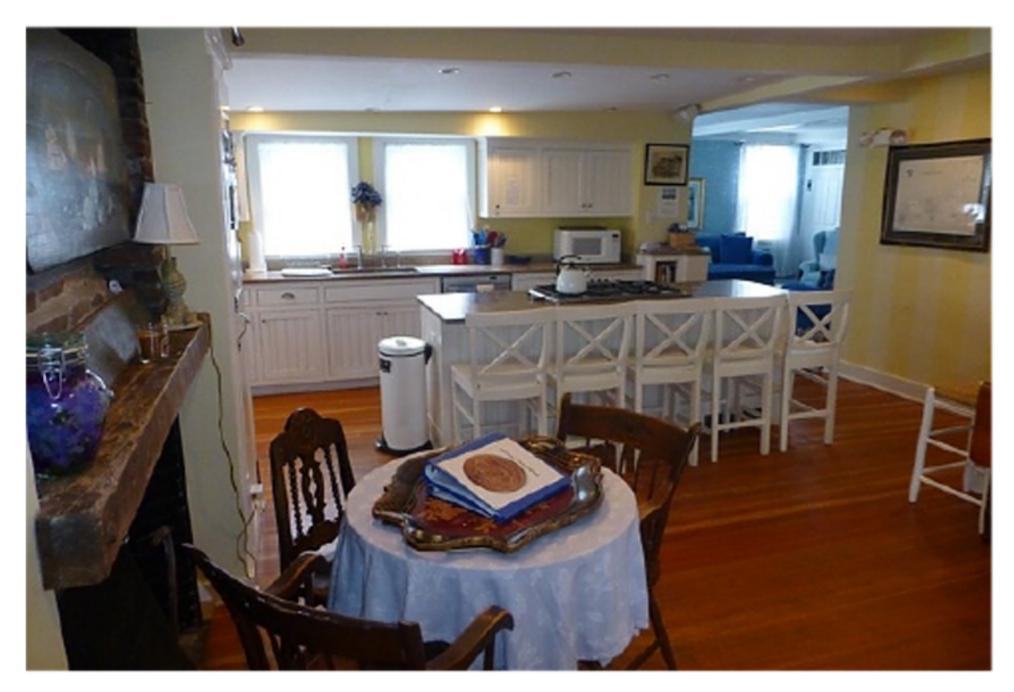
nivanabinity.							
June 2021	Rate	July 2021	Rate	August 2021	Rate	September 2021	R
06/05/21 - 06/11/21	\$15,000	07/03/21 - 07/09/21	\$15,500	08/07/21 - 08/13/21	\$15,500	09/04/21 - 09/10/21	N
06/12/21 - 06/18/21	\$15,000	07/10/21 - 07/16/21	\$15,500	08/14/21 - 08/20/21	\$15,500	09/11/21 - 09/17/21	N
06/19/21 - 06/25/21	\$15,000	07/17/21 - 07/23/21	\$15,500	08/21/21 - 08/27/21	\$15,500	09/18/21 - 09/24/21	N
06/26/21 - 07/02/21	\$15,000	07/24/21 - 07/30/21	\$15,500	08/28/21 - 09/03/21	\$15,500	09/25/21 - 10/01/21	N
		07/31/21 - 08/06/21	\$15,500				













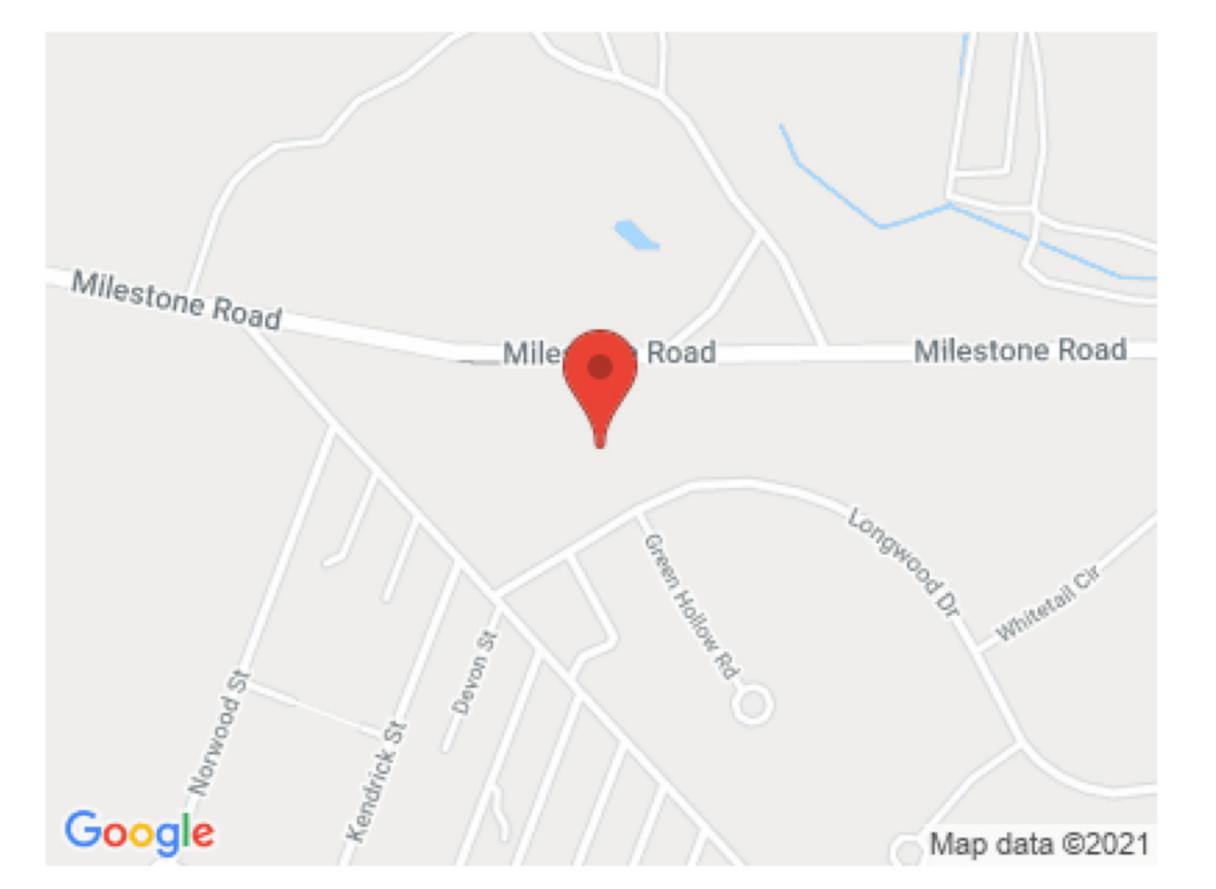




## 4 Longwood Drive, Tom Nevers







### **Property Summary:**

Туре:	Single Family	Water View:	Distant Ocean	Furnished:	Furnished	Lot Size(A):	2.7500
Rooms:	6	Other View:	Distant Ocean	2nd Dwelling:	Potential	Beds/Baths:	4/3.5
Year Built:	1986	Zoning:	LUG3	Water:	Well	Wtr Frontage:	None
Remodeled:	N/A	Lot Size(SF):	119790.00	Sewer:	Septic		

"Flying Cloud" sits high and proud on this private 2.75-acre parcel. Lovingly maintained by its original owners this 4-bedroom, 3.5 bath home is being offered fully furnished. Light and bright with numerous indoor and outdoor areas for gatherings with family and friends. Room for expansion and a pool.

**First Floor:** Front entry steps down to a spacious family room with fireplace and sliders to the back yard. 2 closets. Laundry room. Guest bedroom with ensuite bath. 2 guest bedrooms. Hall bath.

**Second Floor:** Open floor plan consists of a living room with fireplace, cathedral ceiling and dining area. Pine wainscoting in this area provides a nice finish detail. Glass sliders lead to a deck which runs the length of the house. Step down to the kitchen with island, tile floors and glass slider to the deck.

Basement: Crawl space

### **Amenities**

First Floor Bedrooms: 3
Heating: Electric
Fireplaces: 2
Floors: Fir
Yard: Spacious
Parking: Yes
Foundation: Block
Lead Paint: No

Recreation and Outdoor Spaces: D, D

Amenities: Central A/C, Insulation, Outdoor Shower

### **Easements**

Subject to the rights, easements and restrictions set forth in Certificate of Title 19023 at the Nantucket Registry of Deeds.

### **Taxes and Fees**

Building Assessment: \$781,800 Land Assessment: \$1,032,500 Total Assessment: \$1,814,300

Listed by: Jordan Real Estate

\* The information contained herein is believed to be reliable but is not guaranteed.

508.228.3202 19 Centre Street, www.jpfco.com Nantucket, MA



# 9 Auriga Street, Surfside

## \$4,395,000





### **Property Summary:**

Туре:	Single Family	Water View:	Distant Ocean	Furnished:	Furnished	Lot Size(A):	0.7400
Rooms:	6	Other View:	Pastoral	2nd Dwelling:	None	Beds/Baths:	3/3.5
Year Built:	1980	Zoning:	R-20	Water:	Well	Wtr Frontage:	None
Pamodalad:	2006	Lat Size(SE)	32234 00	Sawar.	Sentic		

Sophisticated Surfside beach house off of Western Avenue within minutes to the path across the dunes. Designed to take advantage of the open western skies, the living space is on the 2nd floor with oversized windows and a deck off the living room. Private 3/4 acre lot at the end of a quiet street. The newly installed pool will soon be complete with bluestone patio and there is a fitting spot for a garage pool house right off the driveway. Offered furnished with some exclusions.

**First Floor:** Entry foyer with slate tile floor. Master wing to the left. The central stairs off of the hall lead to second floor living. The scale of the master is impressive with vaulted ceilings, oversized windows, and nice sitting area. The built-ins tailor the space and the large master bath has a dressing table, double closets and a walk-in shower with Japanese soaking tub trimmed in mahogany. **Second Floor:** A fabulous space with high ceilings, oversized windows and a central glass sliding door to the deck. The beautiful Big Foot Table seats 10+. The kitchen is just right with stainless steel counters and good cabinetry. 1/2 bath has a sophisticated style with a ships ladder stairs to the widows walk.

Basement: Partial basement with exterior access. Excellent storage and second set washer/dryer.

### **Amenities**

First Floor Bedrooms: 1
Heating: GasFHA
Fireplaces: 1
Floors: Oak, tile, painted brick
Yard: Yes
Parking: Shell driveway with two+ car parking
Foundation: Block

Lead Paint: No

Recreation and Outdoor Spaces: Deck, Garden, Patio, Private Pool Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

### Taxes and Fees

Building Assessment: \$764,400 Land Assessment: \$1,008,000 Total Assessment: \$1,772,400

Listed by: Lee Real Estate

 $^{st}$  The information contained herein is believed to be reliable but is not guaranteed.

508.228.3202 19 Centre Street, www.jpfco.com Nantucket, MA





Open House for New Listing TODAY 11 am - 12 pm

# 27 Washaman Avenue \$1,895,000







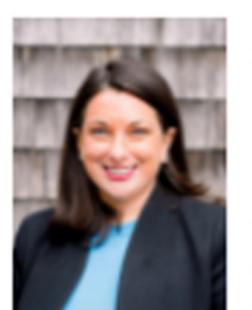


A Gardner Street style home. This vacation home has and oversized first floor master bedroom with a walk-in closet. The property has had only one owner and has never been rented. The property boasts oversized "sun drenched" living space on a corner lot. Central A/C, renovated kitchen, possible extra bedrooms.



Listed by:

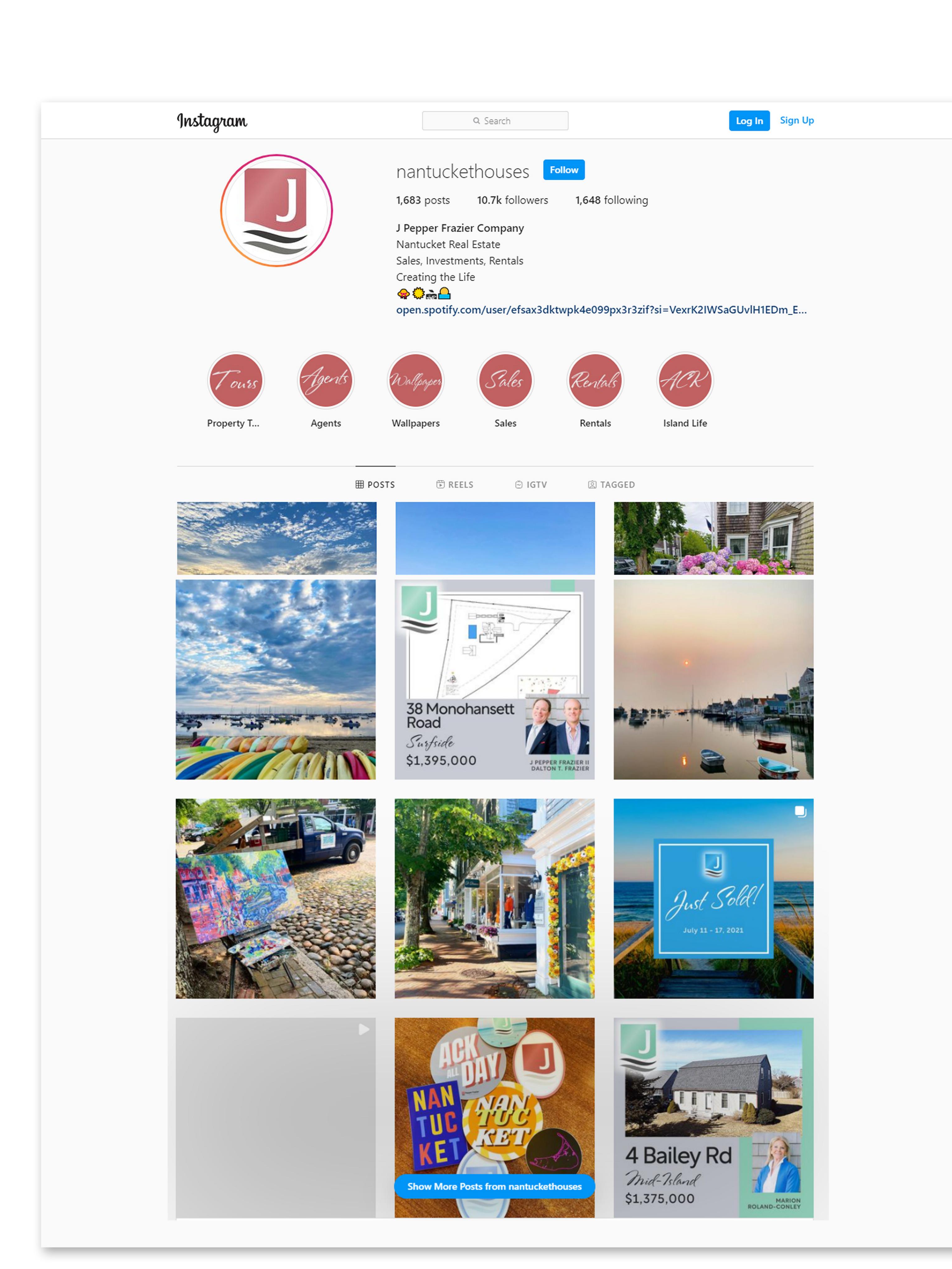
Roy Weedon Jr. 508 221 2732



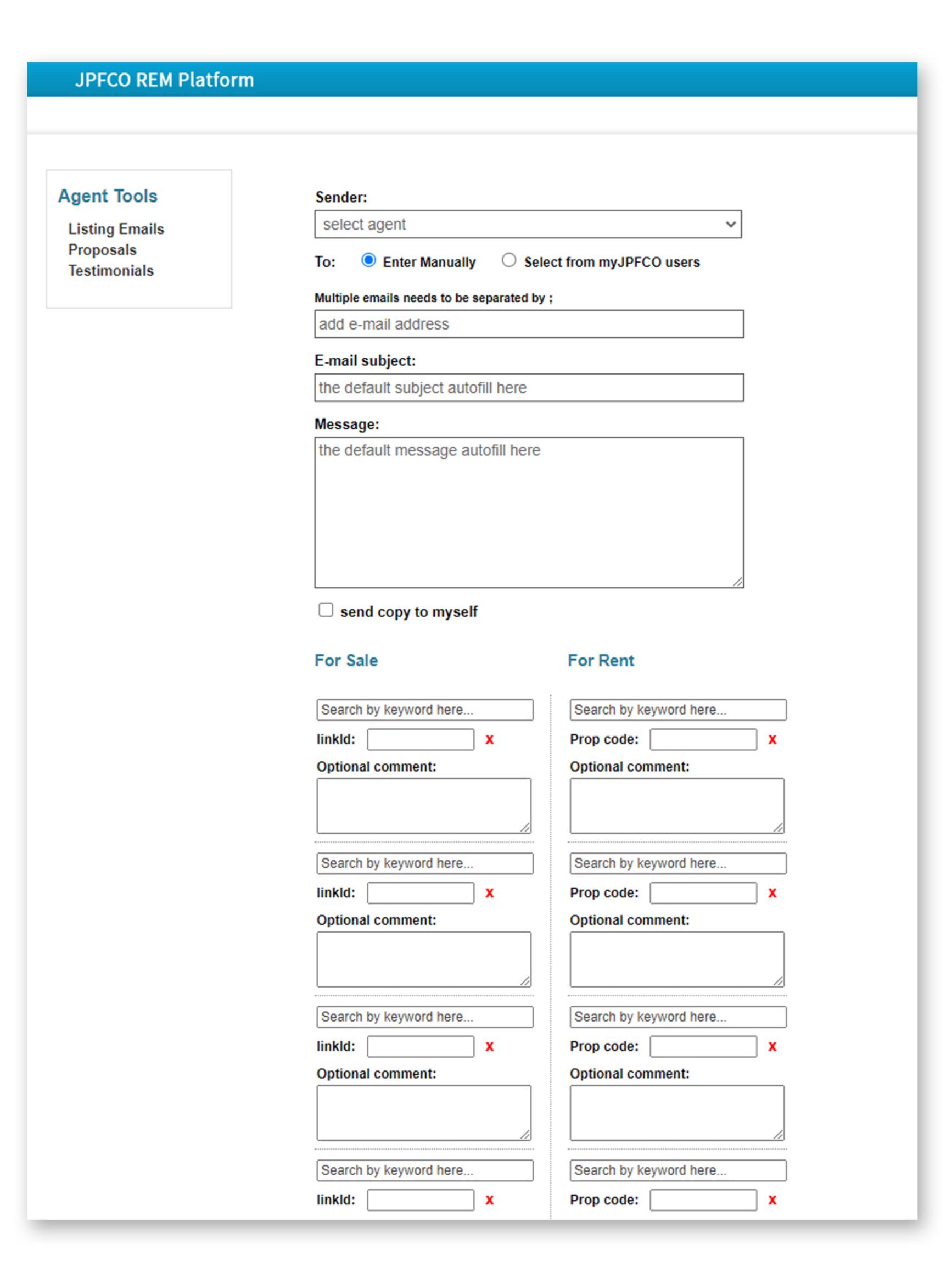
Co-Age

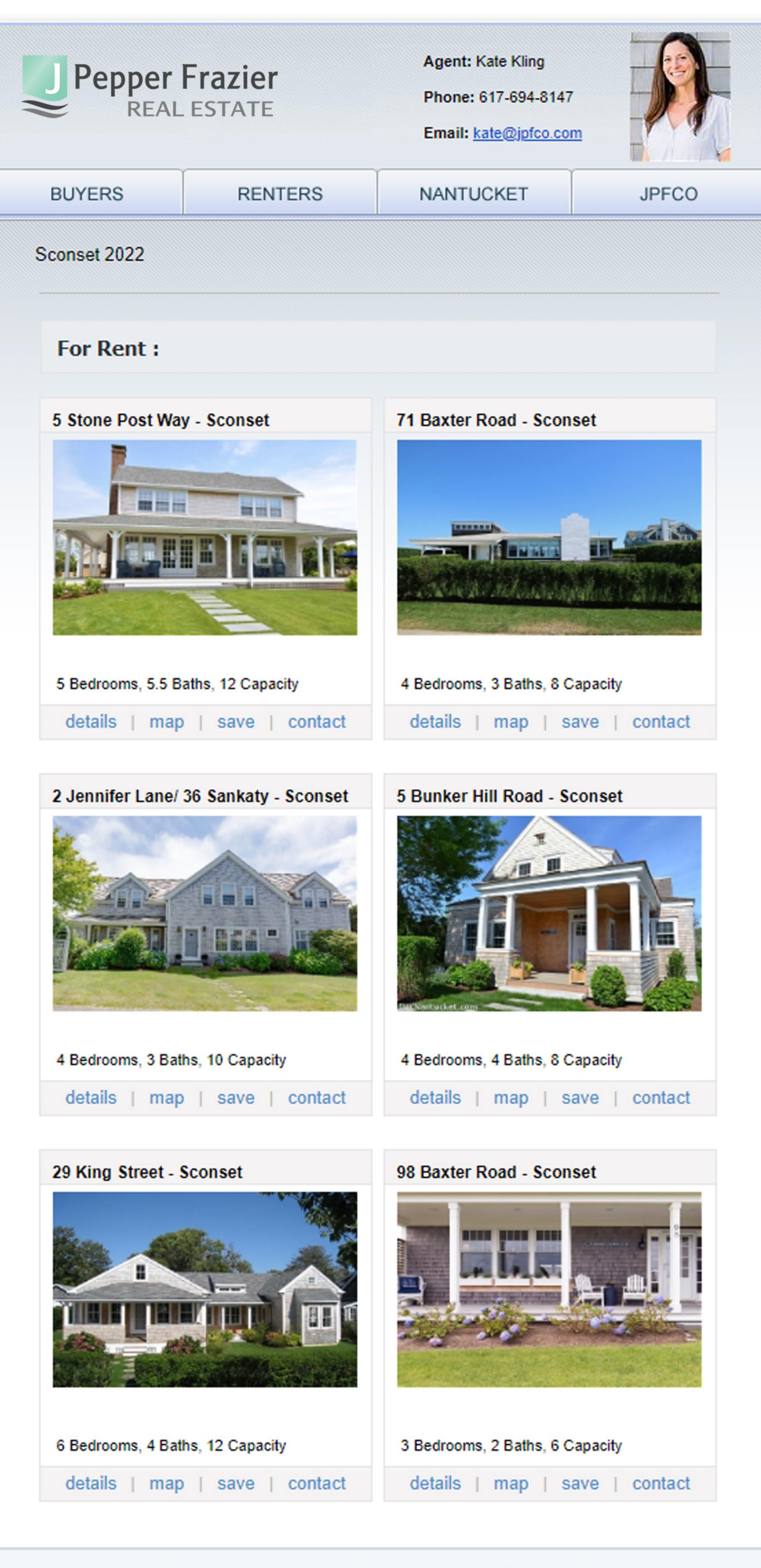
Rebecca Becker 802-274-0641

27 Washaman Avenue







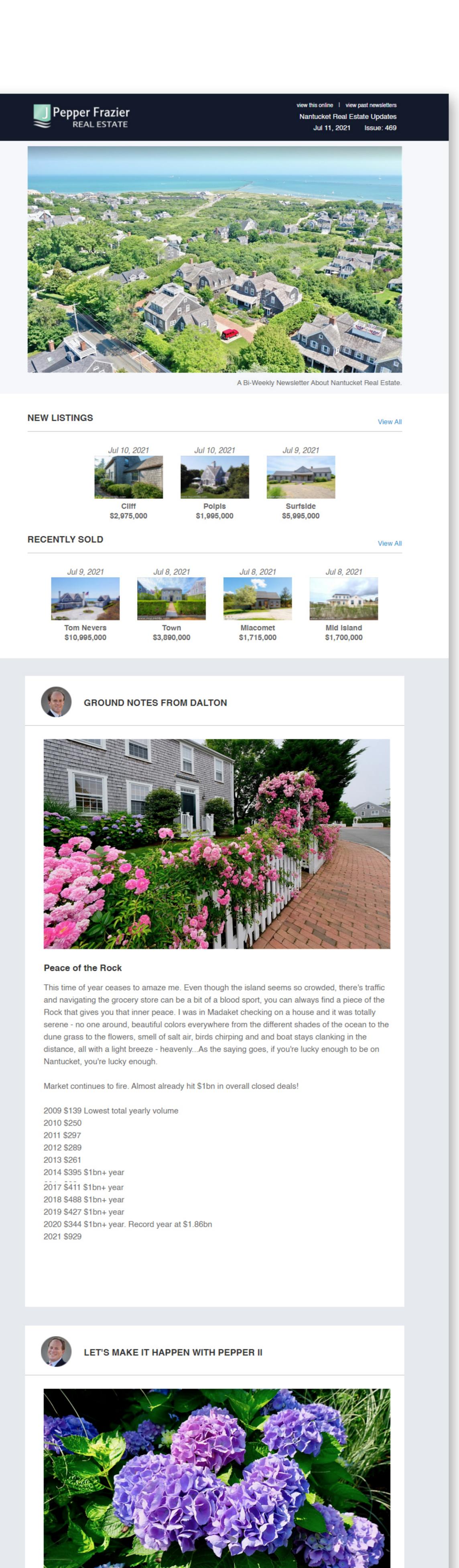


HOME | REAL ESTATE | RENTALS | NANTUCKET | JPFCO | NEWSLETTER

One of the oldest and most experienced nantucket real estate firms

JPFCO | 19 Centre Street Nantucket, MA 02554

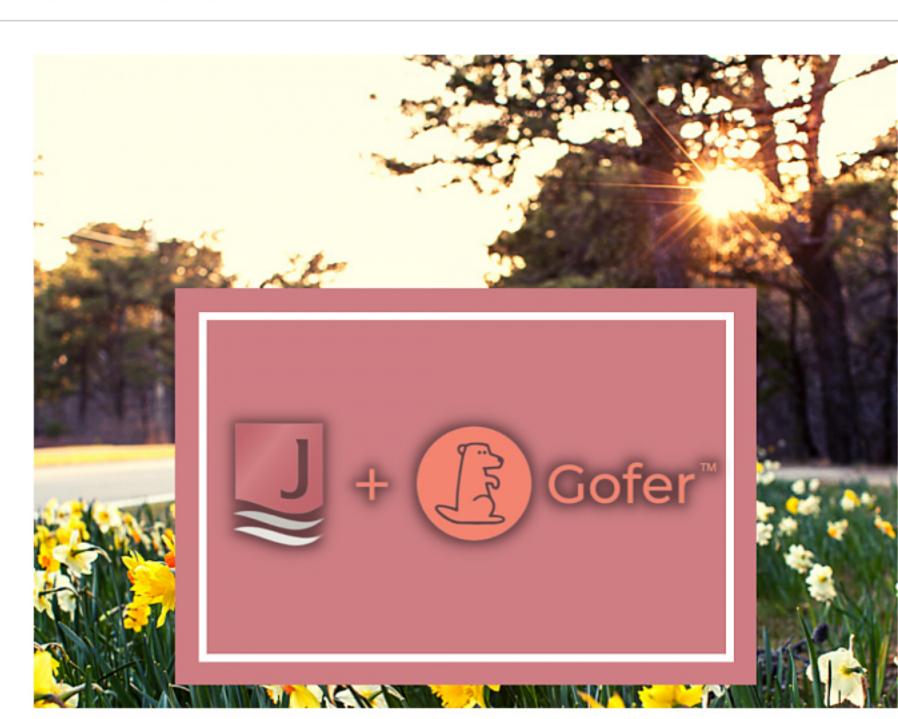
(508) 228-3202 for help



ready to break ground upon closing. A win win for all parties involved!

JPFCO is always making it happen on ACK. Enjoy the sunshine!!!

### RENTAL MARKET UPDATE



### A Summer for the Books

We're one month down in the summer of 2021 and we can say without hesitation, we've never seen anything like it! The streets are bustling, the roads are filled with Jeeps and trucks packed full for the beach, and the real estate market is continuing to thrive.

As we continue on in what is certainly the busiest summer Nantucket has ever seen, we at J
Pepper Frazier Company are constantly looking for ways to make sure our tenant and
homeowner vacation experiences are maximized. After all, time away from vacation, while on
vacation, is no vacation at all!

Those are the wise words of our friends at Gofer, Nantucket's premier grocery delivery service. From pre-arrival fridge stocking to same-day doorstep delivery, Gofer makes it easy to skip the hectic grocery lines and start your relaxation vacation the moment you arrive.

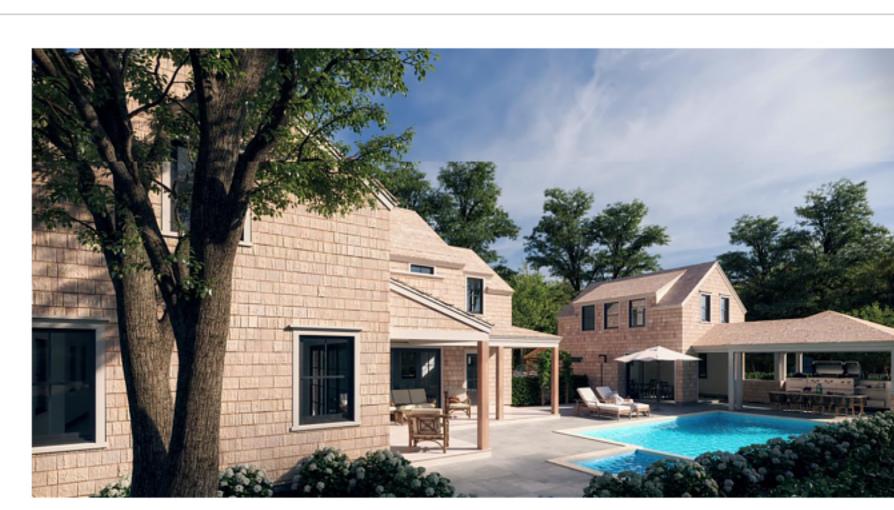
If you are unsure what groceries you may need in your J Pepper Frazier Company rental property, Gofer offers two complete Rental Packs, that include all of the must-have items for your at-home dining. If you are with us for an extended stay, Gofer offers Doorstep Delivery Membership Passes, one-time payment for unlimited grocery delivery.

To learn more about having your J Pepper Frazier Company rental house stocked and ready upon arrival, follow the link below and use promo code GOFERIT for 20% off your fridge stocking

Thank you to all of our June tenants for such a tremendous start to the summer, and we look forward to welcoming the rest of you in this summer that is certainly one for the books!

Stock My Fridge! →

### FEATURED LISTING



### 4 Ellens Way - \$5,750,000

4 Ellens Way to be delivered for the 2022 season is one of the last opportunities to own a luxurious, island compound in the coveted Miacomet Preserve neighborhood. Thoughtfully designed to capture views over beach grasses to Miacomet Pond, 4 Ellens Way is a contemporary property with more than 4,600 sf of living space, designed to meet your summer dreams. Located on a beautifully manicured street, walking distance to gorgeous South Shore beaches and pristine conservation land, this special property has 6 bedrooms and 6.5 baths on 3 levels, a garage with a second floor studio or office with full bath, plus an outdoor oasis designed for summer entertaining featuring a gunite pool and spa, bluestone patio, and cabana with an outdoor kitchen. To be completed in May 2022 by one of Nantucket's premier builders, Bessey Construction, 4 Ellens will feature high-end finishes throughout, beach chic decor, functional open layout, and a seamless transition to the outdoor space, all carefully designed for optimum summer enjoyment.\*Pictures are renderings

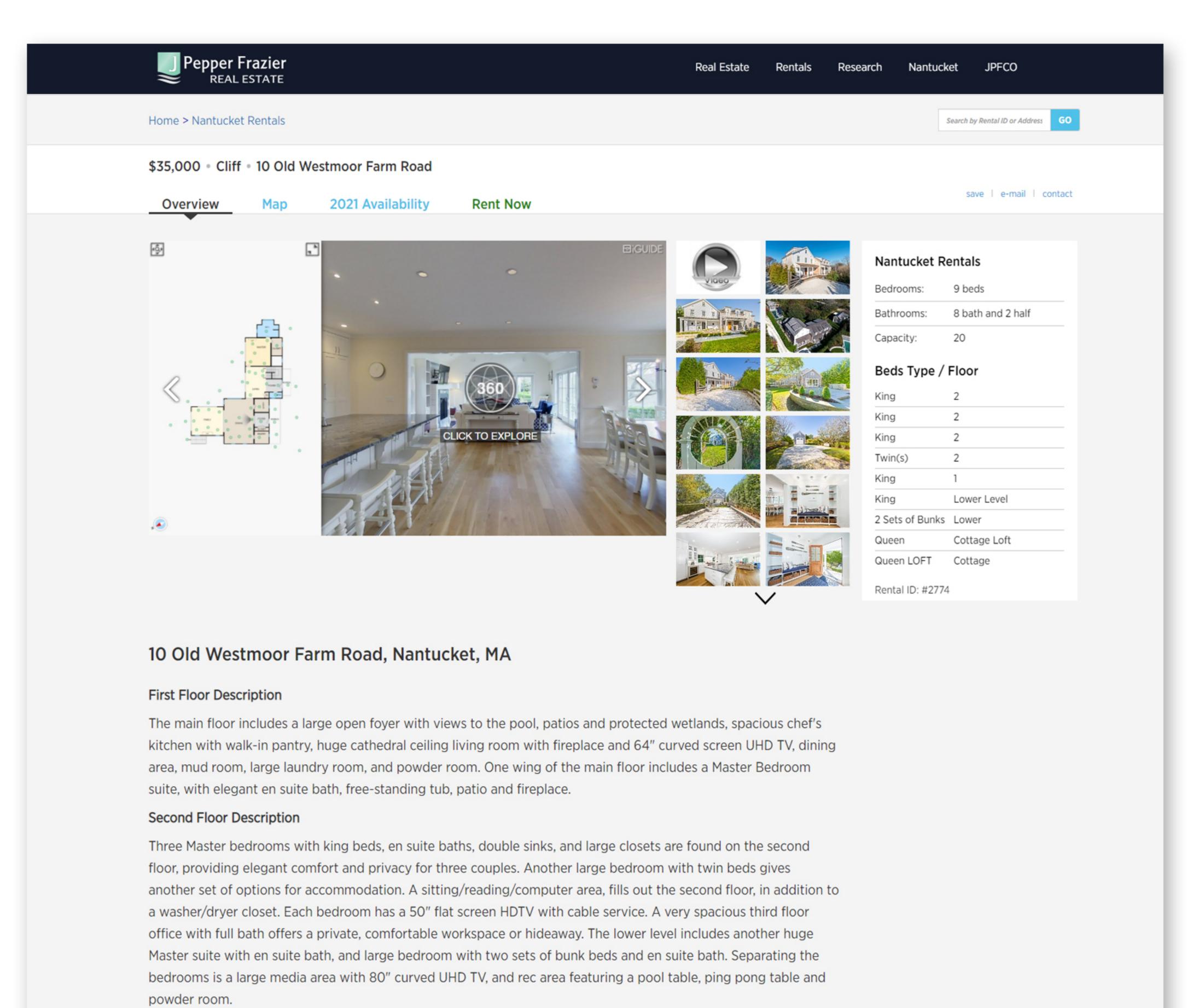
4 Ellens Way →

HOME | REAL ESTATE | RENTALS | NANTUCKET | JPFCO | NEWSLETTER

One of the oldest and most experienced Nantucket real estate firms

JPFCO I 19 Centre Street Nantucket, MA 02554

Call Us: (508) 228-3202



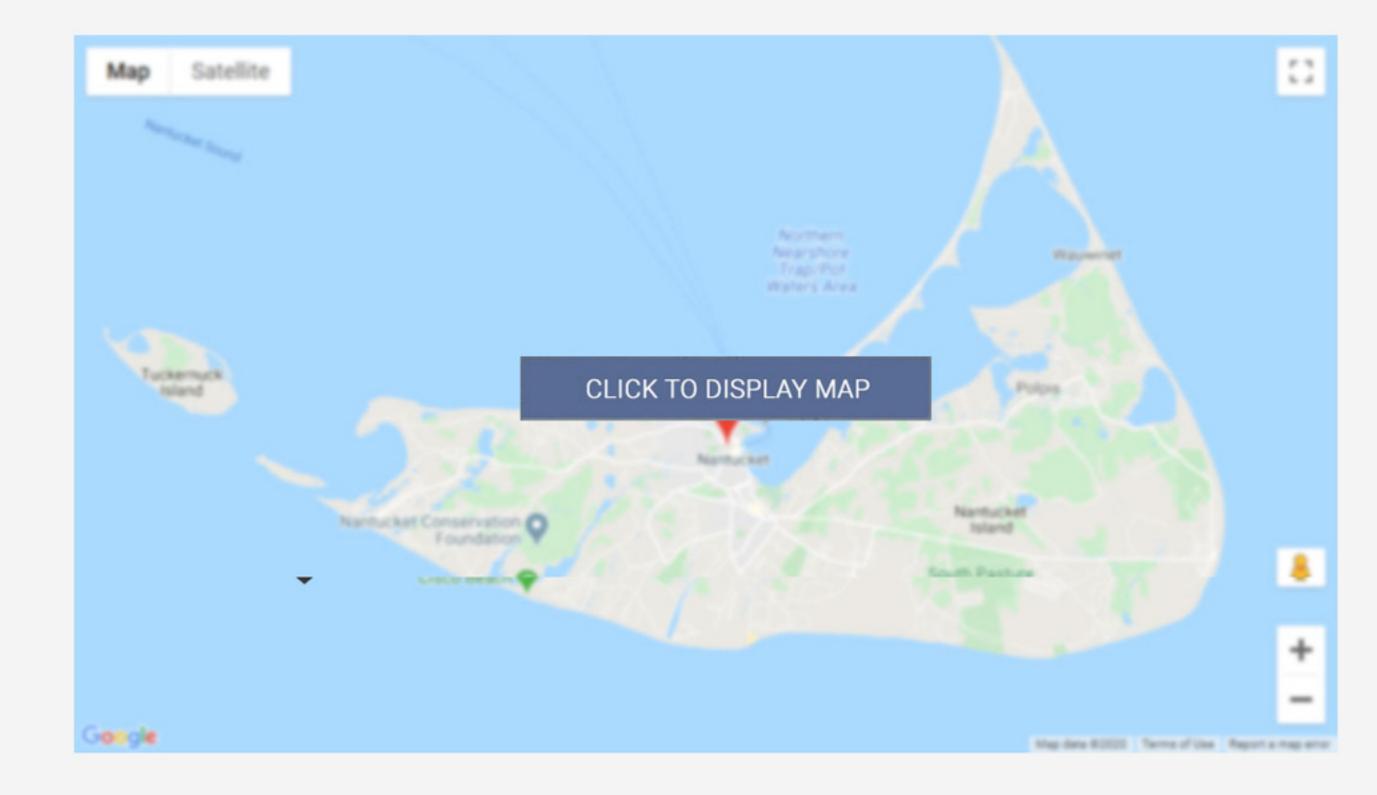
### Distance to Town: 1 mile

### Distance to Beach: 1 mile

Elegance, Space, Privacy, Amenities Located on exclusive Westmoor Farm Road -- once part of the Vanderbilt Hunting Estate -- this brand new property has everything for one or two families to enjoy Nantucket in quiet elegance and style. Comfortably sleeping 20 people, the main house has 7 bedrooms, each uniquely and professionally decorated, and each with an en suite bath. The location is ideal for families with varied interests; within a mile of town, a short hop to the biking/running trails, and a brief walk to two beaches and an easy ride to

### Amenities

✓ AirConditioning	→ Dishwasher	✓ Iron	✓ Pool/Ping Pong Tag
✓ Beach Umbrella	✓ Disposal	✓ IroningBoard	✔ Porch
✓ BeachChairs	✓ Emergency Generator	✓ Microwave	✓ Stove
✓ BeachTowels	✓ Fans	<ul> <li>Outdoor Fire Pit</li> </ul>	✓ SwimmingPool
	✓ Fire Pit	✔ Parking	✓ TV
✓ CableTV	✓ Ice Maker	✔ Patio	✓ Yard
✓ CoffeeMaker	✓ Ice Maker	✔ PatioDeckFurniture	
	✓ InternetAccess	✓ PetsAllowed	



Leave a message

### 2021 Availability Sat-Sat (Information contained herein is believed to be reliable but is not guaranteed.)

June		July		
06/05 - 06/12	\$0	07/03 - 07/10	\$35,000	
6/12 - 06/19	\$0	07/10 - 07/17	\$0	
6/19 - 06/26	\$0	07/17 - 07/24	\$0	
5/26 - 07/03	\$35,000	07/24 - 07/31	\$0	
		07/31 - 08/07	\$0	

August		
08/07 - 08/14	\$35,000	
08/14 - 08/21	\$35,000	

 September

 09/04 - 09/11
 \$0
 RENT NO

 09/11 - 09/18
 \$0
 RENT NO



19 CENTRE STREET 508.228.3202 (p) www.JPFCO.com NANTUCKET, MA 02554 508.228.8756 (f) office@jpfco.com

This Indenture, made on 07/28/2021

Witnesseth that:
Barbara Capizzo
Po Box 225
Nantucket MA 02554
(hereinafter named LANDLORD
Hereby leases to:
Jennifer Morris
4 Fiske Terrace
Cranford NJ 07016
(hereinafter named TENANT)



In accordar	In accordance with this payment schedule: <u>Amount</u> <u>Due</u>				
First Payme	nt (Fees Added)		\$3,250	08/25/20	21
Second Pay	ment		\$3,200	01/12/20	22
Final Payme	ent		\$3,200	05/10/20	22
MA Short Te	erm Rental Tax (5.7%)		\$550	05/10/20	22
<b>Local Option</b>	Room Excise Tax (6%)	)	\$579	05/10/20	22
Security Dep	posit		\$960	05/10/20	22
Arrival:	07/09/2022 3:00 PM	Rental Amount:			\$9,600
Departure:	07/23/2022 9:00 AM	Security Amount:			\$960
-		Service Fee:			\$50
		MA Short Term Ren	tal Tax (5.7%	o)*:	\$550
		<b>Local Option Room</b>	Excise Tax (	6%)*:	\$579
		Total amount due:			\$11.739

Payments must be received by J Pepper Frazier Company by the due dates indicated above. If any payment is late, Landlord has right to null and void this lease. If Landlord nulls and voids this lease, Landlord will return all deposits to the Tenant; Broker to return commission. If Landlord accepts late payment(s), payment(s) must be made by wire transfer, ACH or certified bank check. Broker will release all deposits to Landlord minus applicable fees and/or commissions upon deposits clearing Broker's bank account.

LANDLORD leases the premises to TENANT, and TENANT accepts such tenancy, for the lease term set forth above. The premises located at: 10 Nonantum Ave Nantucket, MA. The parties agree to the following:

1. That the LANDLORD shall prepare the premises for occupancy, and that the TENANT shall maintain same in good order for the full term of this lease, and vacate the premises peaceably and quietly, leaving it in like condition in which occupancy was taken. All laundry to be started and house to be left tidied upon departure. TENANT is further responsible for all damages or breakage and/or loss to the premises except normal wear and tear. If TENANT is not satisfied with the cleanliness of the premises upon arrival TENANT will so notify J Pepper Frazier Company within 24 hours. There shall be no more than 6 people occupying the premises at any given time. The house is being rented in "as is condition." TENANT understands that there will be no smoking, 5 hours of cleaning are included and that **NO pets, are allowed**. All service animals must be disclosed prior to lease signing. Tenant must sort all trash and recyclables according to Nantucket's mandatory recycling rules and regulations. If Tenant fails to sort all trash and recyclables, a minimum of \$200 will be deducted from the security deposit. The amount may be more depending on the rubbish removal company's invoice.

2. That the TENANT agrees to allow the LANDLORD or his agent to enter and view the premises; to show the premises with 24 hour notice to TENANT, should the property be listed for sale; to inspect the premises; to make repairs and improvements to the premises, and to protect the premises if it appears that said premises have been abandoned by the TENANT. That the TENANT shall not sublet the leased premises, nor any part thereof.

3. That all personal property of the TENANT brought onto the leased premises shall be at the sole risk of the TENANT. LANDLORD will not be responsible for any damages to any personal property on the premises. Should a substantial portion of the premises be damaged by fire or other unavoidable casualty, LANDLORD may elect to terminate this lease. When such fire, casualty or other taking renders the premises or any part thereof unfit for use and occupancy, a just and proportionate abatement of rent shall be made.

4. That the LANDLORD agrees to pay a NONREFUNDABLE commission fee of \$1,440 to be paid to J Pepper Frazier Company (Agent: Marion) upon receipt from the TENANT of the first rental payment for this lease. That in the event of a subsequent sale of the premises to the TENANT by the LANDLORD within two years of tenancy, a BROKER's fee of 6% of the purchase price shall be paid by the LANDLORD to J Pepper Frazier Company. That TENANT cancellations must be made by notifying J Pepper Frazier Company via certified mail. If it is necessary for TENANT to cancel a lease and the period can be rerented at the same rate, TENANT will receive a refund from the LANDLORD, less a cancellation fee of 15% of the gross rental. (J Pepper Frazier Company retain commission/LANDLORD the balance). If the cancellation period cannot be rerented, the TENANT is responsible for and required to pay the entire amount. In the event of a cancellation of this lease, Landlord shall make reasonable efforts to re-rent the property. If the premises are re-rented at a rate less than that provided for herein, Tenant shall be liable for the difference, together with any additional brokerage or rental costs incurred by Landlord, and the balance of Tenant's prepayment shall be refunded to him. In the event of a subsequent rerental of said property by same TENANT within 2 years of this lease, 15% of gross rent NONREFUNDABLE commission is due to J Pepper Frazier Company for this rental.

5. Landlord shall provide for professional cleaning before and at the end of the Rental Agreement Term. The Landlord represents that all systems are in working order, pool heat is operable and property maintenance will continue during tenancy. Landlord and Rental Agent cannot guarantee against mechanical failures, HVAC system dysfunction, appliance or equipment failure, etc. Tenant shall report any inoperable equipment to the Rental Agent promptly and Landlord will make every reasonable effort to have repairs done quickly and efficiently. Non-essential work on the property will not be scheduled during the lease period.

6. If applicable at this rental home, The TENANT understand that the use of the swimming pool, roof walk, fire pit, hot tub, spa, or loft at the rental house can be dangerous, and that personal injury and death can occur. The TENANT agree to assume the full responsibility to warn family members and guests about these dangers and to take all necessary preventive measures to avoid personal injury. The TENANT agree to use the pool, roof walk, fire pit, hot tub, spa, or loft at their own risk, and further agree to hold the LANDLORD harmless from any accidents or personal injuries to their family members or guests, and further agree to indemnify the LANDLORD for any claims from their family members or guests that result in any and all loss, COSTS (including attorneys' fees), damages, or expenses. The TENANT hereby waive any right to bring suit against the LANDLORD for any personal injuries or any other losses.

7. The TENANT agrees to pay \$960 as a security/utility deposit to be held by J Pepper Frazier Real Estate, the agent for this lease. This deposit is not to be considered prepaid rent, nor shall damages or claims (if any) be limited to the amount of this deposit. This deposit may also be used to pay for long distance telephone calls and cleaning in excess of 5 hours. The deposit will be returned with an itemized list of repairs or other lawful deductions within 60 days of vacancy to TENANT. LANDLORD must submit written and itemized copies of all bills, damage claims, etc. to J Pepper Frazier Real Estate within 30 days of TENANT'S vacancy in order to process and return TENANT'S deposit within 60 days of vacancy. If LANDLORD shall fail to comply with these terms, the security deposit will be returned to the TENANT on the 60th day and the LANDLORD will be deemed to have waived their rights relative to reimbursement of any and all bills and expenses resulting from tenancy. The LANDLORD will then become fully responsible for the collection of bills, and J Pepper Frazier Real Estate and its affiliates are indemnified, defended and held harmless for any and all monies owed on said bills.

8. The LANDLORD acknowledges that under Massachusetts Law, the described property may be deemed to contain lead paint, if constructed before 1978. The LANDLORD acknowledges that wherever a child or children under 6 years of age resides in any residential premises in which any paint, plaster or other accessible materials contain dangerous levels of lead as defined pursuant to M.G.L. Ch111 189A-199B the LANDLORD shall remove or cover said paint, plaster or other materials so as to make it inaccessible to other children. The agent named herein does not know whether the lead paint is present in said property. The LANDLORD agrees to indemnify and hold harmless, (the broker) from any action taken by the TENANT pursuant to an alleged violation of these regulations. TENANT and LANDLORD agree that J Pepper Frazier Co., Inc. or his agents will not be a party to any dispute or law suit arising from this occupancy.

9. J Pepper Frazier Co.,Inc. and its agents are in no way responsible for neighborhood construction, home wifi speed, or accountable for any results or actions that are caused, either directly or indirectly, by the foreclosure or foreclosure proceedings on or against the above leased property. J Pepper Frazier Co., Inc. and its agents will not be a party to any legal actions that arise either from neighborhood construction complications, foreclosure on said property or any foreclosure proceedings on said property. Both LANDLORD and TENANT agree to indemnify and hold harmless J Pepper Frazier Co., Inc. and its agents from any actions, forfeitures, inconveniences, financial losses, judgements, and any and all results from foreclosure and/or foreclosure proceedings. In the event of a government federal, state and/or local sanctioned travel ban to or from Nantucket, that impacts a rental period that is currently booked, and the TENANT cannot come to Nantucket during any portion of the contracted lease term due to the ban, then the lease is fully cancellable at LANDLORD or TENANT's sole discretion no later than the date that is 10 days prior to the arrival date set forth herein. LANDLORD or TENANT must notify J Pepper Frazier Company in writing of such cancellation; notice of cancellation sent via email to J Pepper Frazier Company is sufficient for this purpose provided receipt and response from J Pepper Frazier Company. In the event of cancellation of the lease as provided above, ALL funds paid by TENANT less any cancellation fees as provided for in this lease will be returned to TENANT and this lease will become null and void. Additional Contingencies: **none**.

10. All parties acknowledge that the Commonwealth of Massachusetts and Nantucket Island have initiated short term rental tax laws that impact this lease. There may be additional taxes that become law and may affect this lease prior to tenancy, TENANT and LANDLORD agree to abide by the provisions of such laws.

IN WITNESS WHEREOF, the pa	arties have hereunto interchangeably set t	heir hands and seals on the day a	ınd year first above written.	*Please make all checks payable to J F	epper?
Frazier Company.					

LANDLORD Signature	Date
TENANT Signature	Date

#70005



### OFFER TO PURCHASE REAL ESTATE

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE"

### From the office of J Pepper Frazier Company

Date: 07/28/2021

TO:	Owners	ot	reco	rd
ГВА				

I hereby offer to buy the property herein referred to and identified as follows:

4 Ellen's Way, Nantucket MA 02554

I hereby offer to buy said property under the following terms and conditions:

- (1) I will pay therefore: \$5,650,000
  - (a) \$10,000 is paid herewith as a deposit to bind this offer.
  - (b) \$555,000 is to be paid in addition immediately upon execution of a P&S agreement as provided for below.
  - (c) \$5,085,000 is to be paid in cash, certified check or bank draft at the time of the delivery of the deed.
  - (d) \$5,650,000 is the total purchase price.
- (2) This offer is good until, 07/28/2021 12:00 pm at which time a copy hereof shall be signed by you, the seller(s) signifying acceptance of this offer, and returned to me forthwith; otherwise this offer shall be considered as rejected and any money deposited herewith shall be returned to me forthwith.
- (3) The parties hereto shall, on or before 08/10/2021 execute a mutually satisfactory purchase and sale agreement which when executed, shall be the agreement of the parties hereto.
- (4) A good and sufficient deed, conveying a good, clear and marketable title of record shall be delivered on 01/12/2022 at the Nantucket County Registry of Deeds, unless some other time and place are mutually agreed upon.
- (5) (a) If you (seller) do not fulfill your (Seller's) obligations under this agreement, said agreement shall be enforceable both at law and equity, (inclusive of specific performance). (b) If I (buyer) do not fulfill my obligations under this offer, the deposit (1) (a) mentioned above shall become your (seller's) property as liquidated damages without recourse to either party.
- (6) Time is of the essence hereof.
- (7) A fee of per listing agreement will be paid to JPFCO by the Seller upon passing of title.
- (8) Contingencies: A satisfactory review of the of the subdivision and building plans within seven days of the execution of this offer.
- (9) Buyer(s) agrees to pay the two percent (2%) Land Bank Fee.
- (10) The Deposit made here under shall be held in escrow by Escrow Agent, subject to the terms of this Agreement, and shall be duly accounted for at the Closing. The Deposit shall be deposited into an account that does earn interest for Buyer or Seller. In the event of any disagreement between the parties, the Escrow Agent shall either retain the Deposit made under this Agreement pending instructions mutually given by Seller and Buyer, or file an inter pleader action and request the Court hold the Deposit and permit Escrow Agent to resign as Escrow Agent here under after first deducting the costs of the inter pleader action from the Deposit, in which event the Escrow Agent shall be relieved of its responsibilities here under. Escrow Agent shall have no liability here under except for its gross negligence or willful misconduct, and Buyer and Seller shall, jointly and severally, exonerate, indemnify, defend and hold Escrow Agent harmless for any and all loss, cost, damage, and expense, including attorneys' fees, incurred by Escrow Agent in connection with the foregoing escrow arrangements; provided, however, as between Buyer and Seller, such costs shall be paid by the party determined by settlement or court order to have been at fault.

Buyer		Buyers address:
Seller	Darren Donahue or assign	6 Graystone Road Loundonville NY 12211 Seller Address:
Broker	Owners of record	TBA
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