

**FIRST AMENDMENT TO REDEVELOPMENT
AGREEMENT – OMEGA ALPHA DEVELOPMENT, LLC PROJECT**

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT is made and entered into by and between the Tulsa Development Authority (“TDA”), a public body corporate, having its principal office at 1216 N. Lansing Avenue, Suite A, Tulsa, Oklahoma 74106, and OMEGA ALPHA DEVELOPMENT, LLC (“Redeveloper”), an Oklahoma limited liability company, having its principal address as 1223 South 71st East Avenue, Tulsa, Oklahoma 74112, effective from the date of execution hereafter shown constitutes the FIRST amendment to that certain Redevelopment Agreement Contract for Private Redevelopment of Real Estate (“Contract”) between TDA and Redeveloper dated November 11, 2008 (and modifying a Contract for Sale of Land for Private Redevelopment between TDA and Albertson’s Inc. dated and effective December 22, 2000), (“Contract”), for the purchase and redevelopment of the real estate described on Exhibit “A” attached hereto (the “Property”).

WITNESSETH:

WHEREAS, heretofore the TDA and OMEGA ALPHA DEVELOPMENT, LLC (Redeveloper) did on the 11th day of November, 2008, enter into a Contract for Sale of Land for Private Redevelopment (and modifying a Contract for Sale of Land for Private Redevelopment between TDA and Albertson’s Inc. dated and effective December 22, 2000), (“Contract”), for the redevelopment of certain TDA owned real property more particularly described on Exhibit “A” attached hereto (the “Property”); and,

WHEREAS, Redeveloper and its proposed assignee, Carland Group, LLC, have requested one year extension of the deadline date as set forth in Section 1 of the Contract to complete development of the Property in accordance with the Urban Renewal Plan, as provided in said Section 1; and have set forth certain facts and circumstances which have delayed the completion of such activities and provide justification for the requested extension; and,

WHEREAS, the Board of Commissioners of TDA, having duly considered the facts and circumstances has determined that the amendment of the Contract should be approved as requested by the Redeveloper; subject to a condition subsequent that the extension shall terminate immediately and without notice in the event that Redeveloper and/or Carland Group, LLC has not obtained tax credits from the Oklahoma Housing Finance Authority on or before December 31, 2014.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions set forth herein, the parties hereto do hereby agree as follows:

1. Section 1 of said Contract shall be and is hereby amended to extend the deadline set forth in Section 1 of said Contract for an additional one year from November 20, 2014, until November 20, 2015, to complete development of the Property in accordance with the Urban Renewal Plan, as provided in said Section 1; subject to a condition subsequent that the extension shall terminate in the event that Redeveloper and/or Carland Group, LLC has not obtained tax credits from the Oklahoma Housing Finance Authority on or before December 31, 2014.
2. All other terms and provisions of the said Contract remain the same, except as expressly amended or modified above, and the parties hereto hereby ratify and confirm all other terms and conditions set forth in said Contract.

This FIRST Amendment of Redevelopment Agreement is executed and effective as of the 11th day of September, 2014.

TULSA DEVELOPMENT AUTHORITY

By: _____
Julius Pegues, Chairman

“TDA”

OMEGA ALPHA DEVELOPMENT, LLC

By: _____
Jonathan A. Graber, Manager

EXHIBIT A

LEGAL DESCRIPTION

Lot Five (5), GATEWAY PLAZA, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TDA Disposition # _____