FIRST AMENDMENT
TO
PURCHASE AND SALE AGREEMENT
FOR
310 ISRAEL ROAD SW, TUMWATER, WASHINGTON

This FIRST AMENDMENT ("Amendment") is dated effective this _____day of _____, 2026, and is entered into by and between Vine Street Investors – Conduit Two, LLC, a Washington limited liability company (“Seller”), and the City of Tumwater, a Washington municipal corporation ("Purchaser").

The Seller and Purchaser entered into a Purchase and Sale Agreement dated effective June 10, 2026, whereby the Seller agreed to sell to the Purchaser and the Purchaser agreed to purchase from the Seller the Property commonly known as 310 Israel Road SW, Tumwater, Washington ("Agreement").

Section 18.8 of the Agreement provided that the Agreement may only be amended by written agreement signed by the parties.

The Purchaser and Seller desire to amend the Agreement to adjust the purchase price described in Section 3.1 of the Agreement to provide an offset for unanticipated costs associated with replacing the HVAC mechanical system.

The parties mutually agree to amend the Purchase and Sale Agreement as follows:

3.1 Purchase Price. The total purchase price for the Property is Fourteen Million Eighty Thousand & No/100 dollars ($14,080,000.00) (the “Purchase Price”).

All other terms and conditions of the Agreement not modified by this Amendment shall remain in full force and effect.

[signature page to follow]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Purchase and Sale Agreement effective as of the Effective Date written above.

SELLER
VINE STREET INVESTORS - CONDUIT TWO, LLC

_____
By: Connie K. McKinley
Its: Manager

PURCHASER
THE CITY OF TUMWATER

_____
By: Leatta Dahlhoff
Its: Mayor