

**FIRST AMENDMENT TO  
REDEVELOPMENT AGREEMENT**

**THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT** (this “First Amendment”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2020, by and among the **CITY OF COLUMBIA, MISSOURI**, an incorporated political subdivision of the State of Missouri (the “City”), **BROADWAY LODGING TWO, LLC**, a Missouri limited liability company (the “Developer”), and **COLUMBIA TIF CORPORATION TWO**, a Missouri corporation (the “TIF Recipient” ). (All capitalized terms used but not otherwise defined herein shall have the meanings ascribed in **Article I** of the herein-defined Redevelopment Agreement.)

**RECITALS**

A. The City, the Developer and the TIF Recipient entered into a Redevelopment Agreement dated as of June 4, 2018 (the “Redevelopment Agreement”), in connection with the implementation of the Broadway Hotel Phase Two Redevelopment Plan & Project.

B. The parties agree to amend the Redevelopment Agreement as herein provided.

**AGREEMENT**

Now, therefore, in consideration of the premises and promises contained herein and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Project Construction Schedule.** Section 3.2.1 of the Redevelopment Agreement is hereby deleted in its entirety and the following inserted in its place:

**3.2.1 Project Construction Schedule.** The Developer and the TIF Recipient shall commence and complete each of its obligations under this Agreement with respect to the Redevelopment Project in accordance with the following schedule (which dates may be extended pursuant to **Section 7.6**):

<u><b>Activity</b></u>	<u><b>Time for Performance</b></u>
Close on private financing	April 15, 2020
Commence construction (as evidenced by the expenditure of \$250,000 in hard construction costs, verified to the satisfaction of the City, and receipt of building permit)	July 15, 2020
Substantially complete construction (as evidenced by City’s acceptance of Certificate of Substantial Completion)	December 31, 2021

2. **Ratification and Approval.** Except as amended hereby, the Redevelopment Agreement is and shall remain in full force and effect in accordance with the provisions thereof.

3. **Counterparts.** This First Amendment may be executed in multiple counterparts, each of which shall constitute one and the same instrument.

4. **Conflicting Provisions.** In the event of any inconsistency between the terms and provisions of the Redevelopment Agreement and this First Amendment, the terms and provisions of this First Amendment shall prevail.

**[Remainder of page intentionally blank. Signature pages follow.]**

**IN WITNESS WHEREOF**, the City, the Developer and the TIF Recipient have caused this First Amendment to be executed in their respective names and the City has caused its seal to be affixed thereto, and attested as to the date first above written.

**CITY OF COLUMBIA, MISSOURI**

(SEAL)

Attest:

By: \_\_\_\_\_  
John Glascock, City Manager

\_\_\_\_\_  
Sheela Amin, City Clerk

Approved as to form:

\_\_\_\_\_  
Nancy Thompson, City Counselor

**STATE OF MISSOURI**        )  
  ) SS  
**COUNTY OF BOONE**        )

On this \_\_\_ day of \_\_\_\_\_, 2020, before me appeared **JOHN GLASCOCK**, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the **CITY OF COLUMBIA, MISSOURI**, an incorporated political subdivision of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and said instrument was signed and sealed in behalf of said City by authority of its City Council, and said **CITY MANAGER** acknowledged said instrument to be the free act and deed of said City.

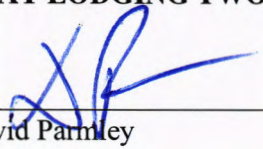
**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public - State of Missouri  
Commissioned in \_\_\_\_\_

(SEAL)

My Commission Expires:

**BROADWAY LODGING TWO, LLC**

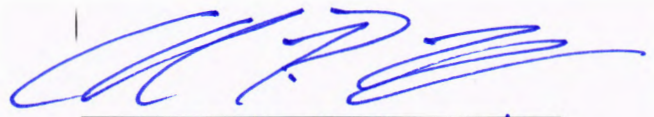
By:   
Name: David Parmley  
Title: Manager

STATE OF MISSOURI        )  
  ) SS  
COUNTY OF BOONE        )

On this 28<sup>th</sup> day of January, 2020, before me appeared **DAVID PARMLEY**, to me personally known, who, being by me duly sworn, did say that he is the Manager of **BROADWAY LODGING TWO, LLC** a Missouri limited liability company, and that he is authorized to sign the instrument on behalf of said company, and acknowledged to me that he executed the within instrument as said company's free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

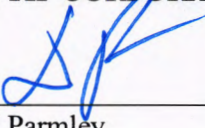
CHARLES P. CUNNINGHAM  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Boone County  
My Commission Expires: April 19, 2020  
Commission # 12382062

  
Name: Charles P. Cunningham  
Notary Public - State of Missouri  
Commissioned in Boone County

(SEAL)

My Commission Expires: April 19, 2020

**COLUMBIA TIF CORPORATION TWO**

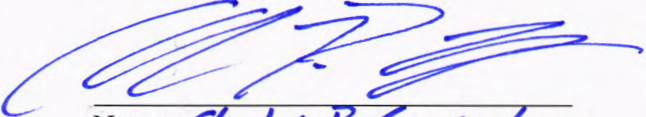
By:   
Name: David Parmley  
Title: President

STATE OF MISSOURI        )  
  ) SS  
COUNTY OF BOONE        )

On this 28<sup>th</sup> day of January, 2020, before me appeared **DAVID PARMLEY**, to me personally known, who, being by me duly sworn, did say that he is the President of **COLUMBIA TIF CORPORATION TWO**, a Missouri corporation, and that he is authorized to sign the instrument on behalf of said corporation, and acknowledged to me that he executed the within instrument as said company's free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

**CHARLES P. CUNNINGHAM**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Boone County  
My Commission Expires: April 19, 2020  
Commission # 12382062

  
Name: Charles P. Cunningham  
Notary Public - State of Missouri  
Commissioned in Boone County

(SEAL)

My Commission Expires: April 19, 2020