

## FIRST AMENDMENT TO PURCHASE AND SELL REAL ESTATE

This First Amendment (“First Amendment”) to Purchase and Sell Agreement (“Agreement”) is dated \_\_\_\_\_, 2023, by the City of St. Johns (“Buyer”), of 100 E. State Street, Suite 1100, St. Johns, Michigan 48979 and 101 W. Cass LLC (“Seller”), of 503 Mall Ct., Suite 312, Lansing, Michigan 48912. The parties agree:

1. The parties entered into the Agreement on September 15, 2022. The parties have been implementing various aspects of the Agreement since that date.

2. The parties have determined to supplement the Agreement to provide that Buyer may, at its option (the “Option”), purchase additional space in the condominium project at 101 West Cass Street, St. Johns, Michigan. The additional space includes a kitchen area, hallway and other spaces identified on the attached Exhibit A (the “Additional Space”). The purchase price for the Additional Space shall be \$ \_\_\_\_\_.

3. If Buyer elects to exercise the Option, it must provide written notice to Seller within ten (10) days after Seller provides the clearance testing results described in Section 13 of the Agreement. The Closing on the purchase of the Additional Space will be subject to and conditioned upon the terms of the Agreement and the Closing on the Property; provided, that upon the exercise of the Option, the Additional Space shall be considered the “Property” for all purposes, including the Closing. Upon a Closing on the purchase of the Additional Space, the Additional Space will be considered a part of Unit 1.

4. Capitalized terms in this First Amendment not otherwise defined herein have the meanings given to them in the Agreement. All terms of the Agreement not specifically modified by this First Amendment remain in full force and effect.

Signature Page Follows

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to Purchase and Sell Real Estate.

**101 W. Cass LLC**

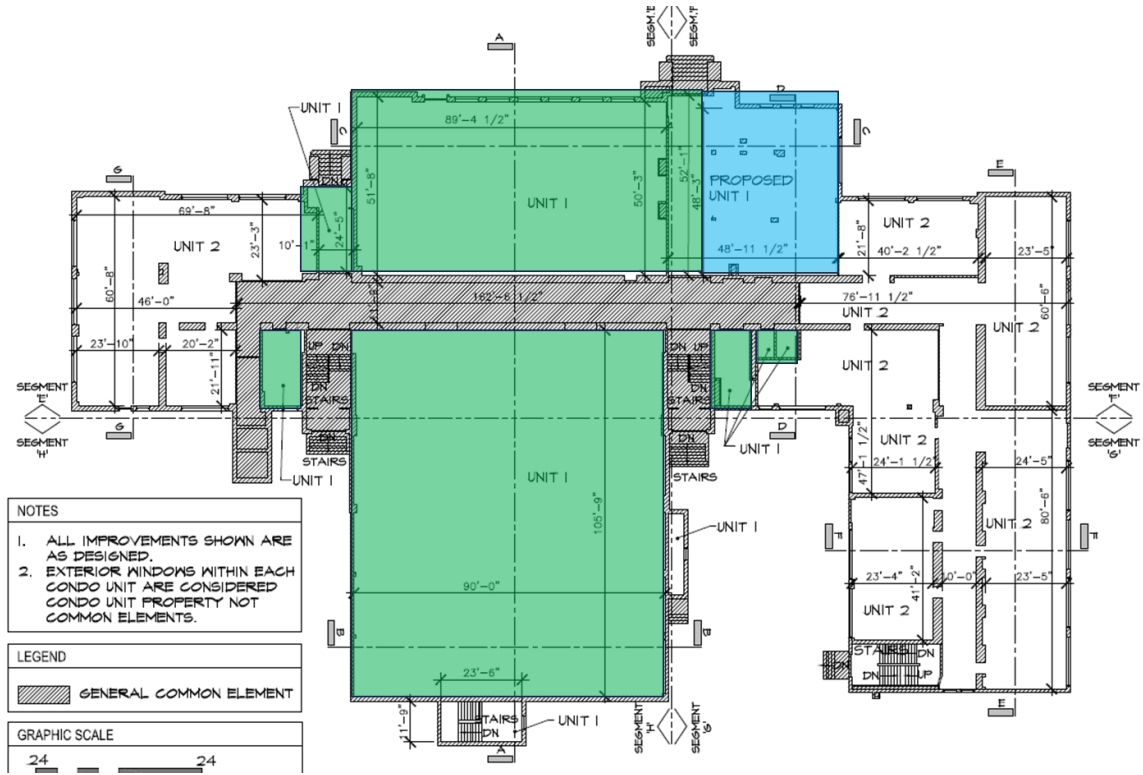
**City of St. Johns**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

And By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

# EXHIBIT A Additional Space



- Original Unit #1

- Optional additional space for community room, concession area/kitchen, storage (1,728 square feet +/-)

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