

***SECOND AMENDMENT TO REAL ESTATE
PURCHASE AGREEMENT***

This Second Amendment (“Amendment”) to the Agreement for Purchase and Sale of Real Estate is made by and between Laramie County, Wyoming (“Buyer”), and Voss Family Limited Partnership (“Seller”). Buyer and Seller are hereinafter referred to collectively as the “Parties.” This Amendment shall be effective as of June 30, 2024.

WHEREAS, the Parties entered into an Agreement for Purchase and Sale of Real Estate, dated October 3, 2023 (the “Agreement”), which Agreement was amended by that certain First Amendment to Real Estate Purchase Agreement, dated effective January 1, 2024 (“First Amendment”); and

WHEREAS, the purchase price for the property was adjusted in the First Amendment to a purchase price of Eight Million One Hundred Sixty-Five Thousand and No/100 Dollars (\$8,165,000.00), with the property being sold “as-is,” subject to Buyer obtaining satisfactory inspections through the due diligence process, but without further adjustment to the purchase price for any condition that may be discovered through Buyer’s inspections.

WHEREAS, through the inspection process, Buyer discovered significant necessary repairs were needed to the building which inspection results were provided to the Seller. After continued negotiation, the Parties have agreed on a new purchase price.

NOW THEREFORE, the Parties hereto agree that the Agreement shall be amended as follows:

1. Paragraph 2.1 “Purchase Price,” shall be deleted in its entirety and shall now read as follows:

“Purchase Price. The purchase price for the Property shall be Five Million Five Hundred Thousand and No/100 Dollars (\$5,500,000.00), which shall be paid to Seller at Closing in cash or certified funds.”

IN WITNESS WHEREOF the Parties have caused this Amendment to be executed as of the date first written above.

BUYER:
LARAMIE COUNTY, WYOMING

SELLER:
VOSS FAMILY LIMITED PARTERSHIP

By: _____
Troy Thompson, Chairman

By: Mary Beth Voss
Mary Beth Voss, Partner

Attest:

By: _____
Debra K. Lee, Laramie County Clerk