

**ADDENDUM #5 (FIVE) TO THE
REAL PROPERTY PURCHASE AGREEMENT BETWEEN THE COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY,
AND LG SQ2, LLC**

This **Addendum #5 (FIVE)** to the **REAL PROPERTY PURCHASE AGREEMENT** is made and entered into as of July 16, 2024, by the **COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY**, a political subdivision of the state of Utah (“Seller”), **LG SQ2, LLC**, a Utah Limited Liability Company, of the state of Utah (“Buyer”). Seller and Buyer are herein sometimes referred to individually as a “Party” and collectively as the “Parties.”

1. **WHEREAS**, the Parties entered into that certain Purchase and Sale Agreement dated as of November 9, 2023 (the “**Purchase Agreement**”), a copy of which is attached hereto as Exhibit 1, regarding the purchase and sale of approximately 5.37 acres of real property located within the City of Santaquin, Utah (the “**Property**”), more particularly described in the Purchase Agreement; and
2. **WHEREAS**, on March 5, 2024, the Agency approved Resolution 03-01-2024-CDA, approving Addendum #1 to the agreement with Santaquin Peaks, LLC, to the Purchase Agreement, a copy of which is attached hereto as Exhibit 2; and
3. **WHEREAS**, on April 2, 2024, the Agency approved Resolution 04-01-2024-CDA, approving Addendum #2 to the agreement with Santaquin Peaks, LLC, to the Purchase Agreement, a copy of which is attached hereto as Exhibit 3; and
4. **WHEREAS**, on May 22, 2024, the Agency approved Resolution 05-02-2024-CDA, approving Addendum #3 to the agreement with Santaquin Peaks, LLC, to the Purchase Agreement, a copy of which is attached hereto as Exhibit 4; and
5. **WHEREAS**, on June 4, 2024, the Agency approved Resolution 06-01-2024-CDA, approving Addendum #4 to the agreement with Santaquin Peaks, LLC, to the Purchase Agreement, a copy of which is attached hereto as Exhibit 5; and
6. **WHEREAS**, on June 4, 2024, the Agency approved Resolution 06-02-2024-CDA, approving an assignment from Santaquin Peaks, LLC, for the Purchase Agreement, to LG SQ2, LLC, a copy of which is attached hereto as Exhibit 6; and
7. **WHEREAS**, the Parties now desire to further amend the agreement as identified herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties hereby agree to and adopt this Addendum #5 (Five) to the Real Property Purchase Agreement as follows:

1. **EXHIBIT B, INDUSTRIAL PARK ARCHITECTURAL STANDARDS, Section 4 Building Materials, Subsection a. part ii.** is amended to read as follows:

“ii. Primary exterior finish materials shall be low reflectance and have natural textures. Examples of permitted primary exterior materials include: stone, brick, split faced block, cut stone, textured painted concrete walls, and low maintenance wood or masonry siding products. The use of all glass exterior, smooth faced concrete gray block, prefabricated steel panels (other than those listed in this section), EIFS (stucco) shall be prohibited as a primary building material.”

2. **EXHIBIT C, SITE PLAN AND BUILDING TYPE AND ARCHITECTURAL STYLES**, the attached building type with architectural styles is added to Exhibit C as an approved building type and architectural style.

3. Except as herein provided, all portions of the Purchase Agreement and prior Addenda shall remain unchanged and enforceable.

[Signatures on following page.]

IN WITNESS WHEREOF, the Parties have executed this Addendum #5 (Five) to the Agreement for Purchase and Sale on the dates set forth opposite their respective names below.

SELLER:

**COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY OF SANTAQUIN CITY**

DATE: _____, 20__.

Daniel M. Olson, Chair

ATTEST:

Amalie R. Ottley, Secretary

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On this ____ day of _____, 20__, personally appeared before me, Daniel M. Olson who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.

Notary Public _____

BUYER:

LG SQ2, LLC, a Utah corporation

By: _____
Jonathan Jensen, its Manager

DATE: _____, 20__.

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this ____ day of _____, 20__, personally appeared before me,
Jonathan Jensen who, after being duly sworn, acknowledged to me that he is authorized to execute
this document and who executed the same.

Notary Public _____

**EXHIBIT A
(PURCHASE AGREEMENT – AMENDED PURCHASE AGREEMENT EXHIBIT C)**

**EXHIBIT 1
(PURCHASE AGREEMENT)**

**EXHIBIT 2
(ADDENDUM #1)**

**EXHIBIT 3
(ADDENDUM #2)**

**EXHIBIT 4
(ADDENDUM #3)**

**EXHIBIT 5
(ADDENDUM #4)**

**EXHIBIT 6
(ASSIGNMENT OF REAL PROPERTYT PURCHASE AGREEMENT)**