

DURABLE POWER OF ATTORNEY

I, _____ of _____, _____ do hereby constitute and appoint
_____ of _____, _____ my true and lawful attorney for me and in my
name to do any of the following:

- (a) To sell, purchase, assign, transfer, lease, mortgage and convey certain real estate being more particularly described as _____, _____, Massachusetts (the "Real Estate") or any interest therein in which I have an interest;
- (b) To execute a purchase and sale agreement for purchase of the Real Estate;
- (c) To borrow money, execute and deliver promissory notes and other evidence of indebtedness and as security therefor to mortgage the Real Estate;
- (d) To execute, sign, acknowledge and deliver in my name any deeds or other instruments of transfer or conveyance, or any other instruments, including a purchase and sale agreement, under seal or otherwise in connection with the Real Estate;
- (e) To endorse and negotiate for any and all purposes all promissory notes, checks, drafts, or other negotiable and non-negotiable papers payable to me or to my order in connection with the sale of the Real Estate or any interest therein;
- (f) To employ agents and attorneys for any purpose relating to the ownership or management of the Real Estate and to pay the compensation of such agents or attorneys; to appear for me and represent me before any taxing authority in connection with any matter involving real estate taxes on the Real Estate;
- (g) To execute and prosecute any petitions or appeals, protests, or applications for abatement of such taxes;
- (h) To receive and endorse and collect any checks in settlement of any abatement of taxes; and
- (i) To do all things necessary to carry out the intent hereof as fully as I might do if I were personally present.

My said attorney is authorized to delegate any powers hereunder; to revoke any such delegation; to deal with himself or with any concern in which he may be interested, as freely and effectively as though dealing with a stranger; and to exercise any of the powers hereunder.

This durable power of attorney shall not be affected by my disability or incapacity arising after the execution of this instrument or by the lapse of time. My death shall not revoke or terminate

this power of attorney if my attorney, without actual knowledge thereof, acts in good faith hereunder. This power of attorney shall be deemed to conform in all respects to the Uniform Durable Power of Attorney Act, M.G.L. c. 201B. No person dealing with my attorney hereunder shall be responsible for the application of any money or property paid or transferred to such attorney.

EXECUTED under seal as of this _____ day of _____, 2008.

STATE OF _____

County of _____, ss.

On this __ day of _____, 2008, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory identification, which were [driver's license] or [based on the undersigned's personal knowledge of the identity of the principal], to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

(Official Signature and Seal of Notary)
My Commission Expires: