

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (AE41-6-18) (Mandatory 1-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

AGREEMENT TO AMEND/EXTEND CONTRACT

Date: 3/19/2020

1. This agreement amends the contract dated 2/6/2020 (Contract), between **Shelton Properties LLC** (Seller), and **Town of Basalt** (Buyer), relating to the sale and purchase of the following legally described real estate in the County of **Eagle**, Colorado:
EAGLE COUNTY PARCEL ID2465-11-219-004
MID VALLEY CENTER PUD Lot: 4
BK-074 PG-0544 MAO 08-13-97
 known as No. **20522 Highway 82, Basalt, CO 81621** (Property).

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. **§ 3.1 Dates and Deadlines.** [Note: This table may be omitted if inapplicable.]

Item No.	Reference	Event	Date or Deadline	No Change	Deleted
1	§ 4.3	Alternative Earnest Money Deadline	no change		
Title					
2	§ 8.1, § 8.4	Record Title Deadline	no change		
3	§ 8.2, § 8.4	Record Title Objection Deadline	6/1/2020	Monday	
4	§ 8.3	Off-Record Title Deadline	no change		
5	§ 8.3	Off-Record Title Objection Deadline	6/1/2020	Monday	
6	§ 8.5	Title Resolution Deadline	6/8/2020	Monday	
7	§ 8.6	Right of First Refusal Deadline	no change		
Owners' Association					
8	§ 7.2	Association Documents Deadline	no change		
9	§ 7.4	Association Documents Termination Deadline	no change		
Seller's Disclosures					
10	§ 10.1	Seller's Property Disclosure Deadline	no change		
11	§ 10.10	Lead-Based Paint Disclosure Deadline CBS1, 2, F1	no change		
Loan and Credit					
12	§ 5.1	Loan Application Deadline	no change		
13	§ 5.2	Loan Termination Deadline	no change		
14	§ 5.3	Buyer's Credit Information Deadline	no change		
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	no change		
16	§ 5.4	Existing Loan Documents Deadline	no change		
17	§ 5.4	Existing Loan Documents Termination Deadline	no change		
18	§ 5.4	Loan Transfer Approval Deadline	no change		

19	§ 4.7	Seller or Private Financing Deadline	no change			
Appraisal						
20	§ 6.2	Appraisal Deadline	5/25/2020	Monday		
21	§ 6.2	Appraisal Objection Deadline	6/1/2020	Monday		
22	§ 6.2	Appraisal Resolution Deadline	6/8/2020	Monday		
Survey						
23	§ 9.1	New ILC or New Survey Deadline	no change			
24	§ 9.3	New ILC or New Survey Objection Deadline	6/1/2020	Monday		
25	§ 9.3	New ILC or New Survey Resolution Deadline	6/8/2020	Monday		
Inspection and Due Diligence						
26	§ 10.3	Inspection Objection Deadline	6/1/2020	Monday		
27	§ 10.3	Inspection Termination Deadline	6/8/2020	Monday		
28	§ 10.3	Inspection Resolution Deadline	6/8/2020	Monday		
29	§ 10.5	Property Insurance Termination Deadline	6/8/2020	Monday		
30	§ 10.6	Due Diligence Documents Delivery Deadline	no change			
31	§ 10.6	Due Diligence Documents Objection Deadline	6/1/2020	Monday		
32	§ 10.6	Due Diligence Documents Resolution Deadline	6/8/2020	Monday		
33	§ 10.6	Environmental Inspection Objection Deadline CBS2, 3, 4	6/8/2020	Monday		
34	§ 10.6	ADA Evaluation Objection Deadline CBS2, 3, 4	6/8/2020	Monday		
35	§ 10.7	Conditional Sale Deadline	no change			
36	§ 10.10	Lead-Based Paint Termination Deadline CBS1, 2, F1	no change			
37	§ 11.1, 11.2	Estoppel Statements Deadline CBS2, 3, 4	no change			
38	§ 11.3	Estoppel Statements Termination Deadline CBS2,3,4	no change			
Closing and Possession						
39	§ 12.3	Closing Date	7/15/2020	Wednesday		
40	§ 17	Possession Date	no change			
41	§ 17	Possession Time	no change			
42	n/a	n/a	no change			
43	n/a	n/a	no change			

18 3. Other dates or deadlines set forth in the Contract are changed as follows:

30. ADDITIONAL PROVISIONS:

19 **2. Town Council Approval: This Contract requires the approval of Town Council by Ordinance pursuant to the provisions of the Town Charter. Buyer agrees that the Closing Date shall automatically be continued for up to 21 days in order to allow for Town Council approval; however, in the event Town Council does not approve this Contract within 21 days, it shall be null and void and of no legal effect. Further, in such case, Seller shall be responsible for all of its costs incurred related to the prospective purchase of the Property and/or arising from the Contract. Shall be deleted.**

20 4. Additional amendments:

21 n/a

22 All other terms and conditions of the Contract remain the same.

23 This proposal expires unless accepted in writing by Seller and Buyer as evidenced by their signatures below and

24 the offering party to this document receives notice of such acceptance on or before **03/20/2020 5:00 PM MST**

Date Time

26

Date: _____

27 Seller: **Shelton Properties LLC**
By: *Wayne Shelton*

28 *Wayne Shelton*

Date: *3/21/2020*

30 Address: *[Signature]*

Date: *3-20-2020*

33 Buyer: **Town of Basalt**
By: **Ryan Mahoney, Town Manager**

34 Buyer: *Town of Basalt*

Date: *3-20-2020*

36 Address: *101 Midland Ave Basalt, CO 81621*

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