

**FIRST AMENDMENT TO CONTRACT FOR SALE OF LAND FOR  
PRIVATE REDEVELOPMENT BETWEEN TDA AND BLUE DOME  
ANCHOR, LLC – HARTFORD BUILDING 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 d, Tulsa, Oklahoma 74106, and **BLUE DOME ANCHOR, LLC**, an Oklahoma limited liability company (hereinafter called "Purchaser" or “Developer”), whose mailing address is: 200 Civic Center, Suite 1102, Tulsa, OK 74103, effective from the date of execution hereafter shown constitutes the first amendment to that certain Redevelopment Agreement between TDA and BLUE DOME ANCHOR, LLC.

**WITNESSETH:**

**WHEREAS**, heretofore the TDA and BLUE DOME ANCHOR, LLC did on the 12th day of December, 2013, entered into a Contract for Sale of Land for Private Redevelopment (the “Contract”) for the rehabilitation of the Hartford building and construction of a new building, all as more particularly described in said agreement, known as the Hartford Building Project (the “Project”); and

**WHEREAS**, Developer has requested an amendment of certain provisions of said Contract in order to make the second portion of the Project compatible with the specifications and timing of the Hartford Crossing Project as described in the Redevelopment Agreement between TDA and Hartford Crossing, LLC dated May \_\_\_\_\_, 2018 (the “Redevelopment Agreement”); 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 BLUE DOME ANCHOR II, LLC and Hartford Crossing, LLC as the Developers;

**NOW, THEREFORE**, in consideration of the mutual promises, covenants and conditions set forth herein, the parties hereto do hereby agree that the Contract for Sale of Land for Private Redevelopment (the “Contract”) dated December 12, 2013, is hereby amended as follows:

1. By approving a partial assignment of the Contract by Developer to Hartford Commons, LLC as to the Property described under the heading “Legal Description” hereto and as described in the Redevelopment Agreement.

2. Section 6 (Schedule of Redevelopment,) of the Contract is hereby further amended to grant the Developer an extension until March 31, 2019, to commence construction and until June 30, 2020, for completion of construction of the Redevelopment Project as described and defined in the Redevelopment Agreement between TDA and Hartford Crossing, LLC dated May \_\_\_\_\_, 2018.

3. Section 5(b) of the Contract is amended to permit Purchaser to submit Construction Documents for “Phase One – New Construction” on or before December 31, 2018.

4. Section 5(c) of the Contract is amended to permit Purchaser to submit Construction Financial Documents for “Phase One – New Construction” on or before December 31, 2018.

5. Section 5(c) of the Contract is amended as to the requirements for “Phase One – New Construction” to provide that the minimum requirements for “Phase One – New Construction” shall be the same as the improvements to be constructed as described and defined as the “Redevelopment Project” in the Redevelopment Agreement between TDA and Hartford Crossing, LLC to mean a five story building with 3,000 square feet of retail/commercial use on the ground floor and a minimum of fifty-five (55) residential apartment units on the upper floors together with not less than forty (40) parking spaces, all to be constructed upon the Property as part of a multi-use commercial/residential project

6. Section 20 of the Contract is hereby amended to provide that Notices shall be sent to the following persons and addresses:

To TDA:  
Tulsa Development Authority  
1216 N. Lansing Avenue, Suite D  
Tulsa, Oklahoma 74106  
Attention: O. C. Walker, II, Executive Director

With a copy to:  
Jot Hartley, TDA General Counsel  
201 W. 5<sup>th</sup> Street, Ste. 501  
Tulsa, OK 74103

To the Developer:  
Hartford Crossing, LLC  
200 Civic Center, Suite 1102  
Tulsa, Oklahoma, 74103  
Attention: Nilesh Bhow

7. All other terms and provisions of the Contract for Sale of Land for Private Redevelopment (the “Contract”) dated December 12, 2013, remain the same except as expressly amended hereby and the parties hereto hereby ratify and confirm all other terms and conditions set forth in said agreement Contract, as amended.

This First Amendment of Redevelopment Agreement is executed and effective as of the \_\_\_\_\_ day of May, 2018.

TULSA DEVELOPMENT AUTHORITY

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

“TDA”

BLUE DOME ANCHOR, LLC

By: \_\_\_\_\_  
Nilesh Bhow, Manager  
“Developer”