

**FIRST AMENDMENT TO REAL PROPERTY PURCHASE AGREEMENT  
AND JOINT ESCROW INSTRUCTIONS**

This FIRST AMENDMENT TO REAL PROPERTY PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "**First Amendment**"), dated as of March 5, 2021, is made by and among **Trinity Los Alamos, LLC**, a Colorado limited liability company and **Tigard Pacific RE, LLC**, a Colorado limited liability company (collectively, "**Seller**"), and **Incorporated County of Los Alamos** ("**Buyer**").

RECITALS

A. Seller and Buyer have previously entered into that certain Real Property Purchase Agreement and Joint Escrow Instructions, dated as of December 21, 2020 (the "**Agreement**"), concerning certain property located in Los Alamos, New Mexico, as more particularly described therein.

B. The Inspection Period expires March 22, 2021.

C. Buyer and Seller desire to extend the Inspection Period as hereinafter set forth.

NOW, THEREFORE, in consideration of the Agreement, the foregoing Recitals, the mutual agreements, covenants and promises contained in this First Amendment, and good and valuable consideration, the receipt, sufficiency and validity of which is hereby acknowledged, Seller and Buyer agree as follows:

1. Capitalized terms used in this First Amendment without definition shall have the meanings assigned to such terms in the Agreement unless the context expressly requires otherwise.

2. The Inspection Period is hereby extended to April 21, 2021.

3. Except as modified by this First Amendment, the Agreement remains in full force and effect. All references in the Agreement to "this Agreement" shall be deemed references to the Agreement as modified by this First Amendment.

4. This First Amendment may be executed in any number of counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. Facsimile or .pdf signatures shall have the same force and effect as original signatures. This First Amendment shall not be binding or effective until duly executed and delivered by Seller and Buyer.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment on the day and year first set forth above.

**"SELLER"**

TRINITY LOS ALAMOS, LLC,  
a Colorado limited liability company

By: \_\_\_\_\_  
Matthew J. Miles, Member

TIGARD PACIFIC RE, LLC,  
a Colorado limited liability company

By: \_\_\_\_\_  
Matthew J. Miles, Member

**"BUYER"**

INCORPORATED COUNTY OF LOS  
ALAMOS

By: \_\_\_\_\_  
Harry Burgess, County Manager