

**FIRST AMENDMENT TO  
PURCHASE AND SALE AGREEMENT**

**HANDSON EQUITIES, LLC**

**(4587 Mulberry Street-Sweatt House)**

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT ("First Amendment") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("Seller"), and HANDSON EQUITIES, LLC, a California limited liability company ("Buyer"), with respect to the following:

**RECITALS**

WHEREAS, Buyer and Seller entered into that certain Purchase and Sale Agreement dated April 18, 2016 ("Agreement"); and

WHEREAS, Buyer and Seller desire to amend the Agreement to extend the term to three (3) years from Close of Escrow to allow for additional time for the restoration of the Property.

NOW, THEREFORE, incorporating the recitals set out above, the parties hereto mutually agree to the following amendment to the Agreement.

1. Section 6.1.2, is hereby amended in its entirety to read as follows:

"6.1.2 Buyer shall complete the restoration of the Property within three (3) years from Close of Escrow, subject to force majeure delays (including, without limitation, acts of nature, war or catastrophic acts beyond Buyer's reasonable control)."

2. All other terms and conditions of the Agreement between the parties which are not inconsistent with the terms of this First Amendment shall remain in full force and effect as if fully set forth herein.

**[SIGNATURES ON FOLLOWING PAGE]**

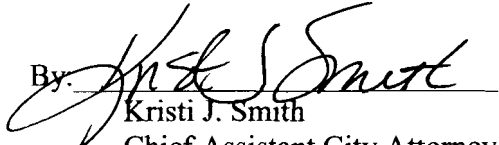
IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Purchase and Sale Agreement to be duly executed the day and year first above written.

CITY OF RIVERSIDE,  
a California charter city and municipal  
corporation

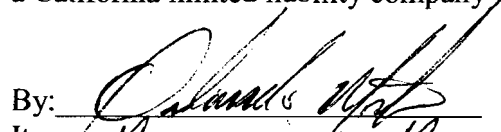
By: \_\_\_\_\_  
City Manager

Attest: \_\_\_\_\_  
Colleen J. Nicol  
City Clerk

Approved as to Form:

By:   
Kristi J. Smith  
Chief Assistant City Attorney

HANDSON EQUITIES, LLC  
a California limited liability company

By:   
Its: Managing Member

By: \_\_\_\_\_  
Its: \_\_\_\_\_