

**AMENDMENT NO. 4
TO THE PURCHASE, SALE AND DEVELOPMENT AGREEMENT FOR REAL
PROPERTY LOCATED IN THE INCORPORATED COUNTY OF LOS ALAMOS
COMMONLY REFERRED TO AS A-13-2 AND A-12 SITES**

This Amendment No. 4 ("Fourth Amendment") is entered into effective as of July 22, 2020 by and between the Incorporated County of Los Alamos ("County" or "Seller"), and LAH Investors, LLC, a New Mexico limited liability company ("Purchaser"), and collectively the "Parties" for purposes of amending that certain Purchase and Sale Agreement ("Agreement"), dated January 8, 2018, as amended by letter amendment ("First Amendment") between the Parties, and as further amended by that Amendment No. 2 to the Purchase and Sale Agreement for Real Property Located in the Incorporated County of Los Alamos commonly referred to as A-13-2 and A-12 Sites ("Second Amendment") and as further amended by that Amendment No. 3 dated April 24, 2020. The Agreement, as amended by the First Amendment, Second Amendment and Third Amendment, is referred to herein collectively as the "Agreement." The Agreement is hereby amended as follows:

1. Regarding Article I, Section 1.1(g), the Due Diligence Period is hereby extended by 90 days to October 20, 2020 on the condition that an additional, non-refundable, Earnest Money deposit of \$25,000 is delivered to the Escrow Agent before or within ten (10) calendar days of the effective date of this Fourth Amendment. The additional earnest money in the Fourth Amendment is in addition to the non-refundable Earnest Money payment made pursuant to the Second Amendment, which payment has heretofore been received by the Escrow Officer. Upon complete closing of the property as provided in Section 9.5, the additional earnest money paid pursuant to the Second Amendment and Fourth Amendment shall be applied toward the purchase price. All other remaining terms and condition of Article I, Section 1.1(g) remain unchanged and in full force and effect.
2. County and Purchaser expressly agree that this Fourth Amendment constitutes the exercise of the *Purchaser's One-Time Option to Extend Closing Date* as provided for in Section 5.2 of the Agreement
3. Regarding Article I, Section 1.1(h), the Closing Date shall be extended by 90 days to January 21, 2021, provided, however, that the Parties may elect to close at any time prior to January 21, 2020.
4. Regarding Article IX, Section 9.5, the above change in the Closing Date does not change the Project Completion Date which remains April 27, 2023,
5. Except as modified by this Fourth Amendment, the terms and conditions of the Agreement shall remain unchanged and in full force and effect.

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Page(s): 2 Naomi D Maestas - County Clerk
Los Alamos County, NM Anna Sanchez - Deputy



ATTEST

Naomi D. Maestas

NAOMI D. MAESTAS
COUNTY CLERK

INCORPORATED COUNTY OF LOS ALAMOS

BY: /s/ Harry Burgess 7/16/2020
HARRY BURGESS
COUNTY MANAGER

DATE

Approved as to form:

/s/ J. Alvin Leaphart
J. ALVIN LEAPHART
COUNTY ATTORNEY



LAH INVESTORS, LLC, BY ITS MANAGING MEMBER,
SANTA FE PROPERTIES REAL ESTATE CO., INC., A
NEW MEXICO CORPORATION

BY: *[Signature]* 7-27-2020
JEREMY GINNETT, TREASURER
DATE