

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (the "First Amendment") is dated as of the 3 day of April, 2025, by and between Anthony Mitchell Gold (referred to hereinafter as "Seller"), and MNSB Properties, LLC (referred to hereinafter as "Purchaser").

WITNESSETH

WHEREAS, Seller and Purchaser have heretofore entered into a Purchase and Sale Agreement (the "Agreement") dated receipt January 29, 2025, pursuant to which Seller granted a contract to purchase the property described therein and Purchaser has exercised said contract.

WHEREAS, Seller and Purchaser executed a Termination and Release Agreement dated March 27, 2025, whereby the Agreement was terminated and the Earnest Money Deposit was returned to Purchaser.

WHEREAS, THEREFORE, for and in consideration of the payment of the sum of One Dollar (\$1.00) by Purchaser to Seller and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the parties hereto do hereby amend the Agreement as follows:

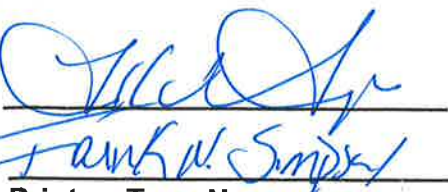
1. Purchaser and Seller agree that upon execution of this First Amendment, the Agreement shall be reinstated and shall be of full force and effect, and the \$10,000.00 Earnest Money Deposit shall be redeposited with Avison Young – Atlanta, LLC.
2. The Purchase Price of the Property shall be \$1,695,000.00.
3. The Inspection Period shall expire Fifteen (15) days from execution of this First Amendment.
4. Closing shall take place on or before Thirty (30) days following expiration of the Inspection Period.

Except as amended hereby, the Agreement is reconfirmed in all respects.

IN WITNESS WHEREOF, Seller and Purchaser have caused this Amendment to be executed on their behalf by their proper authority as of the day and year first above written.

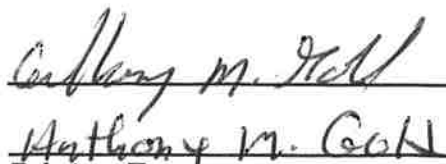
MNSB Properties, LLC
Purchaser

By: _____


Print or Type Name

Anthony Mitchell Gold
Seller

By: _____


Print or Type Name