

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

This First Amendment to Purchase and Sale Agreement (this "Amendment") is made effective this 25th day of March, 2026, by and between Timberlake Apts, LP, a South Carolina limited partnership ("Seller"), and HD Timberlake, LLC, a South Carolina limited liability company or its assignee or nominee ("Purchaser").

W I T N E S S E T H:

WHEREAS, Seller and Schaumber Development, LLC ("Original Purchaser") entered into a Purchase and Sale Agreement (the "Contract") dated February 4, 2026 regarding Spartanburg County Parcel No. 1-44-00-070.03 and further described as 5.80 +/- acres located near the intersection of West Clark Road and Blackstock Road near the Town of Inman, South Carolina (hereinafter the "Property"); and

WHEREAS, Original Purchaser assigned all of its right, title, and interest in and to the Contract to Purchaser on March 25, 2026; and

WHEREAS, Purchaser and Seller desire to amend the Contract pursuant to the terms hereof.

NOW, THEREFORE, for and in consideration of the foregoing, the mutual covenants and benefits contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, the parties agree as follows:

1. The reference to Anderson County Parcel No. 1-44-00-070.03 is hereby replaced with Spartanburg County Parcel No. 1-44-00-070.03.
2. Paragraph 2 Purchase Price is hereby replaced in its entirety as follows:

The purchase price is Four Million Eight Hundred Fifty-Five Thousand Dollars (\$4,855,000.00) ("Purchase Price"), which shall be due and payable as set forth in paragraph 9(d) plus or minus prorations, as hereinafter provided. Upon execution of this Agreement, Purchaser shall pay One Hundred Dollars (\$100.00) as an initial deposit ("Initial Deposit") to Blanco Tackabery & Matamoros, P.A. ("Escrow Agent"). The Initial Deposit shall be credited against the Purchase Price at Closing; and

3. Entire Agreement. The Contract, as modified by the terms of this Amendment, shall continue in full force and effect, and all terms and conditions of the Contract, as modified hereby, are hereby ratified and confirmed in all respects.

4. Counterparts. This Amendment may be executed in separate counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

5. Capitalized Terms. All capitalized terms used herein, but not otherwise defined, shall have the meanings assigned to them in the Contract.

6. Governing Law. This Amendment shall be governed by, and construed in accordance with, the laws of the State of South Carolina.

[Separate Signature Page Attached]

**SEPARATE SIGNATURE PAGE TO
FIRST AMENDMENT TO
PURCHASE AND SALE AGREEMENT**

IN WITNESS WHEREOF, this Amendment has been executed by the parties effective as of the date stated above.

SELLER:

Timberlake Apts, LP, a South Carolina limited partnership

By: Douglas TCF Timberlake, GP, LLC
Its: General Partner

By: 
David D. Douglas, Sr., Member/Manager

PURCHASER:

HD Timberlake, LLC, a South Carolina limited liability company

By: 
Peter C. Schaumber, Jr.
Its: Managing Member