

**SECOND AMENDMENT TO CONTRACT FOR SALE OF LAND  
FOR PRIVATE REDEVELOPMENT – ROSS GROUP  
DEVELOPMENT, LLC AND VALLEY NATIONAL BANK,  
NOW VAST BANK – BLOCK 44 LOTS PROJECT**

**THIS SECOND AMENDMENT TO CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT** 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 **AND VAST BANK, (formerly VALLEY NATIONAL BANK)**, whose mailing address is: 4812 E. 81<sup>st</sup> Street, Tulsa, OK 74137 (“Purchaser”), effective from the date of execution hereafter shown constitutes the Second Amendment to that certain Contract for Sale of Land for Private Redevelopment, as previously assigned by ROSS GROUP DEVELOPMENT, LLC TO VAST BANK (formerly VALLEY NATIONAL BANK) (the “Contract”) between TDA and Purchaser.

**WITNESSETH:**

**WHEREAS**, heretofore the TDA and ROSS GROUP DEVELOPMENT, LLC did, effective as of the 2nd day of November, 2017, enter into the Contract for the redevelopment of that certain real property more particularly on Attachment A hereto, known as the Block 44 Lots Project (the “Project”); and,

**WHEREAS**, ROSS GROUP DEVELOPMENT, LLC has previously assigned its rights and interest in the Contract to VALLEY NATIONAL BANK, now VAST BANK, and VAST as the Purchaser has requested approval of a Second Amendment to Contract for Sale of Land for Private Redevelopment (the “Contract”), to approve a “Black Wall Street Mural” (as shown on the rendering presented to the TDA Board and attached hereto) as a component of the construction plans for the Vast Bank Building to enable Purchaser to complete the Project and redevelopment of the Property; and,

**WHEREAS**, the Board of Commissioners of TDA, having duly considered the facts and circumstances has determined that this Second Amendment of the Contract should be approved as requested by Purchaser subject to the condition that TDA pursue a location, other than VAST bank, for the Darven Brown memorial bust or plaque and the further condition, that, in the event that a satisfactory alternate location cannot be obtained for placement of the Daven Brown bust or plaque, TDA reserves the right to go back and place a bust or plaque for Darven Brown on the VAST Bank property

**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 Second Amendment to said Contract to amend the provisions of the Contract by amending **SECTION 18.**

**SPECIAL PROVISIONS, subsections (a) and (b) in their entirety and replacing said subsections with the following:**

- (a) to recognize or reflect cultural issues and history relating to the Greenwood District by installation of a Black Wall Street Mural as approved by the TDA Board of Commissioners; and,**
- (b) subsection (a) is subject to the condition subsequent that, in the event TDA, after pursuit of a location other than VAST Bank for placement of the Darven Brown memorial bust or plaque, is unable to obtain a satisfactory alternate location for placement of the said Daven Brown bust or plaque, TDA reserves the right to place the Darven Brown bust or plaque on the VAST Bank Property at a location, adjacent to Elgin Avenue on the Property or on/in/ or adjacent to the bank building to be constructed on the Property .**

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

This Second Amendment of Contract is executed and effective as of the 6th day of February, 2020.

**TULSA DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Nancy Lynn Roberts, Chairwoman

“TDA”

Approved as to legal form and adequacy:

By: \_\_\_\_\_  
Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC

**VAST BANK, formerly VALLEY NATIONAL BANK**

By: \_\_\_\_\_  
Tom Biolchini, President  
“Purchaser

**Attachment "A"**  
**To Contract of Sale**  
**Seller – Tulsa Development Authority**  
**Buyer – Capital Homes, LLC**  
**Dated June 21, 2017**

**LEGAL DESCRIPTION**

**Lot 1, 2, and 3, Block 44, Original Town, now City of Tulsa, Tulsa County,  
State of Oklahoma, according to the recorded Plat thereof.**

**Project Name: Block 44**