

**ADDENDUM NO. ONE
TO
REAL ESTATE PURCHASE CONTRACT**

THIS IS AN ADDENDUM COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of June 14, 2022, including all prior addenda and counteroffers, between Santaquin City Corporation as Buyer, and Big Foot Holdings Utah, LLC as Seller, regarding the Property located at 71 South Highland Drive (UT County Parcel Serial Number 49:947:0003). The following terms are hereby incorporated as part of the REPC:

Buyer's purchase of the Property is contingent upon acceptable results from a complete Phase I Environmental Site Assessment report. Buyer agrees to order and pay for all costs associated to the Phase I Environmental Site Assessment report as part of and during the Due Diligence period.

Buyer's purchase of the Property is contingent upon the allocation and payment, at settlement, of Corridor Preservation funds provided by Utah County and administered by Mountainland Association of Governments (MAG). Accordingly, the first sentence in Section 8.3B is changed to read as follows: "Buyer's obligation to purchase the Property IS conditioned upon Buyer obtaining the funds provided by Utah County and administered by Mountainland Association of Governments."

Buyer's purchase of the Property is contingent upon approval by the Santaquin City Council during an official open public meeting as part of and during the Due Diligence period.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. Seller Buyer shall have until 1:00 AM PM Mountain Time on June 17, 2022 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

Buyer Seller Signature (Date) (Time) Buyer Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

ACCEPTANCE: Seller Buyer hereby accepts the terms of this ADDENDUM.

COUNTEROFFER: Seller Buyer presents as a counteroffer the terms of attached ADDENDUM NO. _____.

(Signature) (Date) (Time) (Signature) (Date) (Time)

REJECTION: Seller Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)