

FIRST AMENDMENT TO GROUND LEASE

This First Amendment to Ground Lease (“**Amendment**”) is made and entered into effective as of the date of the last signature affixed hereto (the “**Effective Date**”), by and between **CLEVELAND COUNTY PUBLIC FACILITIES AUTHORITY**, a public trust (“**Landlord**”), and **SOUTHERN GATEWAY DEVELOPMENT LLC**, an Oklahoma limited liability company (“**Tenant**”), with reference to the following:

- A. Landlord and Tenant are parties to a certain Ground Lease dated **January 27, 2026** (the “**Lease**”), pertaining to that certain real property in downtown Norman, Oklahoma, along East Comanche Street, commonly known as Legacy Plaza (the “**Property**”). Capitalized terms that are not defined in this Amendment have the meanings given to such terms in the Lease.
- B. Landlord and Tenant desire to put forth this Amendment to extend the Due Diligence Period, as more specifically described herein.

In consideration of the mutual covenants in this Amendment and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Landlord and Tenant agree as follows:

- 1. **Due Diligence Period.** The Due Diligence Period is hereby extended through and including **October 31, 2026**.
- 2. **No Other Amendments.** Except as amended by this Amendment, the Lease remains in full force and effect in accordance with its terms.
- 3. **Counterparts.** This Amendment may be separately executed in counterparts, which when so executed will be deemed to constitute one and the same agreement. This Amendment may be executed and delivered by electronic means.

Tenant:

SOUTHERN GATEWAY DEVELOPMENT LLC
an Oklahoma limited liability company

By: *Josh L. Byrd*
Title: *Partner*
Date: *4-24* , 2026

Landlord:

CLEVELAND COUNTY PUBLIC FACILITIES AUTHORITY
a public trust

By: _____
Title: _____
Date: _____, 2026