

PURCHASE AND SALE AGREEMENT AMENDING AGREEMENT

THIS PURCHASE AND SALE AGREEMENT AMENDING AGREEMENT dated this 15th day of October, 2024

BETWEEN:

Gojobet LLC
(the "Purchaser")

OF THE FIRST PART

- AND

Estate of Tadahiko Nakamura
(the "Seller")

OF THE SECOND PART

Background

- A. The Purchaser and the Seller entered into the Purchase and Sale Agreement (the "Purchase and Sale Agreement") dated September 6, 2024, for the premises (the "Premises") located at 2000 17th St NW, Washington, DC 20009.
- B. The Purchaser and the Seller desire to amend the Purchase and Sale Agreement on the terms and conditions set forth in this Purchase and Sale Agreement Amending Agreement (the "Agreement"), which will take effect on October 15, 2024.
- C. This Agreement is the first amendment to the Purchase and Sale Agreement.

IN CONSIDERATION OF the Purchaser and Seller agreeing to amend their existing Purchase and Sale Agreement, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties agree to keep, perform, and fulfill the promises, conditions and agreements below:

Amendments

- 1. The Purchase and Sale Agreement is amended as follows:
 - a. Clause 2.4 of the Purchase and Sale Agreement dated September 6th, 2024 is amended by deleting the phrase "The Purchaser shall Deliver by 6:00 p.m. on the forty-fifth (45th) Day after Effective Date ("Financing Deadline") a conditional

commitment for financing from Lender ("Conditional Commitment")." and replacing it with the phrase "The Purchaser shall Deliver by 6:00 p.m. on the seventy-fifth (75th) Day after Effective Date ("Financing Deadline") a conditional commitment for financing from Lender ("Conditional Commitment")."

- b. Clause 2.5 of the Purchase and Sale Agreement dated September 6th, 2024 is amended by deleting the phrase "Closing shall occur on or before the sixtieth (60th) day from the Effective Date" and replacing it with the phrase "Closing shall occur on or before the ninetieth (90th) day from the Effective Date"

No Other Change

2. Except as otherwise expressly provided in this Agreement, all of the terms and conditions of the Purchase and Sale Agreement remain unchanged and in full force and effect.

Incorporation

3. This Agreement incorporates and is subject to the Purchase and Sale Agreement.

Miscellaneous Terms

4. Capitalized terms not otherwise defined in this Agreement will have the meanings ascribed to them in the Purchase and Sale Agreement. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine include the feminine and vice versa. The words "Purchaser" and "Seller" as used in this Agreement include the plural as well as the singular; no regard for gender is intended by the language in this Agreement.

Governing Law

5. Subject to the terms of the Purchase and Sale Agreement, it is the intention of the parties that this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the District of Columbia, without regard to the jurisdiction in which any action or special proceeding may be instituted.

IN WITNESS WHEREOF the Purchaser and Seller execute this Purchase and Sale Agreement Amending Agreement.

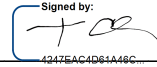
Gojobet LLC

per: *Gojobet LLC*

dotloop verified
10/15/24 4:30 PM EDT
X7UP-VFKX-TCKC-LCKW

October 15, 2024

Signing Date

Signed by:


42425AC4D81A46C

Estate of Tadahiko Nakamura

10/17/2024

Signing Date