

**AMENDMENT NO. 2
TO THE PURCHASE, SALE AND DEVELOPMENT AGREEMENT FOR REAL
PROPERTY LOCATED IN THE INCORPORATED COUNTY OF LOS ALAMOS
COMMONLY REFERRED TO AS 3661 AND 3689 TRINITY**

This Amendment No. 2 (“Second Amendment”) is entered into by and between the Incorporated County of Los Alamos (“County” or “Seller”), and Pet Pangaea, LLC pursuant to Section 10.8 of the Agreement for purposes of amending that certain Purchase and Sale Agreement (“Agreement”), effective February 25, 2021, for the Real Property Located in the Incorporated County of Los Alamos and commonly referred to as 3661 and 3689 Trinity Drive (“Agreement”). The Agreement is hereby amended as follows:

1. Section 1.1(g) of the Agreement is hereby amended as follows:

“(g) Additional Earnest Money: TEN THOUSAND DOLLARS (\$10,000.00) to be delivered to the Escrow Agent upon the execution of the Due Diligence Extension as provided for in Section 2. 1. Extended Due Diligence shall extend the Due Diligence period by an additional four hundred eighty (480) days. Additional Earnest Money is non-refundable.”

2. Section 2.1 (b) is hereby amended as follows:

“(b) Extended Due Diligence: Purchaser shall have the option to extend the Due Diligence Period for an additional four hundred eighty (480) days beyond the initial Due Diligence Period as defined above in this Section upon delivery of TEN THOUSAND DOLLARS (\$10,000.00) as Additional Earnest Money to the Escrow Agent before the expiration of the initial Due Diligence Period as defined in Paragraph 1.1 (f). This Additional Earnest Money is separate and distinct from the Earnest Money, and unlike the Earnest Money, is not refundable to Purchaser under any condition, but shall be applied toward the Purchase Price in the event of Closing occurring. Should Purchaser exercise this option, all terms and conditions applicable to the Due Diligence period remain in effect during the Extended Due Diligence period.”

3. The County and Pet Pangaea LLC acknowledge and agree that the TEN THOUSAND DOLLARS (\$10,000.00) in Additional Earnest money has been delivered to the Escrow Agent prior to the execution of this Amendment No. 2.

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4. Except as modified by this Amendment No. 2, all remaining terms and conditions of the Agreement shall remain unchanged and in full force and effect.

ATTEST:

INCORPORATED COUNTY OF LOS ALAMOS

NAOMI D. MAESTAS,
LOS ALAMOS COUNTY CLERK

STEVEN LYNNE,
IN HIS CAPACITY AS COUNTY MANAGER,
AND AS AN AUTHORIZED AGENT OF THE
INCORPORATED COUNTY OF LOS ALAMOS
DATED THIS ____ DAY OF _____ 2022

APPROVED AS TO FORM:

PET PANGAEA, LLC

J. ALVIN LEAPHART,
LOS ALAMOS COUNTY ATTORNEY

CINDY WELLS,
MANAGING MEMBER AND AUTHORIZED
AGENT OF PET PANGAEA, LLC
DATED THIS ____ DAY OF _____ 2022