SECOND AMENDMENT TO THE
REAL ESTATE PURCHASE AND SALE AGREEMENT
(Travolina Pines)

THIS SECOND AMENDMENT TO THE REAL ESTATE PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made and entered into as of the Effective Date (hereinafter defined), by and between **CRH DEVELOPMENT, LLC**, a North Carolina limited liability company ("**Seller**"), and **DREAM FINDERS HOMES, LLC**, a Florida limited liability company ("**Purchaser**").

Recitals

A. Seller and Purchaser entered into that certain Real Estate Purchase and Sale Agreement with an effective date of January 16, 2025, as amended from time to time (the "**Agreement**"), relating to the sale and purchase of certain real estate in Harnett County, North Carolina, which is more particularly described in the Agreement (the "**Property**").

B. Seller and Purchaser desire to amend the Agreement on the terms and conditions hereinafter set forth.

C. Capitalized terms used herein and not otherwise defined herein shall have the meaning ascribed thereto in the Agreement.

Agreement of the Parties

NOW, THEREFORE, for and in consideration of the premises, the terms and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

1. Incorporation of Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

2. Effective Date. This Amendment shall become effective on the date this Amendment is signed by the last of Purchaser and Seller (the "**Effective Date**").

3. Return of the Deposit to Purchaser at Closings. Seller and Purchaser agree that the following is inserted as the second to last sentence of Section 6. of the Agreement:

> Notwithstanding anything to the contrary in this Section 6., and provided the parties proceed to Closing, the Deposit shall be applied as a credit towards the Purchase Price of each Lot, with a credit of **FOURTEEN THOUSAND FIVE HUNDRED FIFTY DOLLARS** ($14,550.00) per Lot being applied to the first fifty (50) Lots purchased, and a credit of **SEVEN THOUSAND FIVE HUNDRED DOLLARS** ($7,500.00) per Lot being applied to the remaining forty-four (44) Lots purchased.

4. Integration of Amendment and Agreement. This Amendment and the Agreement shall be deemed to be, for all purposes, one instrument. The execution, delivery and effectiveness of this Amendment shall not operate as a waiver of any right, power or remedy of either party for any default under the Agreement, nor constitute a waiver of any provision of the Agreement. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Agreement, the terms of this Amendment shall, in all instances, control and prevail.

5. Counterparts; Signatures. This Amendment may be executed by the parties hereto individually or in combination or in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument. Scanned and emailed or facsimile signatures (in pdf format) shall be deemed original and binding on the parties.

6. Ratification. The Agreement, as amended hereby, remains in full force and effect and is hereby ratified and confirmed.

[The remainder of this page is left intentionally blank. A signature page follows.]

IN WITNESS WHEREOF, the parties have signed this Amendment as of the dates set forth below their signatures.

SELLER:

CRH DEVELOPMENT, LLC,
a North Carolina limited liability company

DocuSigned by:
By: Justin Harris
67D113756CFA41F...
Name: Justin Harris
Title: Owner
Date: 2/6/2025

PURCHASER:

DREAM FINDERS HOMES, LLC,
a Florida limited liability company

DocuSigned by:
By:
53C2D725FF4544E...
Name: batey mcgraw
Title: VP
Date: 2/7/2025