

FOURTH AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT

THIS FOURTH AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT (this “*Amendment*”) is entered into as of the _____ day of _____, 2025, to be effective as of September 30, 2024, by and between the City of Las Vegas, a Nevada municipal corporation (“*CLV*”), and McCormack Baron Salazar, Inc., a Missouri corporation (“*Developer*”). CLV and Developer may be referred to herein singularly as a “*Party*” and collectively as the “*Parties*”.

WHEREAS:

A. WHEREAS, CLV and Developer have previously entered into that certain Exclusive Negotiation Agreement dated August 17, 2022, as amended by that certain First Amendment to Exclusive Negotiation Agreement dated February 9, 2023, that certain Second Amendment to Exclusive Negotiation Agreement dated May 17, 2023, and that certain Third Amendment to Exclusive Negotiation Agreement dated November 29, 2023 (as amended, the “*Agreement*”).

B. WHEREAS, the Parties agree that any capitalized terms used in this Amendment which are not defined in this Amendment shall have the same meanings as set forth in the Agreement.

C. WHEREAS, the Parties have entered into this Amendment to extend the Term of the Agreement.

NOW, THEREFORE, for and in consideration of the mutual agreements, which are hereinafter contained, the Parties do hereby agree as follows:

1. Term. The Parties hereby mutually agree that the Term is hereby extended to, and ending on, June 30, 2025, unless earlier terminated as provided in the Agreement.

2. Execution of DDA. As a condition to the continued effectiveness of the Agreement, Developer shall enter into the DDA within sixty (60) days of the date of this Amendment.

3. Effect. Except as provided in this Amendment, the Agreement remains in full force and effect.

4. Counterpart Signatures; Facsimile Transmission. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one agreement. Delivery of this Amendment may be accomplished by facsimile transmission of this Amendment. In such event, the Parties hereto shall promptly thereafter deliver to each other executed counterpart originals of this Amendment.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date first set forth above.

CLV:

CITY OF LAS VEGAS,
a Nevada municipal corporation

By _____
Shelley Berkley, Mayor

DEVELOPER:

MCCORMACK BARON SALAZAR, INC.,
a Missouri corporation

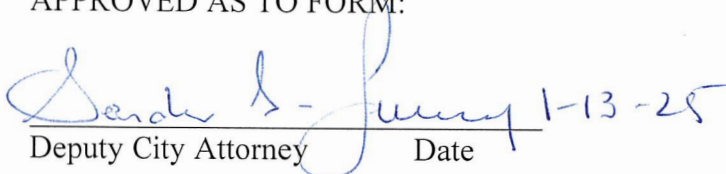
By: 
Vincent R. Bennet, its President

ATTEST:

LuAnn D. Holmes, City Clerk

Date: _____

APPROVED AS TO FORM:


Deputy City Attorney Date

Sandra D. Turner
Deputy City Attorney