

FIRST AMENDMENT TO DONATION AGREEMENT

THIS FIRST AMENDMENT TO DONATION AGREEMENT ("Amendment") is made this 16<sup>th</sup> day of January, 2025 (the "Execution Date") by and between the CITY OF BEAUMONT, a general law city and municipal corporation, herein called "City," and LASSEN DEVELOPMENT PARTNERS, LLLP, a Delaware limited liability limited partnership, herein called "Developer." The City and Developer are sometimes individually referred to as "Party" and collectively as "Parties."

WHEREAS, City and Developer executed that certain Donation Agreement dated November 20, 2025 ("Agreement");

WHEREAS, City has requested, and Developer has agreed to extend the Feasibility Period from January 19<sup>th</sup> to January 27<sup>th</sup>, 2025.

NOW, THEREFORE, City and Developer agree to amend the Agreement as follows:

- 1. Section 4.1 of the Agreement is hereby amended to provide that the Feasibility Period expires on January 27, 2025.

All other terms and provisions of the Agreement shall remain in full force and effect as amended hereby.

IN THE WITNESS THEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives on the date and year set forth below.

<p>DEVELOPER</p> <p>Lassen Development Partners, LLLP</p> <p>Date: <u>01/16/2025</u></p> <p>By: Lassen Development Partners GP, LLC, a Delaware limited liability company</p> <p>By: <u>Charles Hibben</u></p> <p>Charles Hibben, Manager</p>	<p>CITY</p> <p>City of Beaumont</p> <p>Date: <u>1/16/2025</u></p> <p>By: <u>Elizabeth M Gibbs</u></p> <p>Elizabeth Gibbs, City Manager</p>
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*Approved as to Form:*

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

City Attorney