SECOND AMENDMENT
TO PURCHASE AND SALE AGREEMENT

WHEREAS, the Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356 F.S. (the "Seller") and BH3 Management, LLC, a Florida limited liability company (the "Purchaser") entered into that certain Purchase and Sale Agreement dated April 22, 2019 (the "Contract") concerning the real property located in Delray Beach, Palm Beach County, Florida (the "Property");

WHEREAS, the Contract was amended by that certain First Amendment to Purchase and Sale Agreement ("First Amendment") which extended the date in paragraph 1.14f to September 1, 2019 and extended the commencement date of the restrictive covenant referenced in paragraph 1.17e to September 1, 2019.

WHEREAS, the Purchaser has requested certain revisions to the Contract based on the feedback it has received from potential tenants and users;

WHEREAS, the Seller continues to wish to redevelop this area of the City; and

WHEREAS, the Seller agrees with the aforementioned revisions.

NOW THEREFORE,

Seller and Purchaser agree to the following:

1) The Whereas clauses herein are hereby ratified and confirmed.

2) Section 1.1 Application Date shall be revised from 210 calendar days to 270 calendar days.

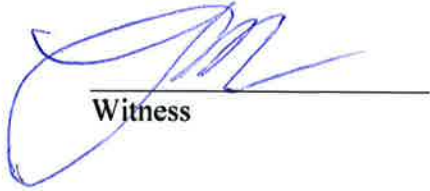3) Section 1.17 Public Benefits Commitment shall be revised as follows:

> ....PURCHASER hereby makes the following commitments for the public benefit during the Term of this Agreement and shall execute a Public Benefits Agreement that shall survive Closing, within two-hundred ten days (210) of the Effective Date...to *within two-hundred seventy (270)* of the Effective Date....

[SIGNATURE PAGES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates indicated below:

WITNESS:

_____
Witness

_____
Witness

PURCHASER:
BH3 Management, LLC

By: _____

                                                    MM
Title: _____

Date: _NOVEMBER 14_, 2019

WITNESS:

_____
Witness

_____
Witness

SELLER:
Delray Beach Community Redevelopment Agency

By: _____

Title: _CRA BOARD CHAIR_

Date: _Nov. 19_, 2019

APPROVED TO FORM:

_____
By: