

FIRST AMENDMENT TO CONTRACT OF PURCHASE AND SALE

This FIRST AMENDMENT TO CONTRACT OF PURCHASE AND SALE (this "Amendment") is made as of this day January 10, 2025 between WYLIE ECONOMIC DEVELOPMENT CORPORATION, a Texas corporation ("Seller"), and DEFT VENTURES, LLC, a Texas limited liability company ("Purchaser").

RECITALS

WHEREAS, Seller and Purchaser entered into that certain Contract of Purchase and Sale dated September 12, 2024 (the "Original Contract"), with respect to the purchase and sale of the Property located in Wylie, TX and more particularly described in the Contract; and

WHEREAS, Purchaser and Seller desire to amend the Contract to as more particularly described in this Amendment.

AGREEMENT

In consideration of the mutual covenants and provisions of this Amendment and the Contract and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth hereinabove are fully incorporated into this Amendment. In the event the terms and conditions of this Amendment conflict with the terms and conditions of the Contract, Seller and Purchaser hereby understand, acknowledge and agree that the terms and conditions of this Amendment shall control. Any capitalized term not defined in this Amendment shall have the same meaning as ascribed to such term in the Contract.
2. Inspection Period. Purchaser and Seller acknowledge and agree that the Inspection Period currently expires on January 14, 2025, and that the Inspection Period shall be extended by Ninety (90) Days dated from its current expiration, to now expire on April 14, 2025.
3. Inspection Period Extension Option. Purchaser and Seller acknowledge and agree that Purchaser shall be allowed One (1) Thirty (30) Day option to extend the Inspection Period, which shall be exercised in writing on or before April 14, 2025. If Purchaser exercises the Inspection Period Extension Option on or before April 14, 2025, the Inspection Period shall then expire on May 14, 2025.
4. Closing Date. Purchaser and Seller acknowledge and agree that the Closing Date shall be extended to occur by or before the date which is Thirty (30) Days following the expiration of the Inspection Period as extended by this Amendment.
5. No Other Changes. Except as specifically amended by this Amendment, the Contract shall remain in full force and effect and is hereby reinstated, ratified and confirmed.
6. Entire Agreement. The Contract, as amended by this Amendment, constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no other representations, warranties or agreements, written or oral, between Seller and Purchaser with respect to the subject matter of the Contract, as amended by this Amendment.
7. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original. Signatures transmitted by facsimile or e-mail, through scanned or electronically transmitted .pdf, .jpg or .tif files, shall have the same effect as the delivery of original signatures and shall be binding upon and enforceable against the parties hereto as if such facsimile or scanned documents were an original executed counterpart.

8. Binding Effect. This Amendment shall be binding upon and inure to the benefit of Seller and Purchaser and their respective successors and permitted assigns.

DRAFT

IN WITNESS WHEREOF, the parties have caused this Amendment to be signed by their duly authorized representatives as of the date first above written.

SELLER:

WYLIE ECONOMIC DEVELOPMENT CORPORATION,
a Texas corporation

By: _____

Name: _____

Title: _____

Date: _____

PURCHASER:

DEFT VENTURES, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

Date: _____