

### AMENDMENT TO PURCHASE AGREEMENT

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1. Date March 3rd, 2021

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3. The undersigned parties to a Purchase Agreement, dated February 5th 2021  
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at  
5. 1033 Galtier Street St. Paul MN 55117

6. hereby mutually agree to amend said Purchase Agreement as follows:

7. Buyer and seller agree to adjust the earnest money deposit to \$7,600.

8. Earnest money deposit to be held by seller.

9. Earnest money deposit to be made on or before March 12th subject to the city of St. Paul approval of rehabilitation plans for the property.

10. In exchange for the earnest money deposit seller to sign a quit claim deed which will be held  
11. in escrow by Title Nexus/Hoelscher Law Firm and not recorded until the closing date.

12. Buyer and Seller agree to a new closing date of 5 days after the buyer receives a certificate  
13. of occupancy/code compliance from the city of St. Paul.

14. After buyer receives a certificate of occupancy/code compliance from the city of St. Paul the  
15. quit claim deed and other documents from closing may then be recorded transferring ownership from seller to buyer.

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30. All other terms and conditions of the Purchase Agreement to remain the same.

31.  *Philip Schloss* 03/06/2021  
(Seller) (Date)

 *Nathan J. Erickson* 03/06/2021  
(Buyer) (Date)

32. \_\_\_\_\_  
(Seller) (Date)

\_\_\_\_\_  
(Buyer) (Date)

33. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
34. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**