

**AMENDMENTS TO CONTRACT
FOR SALE AND PURCHASE**

SELLER: Port St. Lucie Governmental Finance Corporation

BUYER: Cleveland Clinic Florida

CONTRACT EFFECTIVE DATE: February 4, 2021

PROPERTY: 44 Acre Parcel in Tradition, Port St. Lucie, Florida

The following amendments are hereby made to the above-referenced Contract for Sale and Purchase (the "Contract"), as follows:

The following sub-paragraphs are hereby added to Paragraph 12. **SPECIAL CLAUSES:**

Q. FILLING OF WETLANDS. Wetlands have been identified on the Property, which are shown as Areas 414, 416 and 417 on Exhibit C attached hereto and made a part hereof. The Seller has obtained all necessary permits to fill said wetlands. The Seller shall cause said wetlands to be filled in accordance with the permits. The Seller shall complete said work no later than March 1, 2022. If the Seller fails to complete said work by March 1, 2022, then, in such event, the Buyer shall have the option to terminate this Contract and receive a full refund of all deposits made under this Contract and all payments made to the Seller under this Contract.

R. EXTENSION OF EASEMENT. At Closing, the Seller shall execute an instrument extending the "VGTI Easement" to Parcel 3, Southern Grove Plat No. 8. The VGTI Easement is the access, drainage and utility easement recorded in O.R. Book 3101, Page 73, St. Lucie County, Florida, Official Records.

S. ELIMINATION OF WMT-1. Prior to Closing, the Seller shall obtain all documents and take all action necessary to eliminate Water Management Tract No. 1 from Southern Grove Plat No. 8, making said property developable land. The Seller shall obtain Quit Claim Deeds to the Seller from Horizons St. Lucie Development, LLC (to which WMT-1 is dedicated on the plat) and Tradition Commercial Association, Inc. (which holds a lake maintenance easement around WMT-1), which will then allow the City of Port St. Lucie to eliminate WMT-1. If the Seller is not able to obtain either of these Quit Claim Deeds (or other similarly effective conveyances) before the expiration of the Inspection Period, then, in such event, the Inspection Period under this Contract shall be extended until such time as these conveyances have been received and accepted by the Seller, and solely for this purpose. Notwithstanding this provision, the Inspection Period may not be extended beyond September 24, 2021.

In all other matters and respects, the Contract is hereby ratified and affirmed, as hereby amended.

[SIGNATURES ON FOLLOWING PAGE.]

SELLER:

PORT ST. LUCIE GOVERNMENTAL
FINANCE CORPORATION, a Florida
not-for-profit corporation

By: 

Russ Blackburn

Its: CEO

Date: 7-20-2021

BUYER:

CLEVELAND CLINIC FLORIDA (A
NONPROFIT CORPORATION) d/b/a
CLEVELAND CLINIC FLORIDA, a
Florida not-for-profit corporation

By: 

William M. Peacock, III, PE
Chief of Operations

Its: _____

Date: 8-12-2021



EXHIBIT C TO CONTRACT FOR SALE AND PURCHASE

WETLANDS LOCATIONS