

FIRST AMENDMENT TO LOAN AGREEMENT

THIS FIRST AMENDMENT TO LOAN AGREEMENT (the “Amendment”) is made and entered by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation organized pursuant to the Constitution of the State of Colorado (“City”), and **18TH AND PENN BUILDING I, LLC** a Wisconsin limited liability company, whose address is 200 N. Main Street, Wisconsin 53575 (“Borrower”), each individually a “Party” and collectively the “Parties.”

RECITALS:

WHEREAS, the Parties entered into that certain Loan Agreement dated October 29, 2025 (the “Loan Agreement”) relating to a loan to Borrower in the original principal amount of TWO MILLION TWO HUNDRED AND NINETY THOUSAND DOLLARS and No/100 (\$2,290,000.00) (the “Loan”); and

WHEREAS, the Parties wish to amend Loan Agreement to correct the legal description and match the legal description in the Covenant and Deed of Trust, as set forth herein; and

NOW THEREFORE, in consideration of the premises herein contained and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and the Parties’ mutual covenants and obligations, the Parties agree as follows:

1. **Exhibit D** to the Loan Agreement is hereby deleted in its entirety and replaced with **Exhibit D-1 Legal Description**, attached and incorporated by reference herein. All references in the original Agreement to Exhibit D are changed to Exhibit D-1.
2. The Executive Director of HOST or the Executive Director’s designee is authorized to execute documents necessary and appropriate to accomplish the objectives of this Amendment, so long as the documents are in a form acceptable to the City Attorney.
3. Except as stated herein, the Loan Documents continue in effect, and are affirmed and ratified in each and every particular.
4. This Amendment will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

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[SIGNATURE PAGES TO FOLLOW]

Contract Control Number:
Contractor Name:

HOST-202683990-01 / HOST-202581877
18TH AND PENN BUILDING I LLC

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at
Denver, Colorado as of:

SEAL**CITY AND COUNTY OF DENVER:**

ATTEST:

By: _____

APPROVED AS TO FORM:

Attorney for the City and County of Denver

By: _____

REGISTERED AND COUNTERSIGNED:

By: _____

By: _____

Contract Control Number:
Contractor Name:

HOST-202683990-01 / HOST-202581877
18TH AND PENN BUILDING I LLC

By:

Signed by:

Michael Redman

28040FEDD5E9411...

Name:

Michael Redman

(please print)

Title:

Secretary/Treasurer for Managing Member

(please print)

ATTEST: [if required]

By:

Name:

(please print)

Title:

(please print)

Exhibit D-1

LEGAL DESCRIPTION

The following real property located in the City and County of Denver, State of Colorado:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN DENVER, IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL E:

LOTS 29, 30, 31, 32, 33 AND 34, BLOCK 283, TOGETHER WITH THE EAST ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS, AS VACATED BY INSTRUMENT RECORDED FEBRUARY 5, 1999 UNDER RECEPTION NO. 990021153, CLEMENTS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL F:

LOTS 35 TO 40, INCLUSIVE, BLOCK 283, TOGETHER WITH THE EAST ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS, AS VACATED BY INSTRUMENT RECORDED FEBRUARY 5, 1999 UNDER RECEPTION NO. 990021153, CLEMENTS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL G EASEMENT PARCEL:

THOSE BENEFICIAL EASEMENT RIGHTS OVER THE SOUTH EASEMENT PARCEL AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JULY 21, 1999 UNDER RECEPTION NO. 9900127432.

PARCEL H EASEMENT PARCEL:

THOSE BENEFICIAL EASEMENT RIGHTS OVER THE SOUTH EASEMENT PARCEL AS SET FORTH AND GRANTED IN RECIPROCAL EASEMENT AGREEMENT AS RECORDED OCTOBER 17, 2025 AT RECEPTION NO. _2025103308.

Parcel Numbers: , 02349-16-027-000;, 02349-16-026-000