

**FOURTH AMENDMENT TO CONTRACT FOR ACQUISITION  
AND SALE OF LAND FOR PRIVATE REDEVELOPMENT OF  
PRIVATELY OWNED LAND, TULSA, OKLAHOMA**

**THIS FOURTH AMENDMENT TO CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT** is made and entered into by and between the **TULSA DEVELOPMENT AUTHORITY**, a public body corporate (which, together with any successor public body or officer hereafter designated by or pursuant to law, is hereinafter called "Seller"), having its office at 1216 N. Lansing Avenue, Suite D, in the City of Tulsa (hereinafter called "City"), State of Oklahoma, 74106, and **PEORIA REALTY INVESTMENTS, INC., an Oklahoma corporation**), whose mailing address is: 2503 S. Birmingham Ave., Tulsa, OK 74114, and **CHARNEY PROPERTIES, INC. whose address is: 12150 E. 96<sup>TH</sup> St. N., Suite 202, Owasso, OK 74055** (hereinafter called "Purchaser", collectively and singularly, whether one or more effective from the date of execution hereafter shown constitutes the Second Amendment to that certain Contract for Acquisition and Sale of Land for Private Redevelopment (the "Contract") between TDA and Purchaser.

**W I T N E S S E T H:**

**WHEREAS**, heretofore the TDA and PEORIA REALTY INVESTMENTS, INC. have previously entered into the Contract for Acquisition and Sale of Land for Private Redevelopment (the "Contract") of that certain real property known as 1128, 1132, 1136 and 1140 E. Pine Place, Tulsa, Oklahoma (the "Project"); and,

**WHEREAS**, the TDA Board of Commissioners did, on the 3<sup>rd</sup> day of August, 2017, approve a First Amendment to said Contract; and did on the 2nd day of November, 2017, approve a Second Amendment of said Contract; and did on the 1st day of February, 2018, approve a Third Amendment of said Contract; and,

**WHEREAS**, the Board of Commissioners of TDA, having duly considered the facts and circumstances has determined that a Fourth Amendment of the Contract should be approved as requested by PEORIA REALTY INVESTMENTS, INC. and CHARNEY PROPERTIES, INC. ("Purchasers") to include within the scope of the Contract, and authorize the acquisition by TDA of, that certain real property described as:

**Lots 17 and 18 of Block 1; and the alleyway south of Lots 17 through 24 of Block 1; and that portion of East Pine Place North lying between Lots 17 through 24 of Block 1, and Lots 1 through 8 of Block 4; all in Booker Washington Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;**

all of said property being located within the Unity Heritage Neighborhood Sector Plan, for re-conveyance to Purchasers for redevelopment in accordance with the terms and conditions of the Contract.

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

1. The TDA and Purchaser do hereby agree to a fourth amendment to said Contract to further amend Schedule "A" description of the "Property" to add (in addition to the original parcels located at 1128, 1132, 1136 and 1140 E. Pine Place, Tulsa, Oklahoma and those added by prior amendments) that area described as:

**Lots 17 and 18 of Block 1; and the alleyway south of Lots 17 through 24 of Block 1; and that portion of East Pine Place North lying between Lots 17 through 24 of Block 1, and Lots 1 through 8 of Block 4; all in Booker Washington Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;**

all of said real property being located within the Unity Heritage Neighborhood Sector Plan as depicted on the site plan attached hereto.

2. The parties agree that all other terms and provisions of the Contract dated on or about the 4th day of May, 2017, as previously amended, shall remain the same except as expressly amended herein and the parties hereto hereby ratify and confirm all other terms and conditions set forth in said Contract, as amended.

This Fourth Amendment of Contract is executed and effective as of the 1st day of March, 2018.

**TULSA DEVELOPMENT AUTHORITY**

**PEORIA REALTY INVESTMENTS, INC.**

By: \_\_\_\_\_  
Roy Peters, Jr., Chairman  
"TDA"

By: \_\_\_\_\_  
Charles Okyere, President

**AND**

**CHARNEY PROPERTIES, INC.**

By: \_\_\_\_\_  
David Charney, President

**"Purchaser"**

**Schedule "A"**  
**To Contract of Sale**  
**Seller – Tulsa Development Authority**  
**Buyer – Peoria Realty Investments, Inc.**  
**Dated May 14, 2017**

**Lots 1 thru 6 and Lots 17 thru 24, Block 1, and**

**Lots 1 thru 8, Block 4; and**

**The alleyway south of Lots 17 thru 24 of Block 1; and**

**That portion of East Pine Place North lying between Lots 17 thru 24 of Block 1**

**And Lots 1 thru 8 of Block 4;**

**All in Booker Washington Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; all of said property being located within the Unity Heritage Neighborhood Sector Plan**

**Project Name: PEORIA REALTY DEVELOPMENT**

**A/K/A ADDRESS:**