

AMENDMENT TO AGREEMENT FOR SALE AND PURCHASE

THIS AMENDMENT TO AGREEMENT FOR SALE AND PURCHASE (“Amendment”), made this 24th day of October, 2023 by and between West End Golf Club, Inc. (hereinafter described as “Seller”), and Viking Companies, LLC (hereinafter described as “Purchaser”).

WHEREAS, Seller and Purchaser entered into that certain Agreement for Sale and Purchase dated September 18, 2023 (the “Agreement”) for the purchase of the real property located at in Gainesville, Florida commonly known as West End Golf Club (the “Property”).

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained and the exchange of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Extension of Closing Date.** In consideration for payment by Purchaser of an Additional Deposit of \$25,000.00 within five (5) days of the full execution of this Amendment by all parties hereto, the parties agree that Paragraph 11.a. of the Agreement shall be deleted in its entirety and replaced with the following;

“11. **CLOSING DATE.**

a. The closing of this transaction shall take place not later than December 31, 2023.”

2. **Release of all paid Deposits.** The parties agree to release (or cause to be released) to Seller all paid Deposits, specifically the Initial Deposit, the Second Deposit and the Additional Deposit paid pursuant to Paragraph 1 hereinabove, within five (5) days of the full execution of this Amendment by all parties hereto. Notwithstanding release to Seller, the characteristics of the of the Initial Deposit, the Second Deposit and the Additional Deposit as to applicability to the Purchase Price and refundability shall remain unchanged as originally set forth in the Agreement.

3. **Modification of Extension Fees.** The parties agree to modify Paragraph 11.b. of the Agreement to reflect that, in the event that Purchaser exercises its right to extend the Closing Date under the Agreement, the first Extension Fee shall be \$25,000.00 and the subsequent Extension Fee, if an extension is exercised, shall be \$50,000.00.

4. This Amendment shall become effective and binding on the parties only in the event it shall be executed by all of the parties hereto.

5. Seller and Purchaser acknowledge and agree that the Agreement remains in full force and effect without modification except as provided herein in this Agreement.


6. The execution and exchange of duplicates of this Amendment in counterparts and by use of facsimile or PDF/email transmitted signatures shall have the same effect as if originally executed duplicates were exchanged.

7. Seller and Purchaser acknowledge and agree that this Amendment expresses the full and complete agreement between Seller and Purchaser regarding the modification of the Agreement and that any and all oral or written communications regarding the modification of the Agreement between the date of execution of the Agreement and the date hereof are merged herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, WEST END GOLF CLUB, INC. as Seller, and VIKING COMPANIES, LLC, or assigns, as Purchaser, have caused this Amendment to be executed and delivered in their names and on their behalf by their duly authorized representatives as indicated below.

SELLER:
WEST END GOLF CLUB, INC,
a Florida corporation

By:  dotloop verified
10/24/23 2:28 PM CDT
NEDV-UPHE-6U5R-BZV0
Name: James Min
Its: Director

PURCHASER:
VIKING COMPANIES, LLC,
a Florida limited liability company

By: 
Name: Svein H. Dyrkolbotn
Its: Manager