

**FIRST AMENDMENT  
TO  
PURCHASE AGREEMENT**

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Java Companies, LLC** and/or its assigns, a Minnesota Limited Liability Company (“Buyer”), with an Effective Date of September 23, 2020.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains September 23, 2020.
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately .75 acres (32,775 square feet) of vacant land, legally described as follows:  
  
Part of Outlot GG, Ramsey Town Center Addition, to be platted as:  
  
Lot 1, Block 1, Java Auto Parts. Anoka County, Minnesota  
  
PID Number: Portion of 28-32-25-41-0020 (“Property”)
3. **PURCHASE PRICE.** The purchase price for the Property is \$228,900 (the “Purchase Price”).
4. **BUYER.** Buyer desires to assign the Purchase Agreement to Java Ramsey Casey’s Outlot, LLC, and Seller agrees to and accepts said assignment.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.
2. **REMAINING TERMS.** All other provisions of the Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this First Amendment to Purchase Agreement. The terms used in this First Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement.

**SELLER: City of Ramsey**, a Minnesota municipal corporation

By: \_\_\_\_\_  
Mark E, Kuzma, Mayor

Dated: \_\_\_\_\_, 2021

By: \_\_\_\_\_  
Kurtis G. Ulrich, City Administrator

Dated: \_\_\_\_\_, 2021

**BUYER: JAVA RAMSEY CASEY'S OUTLOT, LLC**

By: \_\_\_\_\_  
Mark Krogh, Chief Manager

Dated: \_\_\_\_\_, 2021