

Upon recording, return to:

FORECLOSURE DEED

GLOBAL COMPANIES LLC, a Delaware limited liability company, with a mailing address of 800 South Street, Suite 500, Waltham, Massachusetts 02453 (the “Mortgagee”), holder of that certain Leasehold Mortgage and Security Agreement and Financing Statement from **ONLY GAS ALONE INC.** (the “Mortgagor”) to Mortgagee dated September 29, 2017 and recorded in the Strafford County Registry of Deeds at Book 4517, Page 61 (the “Mortgage”), with respect to a leasehold interest in certain land, and with respect to certain buildings, improvements, fixtures, equipment and other personal property located in **Somersworth**, Strafford County, New Hampshire, and having an address of **202 Route 108** (the “Mortgaged Premises”), by the power conferred by said Mortgage and every other power, and for consideration paid, grant to _____, having a mailing address of _____, the Mortgaged Premises conveyed in the Mortgage and more particularly bounded and described in Exhibit A attached hereto, together with all appurtenant rights and easements benefiting all or any part of the Mortgaged Premises, and subject to: (i) the underlying lease with Jane Mitchell, as Trustee of Autumn Realty Trust as landlord as further described in the Mortgage (the “Underlying Lease”); (ii) any and all unpaid taxes and assessments; (iii) all easements, restrictions, prior liens or other encumbrances of record having precedence over said Mortgage to the extent they may affect the Mortgaged Premises; (iv) all applicable building, zoning and environmental laws; (v) all rights of lessees, tenants and parties in possession, if any, including without limitation such rights pursuant to the Underlying Lease; and (vi) any right of redemption of the United States of America or any agency thereof, if any there be, including, without limitation, the Internal Revenue Service.

Executed this ____ day of _____, 2020.

GLOBAL COMPANIES LLC

Witness

By: _____
Name:
Its:
Hereunto Duly Authorized

STATE/Commonwealth of
COUNTY OF

This instrument was acknowledged before me on this ____ day of _____, 2020, by _____, as _____, on behalf of **Global Companies LLC**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- The following identification documents:
 - Driver's License
 - Passport
 - Other: _____

Notary Public/Justice of the Peace
My Commission Expires:

EXHIBIT A

AFFIDAVIT
(PURSUANT TO N.H. RSA 479:26)

I, _____, as _____ of **Global Companies LLC**, the Grantor in the foregoing deed, on oath say that the principal and interest secured by the Mortgage referred to in the foregoing deed was not paid or tendered or performed when due.

And I further on oath say that no person in interest was in the military service or entitled to relief under the Servicemembers Civil Relief Act at the time of foreclosure, or within the twelve (12) month period prior thereto, to the best of my information and belief.

And I further on oath say that no service of a petition to enjoin the sale was served on Global Companies LLC.

Acknowledged, subscribed and sworn to this ____ day of _____, 2020.

GLOBAL COMPANIES LLC

Witness

By: _____
Name:
Its:
Hereunto Duly Authorized

STATE/Commonwealth of
COUNTY OF

This instrument was acknowledged before me on this ____ day of _____, 2020, by _____, as _____, on behalf of **Global Companies LLC**. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any)**:

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, _____
(name of witness), the witness being personally known to me **OR**
- The following identification documents:
 - Driver's License
 - Passport
 - Other: _____

Notary Public/Justice of the Peace
My Commission Expires:

:

I, Tenley P. Callaghan, attorney for **Global Companies LLC**, the Grantor in the foregoing deed, on my oath say that I caused to be published on January 31st, 2020, February 7th, 2020 and February 14th, 2020 in The New Hampshire Union Leader, a newspaper published in Manchester, New Hampshire with a general circulation within the county in which the Mortgaged Premises is situated, a Notice of Mortgagee's Sale of Real Estate (the "Notice"), a true copy of which the following is attached as Exhibit B.

And I on oath say that I sent a copy of said Notice on January 29th, 2020, by first class and certified mail, return receipt requested, at the last known address, to:

Only Gas Alone Inc.
374 Hudson Street
Cornwall-On-Hudson, NY 12520
Attn: Chaudhary K. Jaweed, President

And I on oath say that I sent a copy of said Notice on January 29th, 2020, by first class and certified mail, return receipt requested, at the last known address, to:

Jessica Stephens, Tax Collector
City of Somersworth
One Government Way
Somersworth, NH 03878

Ayub Javaid
374 Hudson Street
Cornwall-On-Hudson, NY 12520

Alliance Energy LLC
800 South Street, Suite 500
Waltham, MA 02453
Attn: General Counsel

Autumn Realty Trust
25 Depot Road
Hampton Falls, NH 03844

Global Montello Group Corp.
800 South Street, Suite 500
Waltham, MA 02453
Attn: General Counsel

Just Gas and Tobacco Inc.
374 Hudson Street
Cornwall-On-Hudson, NY 12520
Attn: Chaudhary K. Jaweed, President

Just Gas & Tobacco Only Inc.
374 Hudson Street
Cornwall-On-Hudson, NY 12520
Attn: Chaudhary K. Jaweed, President

Gas Alone Inc.
374 Hudson Street
Cornwall-On-Hudson, NY 12520
Attn: Chaudhary K. Jaweed, President

Just Gas & Cig Inc.
378 Hudson Street
Cornwall-On-Hudson, NY 12520
Attn: Chaudhary K. Jaweed, President

Just Gas Alone Inc
22 Henniker Street
Hillsborough, NH 03244
Attn: Chaudhary K. Jaweed, President

Chaudhary K. Jaweed
378 Hudson Street
Cornwall-On-Hudson, NY 12520

And I further on oath say that no service of a petition to enjoin the sale was served on me.

And I further on oath say that pursuant to said Notice, at the time and place therein appointed, I sold, or caused to be sold, the Mortgaged Premises at public auction on February 26, 2020 to _____ for _____ Dollars (\$_____) bid by him/her, being the highest bid made therefore at said auction. The auction was conducted by The James St. Jean Auctioneers, holder of New Hampshire auctioneer's license No. 2279.

[Signature Appears on Next Page.]

Acknowledged, subscribed and sworn to this ____ day of _____, 2020.

By: _____
Tenley P. Callaghan

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged, subscribed and sworn to by **Tenley P. Callaghan**, this ____ day of _____, 2020. The identity of the subscribing party was determined by **(check box that applies and complete blank line, if any):**

- My personal knowledge of the identity of said person **OR**
- The oath or affirmation of a credible witness, _____
(name of witness), the witness being personally known to me **OR**
- The following identification documents:
 - Driver's License
 - Passport
 - Other: _____

Notary Public/Justice of the Peace
My Commission Expires:

EXHIBIT B

4826-0439-8741, v. 1