

**THIRD AMENDMENT TO CONTRACT NO. 2025-01 PURCHASE AND SALE AGREEMENT
FOR HOTEL TOPEKA**

THIS **THIRD AMENDMENT TO Contract No. 2025-01 PURCHASE AND SALE AGREEMENT** ("Third Amendment") is effective as of June 1, 2026 and amends that certain Contract No. 2025-01 Purchase and Sale Agreement dated December 16, 2025, as amended (collectively, the "Agreement"), by and between **ENDEAVOR HOTEL GROUP LLC**, a Delaware limited liability company ("Purchaser"), **TOPEKA DEVELOPMENT CORPORATION**, a Kansas not-for-profit corporation and an instrumentality of the City of Topeka, Kansas duly constituted under Kansas law ("Seller"), and **YBR PROPERTIES WG TOPEKA, LLC**, a Delaware limited liability company ("Assignee").

WHEREAS, Purchaser is under contract to purchase from Seller that certain real property commonly known as Hotel Topeka at City Center located at 1717 Southwest Topeka Boulevard, Topeka, Kansas; and

WHEREAS, Purchaser desires to assign all of its right, title, and interest in and to the Agreement to Assignee, in which Purchaser will have a controlling interest.

NOW, THEREFORE, in consideration of the terms hereof and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Assignment.** Purchaser hereby assigns all of its right, title, and interest in and to the Agreement to Assignee, and Assignee hereby assumes all of Purchaser's obligations under the Agreement. Seller hereby consents to such assignment and assumption and releases Purchaser from any and all obligations and liabilities arising under the Agreement from and after the effective date of this Third Amendment.

2. **Ratification of Contract.** The Parties hereby confirm and ratify all other provisions contained in the Agreement, which provisions shall remain in effect as initially drafted except as expressly amended hereby.

3. **Descriptive Headings, etc.** The descriptive headings of the several sections of this Third Amendment are inserted for convenience only and shall not be deemed to affect the meaning or construction of any of the provisions hereof.

4. **Defined Terms.** Unless expressly defined herein, defined terms utilized in this Third Amendment shall be deemed to have the same meaning as set forth in the Agreement.

5. **Counterparts.** This Third Amendment may be executed in any number of counterparts and by different Parties on separate counterparts and all of such counterparts shall together constitute the same agreement.

6. **Modification.** No additions, modifications or amendments may be made hereto, except if stated in writing and signed by all Parties.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this Third Amendment to be executed, by their respective duly authorized officers, effective on the date and year first above written.

PURCHASER:

ENDEAVOR HOTEL GROUP, LLC

By: Roy Arnold
Roy Arnold, President

SELLER:

TOPEKA DEVELOPMENT CORPORATION

Approved By:

Robert M. Perez
Dr. Robert M. Perez,
TDC Executive Director

Approved By:

Spencer L. Duncan
Spencer L. Duncan
TDC President

ASSIGNEE:

YBR PROPERTIES WG TOPEKA, LLC

By: Roy Arnold
Roy Arnold, President

Certificate Of Completion

Envelope Id: A328CF93-AC43-84C2-8007-FA8554FD8531 Status: Completed
 Subject: Topeka Development Corporation Amendment 3 Endeavor Hotel Group LLC Contract No. 2025-01
 Department: Other
 Document Type: Contract/Agreement/Addendums/Renewals/Change Order
 Source Envelope:
 Document Pages: 2 Signatures: 4 Envelope Originator:
 Certificate Pages: 5 Initials: 0 Leigha Boling
 AutoNav: Enabled lboling@topeka.org
 Envelopeld Stamping: Enabled IP Address: 98.168.117.239
 Time Zone: (UTC-06:00) Central Time (US & Canada)


Record Tracking

Status: Original Holder: Leigha Boling Location: DocuSign
 6/9/2026 9:27:25 PM lboling@topeka.org


Signer Events

Signer Events	Signature	Timestamp
Roy Arnold roy.arnold@endeavorhotelgroup.com CEO YBR Properties Little Rock LLC Security Level: Email, Account Authentication (None)		Sent: 6/9/2026 9:33:38 PM Viewed: 6/10/2026 9:54:21 AM Signed: 6/10/2026 9:54:31 AM
	Signature Adoption: Pre-selected Style Using IP Address: 2001:579:d044:1de:8581:7fdb:3036:b026	

Electronic Record and Signature Disclosure:
 Accepted: 6/10/2026 9:54:21 AM
 ID: 7c4d9094-933a-4bd9-8196-04e9378fb269

Robert M Perez rmperez@topeka.org City Manager City of Topeka Security Level: Email, Account Authentication (None)		Sent: 6/10/2026 9:54:32 AM Viewed: 6/10/2026 10:09:10 AM Signed: 6/10/2026 10:10:06 AM
	Signature Adoption: Pre-selected Style Using IP Address: 2600:387:b:7::b3 Signed using mobile	

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Spencer L. Duncan sduncan@topeka.org Security Level: Email, Account Authentication (None)		Sent: 6/10/2026 10:10:08 AM Viewed: 6/10/2026 10:14:19 AM Signed: 6/10/2026 10:14:41 AM
	Signature Adoption: Uploaded Signature Image Using IP Address: 104.7.25.102	

Electronic Record and Signature Disclosure:
 Accepted: 6/10/2026 10:14:19 AM
 ID: 563abd00-0baf-41ca-a79c-609d11352bcd

Brenda Younger BYounger@topeka.org City Clerk City of Topeka Security Level: Email, Account Authentication (None)	Completed	Sent: 6/10/2026 10:14:42 AM Viewed: 6/10/2026 10:28:47 AM Signed: 6/10/2026 10:28:58 AM
	Using IP Address: 98.168.117.239	

Electronic Record and Signature Disclosure:
 Accepted: 8/17/2021 1:09:56 PM
 ID: 807f097e-c1b5-4b33-ab43-eedb09cd7ef1

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/9/2026 9:33:39 PM
Certified Delivered	Security Checked	6/10/2026 10:28:47 AM
Signing Complete	Security Checked	6/10/2026 10:28:58 AM
Completed	Security Checked	6/10/2026 10:28:58 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Carahsoft OBO City of Topeka (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO City of Topeka:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: sschoonover@topeka.org

To advise Carahsoft OBO City of Topeka of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at sschoonover@topeka.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Carahsoft OBO City of Topeka

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to sschoonover@topeka.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Carahsoft OBO City of Topeka

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to sschoonover@topeka.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Carahsoft OBO City of Topeka as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO City of Topeka during the course of your relationship with Carahsoft OBO City of Topeka.