

SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT (this “**Second Amendment**”) is made as of September 16, 2025, by and between **ACME IMPROVEMENT DISTRICT**, a dependent special district of the Village of Wellington existing under the Laws of the State of Florida (“**Seller**”), and **WELLINGTON PROPERTY OWNER LLC**, a Delaware limited liability company (“**Purchaser**”).

WHEREAS, Purchaser and Seller entered into that certain Purchase and Sale Agreement dated effective January 21, 2025 (the “**Original Agreement**” and, as amended from time to time, the “**Agreement**”), with respect to the purchase and sale of a portion of that property located on State Road 7, south of Stribling Way in the Village of Wellington, Florida, known as “K-Park”; and

WHEREAS, on July 16, 2025, Purchaser and Seller executed that certain First Amendment to Purchase and Sale Agreement, whereby the parties agreed to extend Inspection Period, as defined in section 3.2 of the Agreement, to 11:59 p.m. on September 30, 2025; and

WHEREAS, Purchaser and Seller have agreed to amend the terms of the Agreement on the terms set forth in this Second Amendment.

NOW THEREFORE, in consideration of the foregoing premises, the mutual agreement of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Definitions.** Capitalized terms used but not defined in this Second Amendment shall have the same definitions given to them in the Agreement, unless the context clearly indicates a contrary intent.

2. **Extension of Inspection Period.** The Inspection Period, as defined in Section 3.2 of the Original Agreement, is hereby extended and shall expire at 11:59 p.m. on November 30, 2025.

3. **Ratification.** Except as modified by this Second Amendment, the Agreement shall remain otherwise unmodified and in full force and effect and the parties ratify and confirm the terms of the Agreement as modified by this Second Amendment. All future references to the Agreement shall mean the Agreement as modified by this Second Amendment.

4. **Counterparts.** The parties may execute this Second Amendment in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The signatures of all of the parties need not appear on the same counterpart, and delivery of an executed counterpart signature page in an electronic format (including, without limitation, by a PDF or JPG attachment via electronic mail or an electronic signature executed through DocuSign, Dotloop, or similar software) shall be legal and binding and shall have the same full force and effect as if an original and is as effective as executing and delivering this Second Amendment in the presence of the other parties to this Second Amendment.

5. **Miscellaneous Provisions.** This instrument sets forth the entire agreement relating to the subject matter hereof, and supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral. Each party has reviewed this Second Amendment

and all of its terms with legal counsel, or had an opportunity to review this Second Amendment with legal counsel, and is not relying on any representations made to him by any other person concerning the effect of this Second Amendment. This Second Amendment shall be interpreted without regard to any presumption or rule requiring construction against the party causing this Second Amendment to be drafted.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Purchaser and Seller have executed this Second Amendment as of the date first above written.

ATTEST: _____
Chevelle D. Hall, Secretary

SELLER:

ACME IMPROVEMENT DISTRICT,
a dependent district of the Village of
Wellington

By: _____
Michael J. Napoleone, President

Approved as to Form and Legal Sufficiency

By: _____
Laurie Cohen, Board Attorney

PURCHASER:

WELLINGTON PROPERTY OWNER,
LLC, a Delaware limited liability company

By: _____
Print Name: _____
Title: _____