

**AMENDMENT NO. 1
TO PURCHASE, SALE, AND DEVELOPMENT AGREEMENT FOR REAL
PROPERTY LOCATED IN THE INCORPORATED COUNTY OF LOS
ALAMOS COMMONLY REFERRED TO AS
110 ENTRADA DRIVE (LOT 6B-2)**

This **Amendment No. 1** to Purchase, Sale, and Development Agreement, (“Amendment”) for good and valuable consideration, the adequacy of which is hereby acknowledged, is entered into by and between 110 Entrada, LLC (“Purchaser”) and the Incorporated County of Los Alamos, a New Mexico County (“Seller”), effective the date the Amendment is signed by Purchaser and Seller.

Notwithstanding anything to the contrary in the Purchase, Sale, and Development Agreement, recorded in the Los Alamos Public Records on June 17, 2024, as document number LACF24-0798, (“Agreement”), the parties agree to the following:

- i. The Extended Due Diligence shall be lengthened by one (1) additional year to FIVE HUNDRED AND FORTY-FIVE (545) days, which period shall include the original ONE HUNDRED AND EIGHTY (180) day extension.
- ii. Within TEN (10) days of delivery of this Amendment executed by the Incorporated County of Los Alamos, to Purchaser, the Option to Extend Due Diligence Period monies shall be increased by TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00), for a total of FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00).
- iii. The Due Diligence Earnest money also referred to as Earnest Money in the Agreement shall remain refundable pursuant to the terms of Article III of the Agreement.
- iv. The increased Option to Extend Due Diligence Period monies shall not be refundable Due Diligence Earnest Money, pursuant to Article III of the Agreement but shall be applied to the purchase price pursuant to Section 1.3 of the Agreement.

Except as expressly indicated in this Amendment, the terms and conditions of the Agreement shall remain in full force and effect.

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IN WITNESS WHEREOF, the parties have entered into this Amendment No. 1 to Purchase, Sale, and Development Agreement.

110 ENTRADA, LLC

BY: _____
STEVE MISZKOWICZ, IN HIS CAPACITY AS
MANAGING MEMBER AND AUTHORIZED AGENT OF
110 ENTRADA, LLC
DATED THIS ____ DAY OF _____ 2025

ATTEST

INCORPORATED COUNTY OF LOS ALAMOS

MICHAEL D. REDONDO,
COUNTY CLERK

By: _____
ANNE W. LAURENT, IN HER CAPACITY AS COUNTY
MANAGER AND AS AUTHORIZED AGENT OF THE
INCORPORATED COUNTY OF LOS ALAMOS
DATED THIS ____ DAY OF _____ 2025

Approved as to form:

J. Alvin Leaphart
County Attorney