

AMENDMENT TO OPTION TO PURCHASE AGREEMENT

THIS AMENDMENT ("Amendment") made as of this 8th day of March, 2023 by and between the **TOWN OF GROTON**, a Connecticut municipal corporation with its Town Hall located at 45 Fort Hill Road, Groton, Connecticut 06340 ("Seller") and **PJ&A, L.L.C.**, a Connecticut limited liability company having an address at 2035 Norwich New London Turnpike, Uncasville, CT 06382 and or its permitted assigns ("Purchaser").

RECITALS:

WHEREAS, on March 15, 2021, Seller and Purchaser entered into that certain Option to Purchase Agreement (the "Agreement") granting Purchaser an option to purchase the real properties, and all improvements thereon, if any, located at 529 and 517 Gold Star Highway, Groton, Connecticut, subject to the terms and conditions of such Agreement; and

WHEREAS, said Agreement set forth that the Option contemplated therein would remain in effect through and including March 15, 2022, subject to the ability to extend the Option Period an additional 12 months pursuant to the terms of said Agreement; and

WHEREAS, following a request by Purchaser dated February 25, 2022, Seller approved a 12 month extension of the initial Option Period through and including March 15, 2023; and

WHEREAS, on March 7, 2023, the Groton Town Council approved an additional 18 month extension to the Option Period through and including September 15, 2024, and the parties mutually desire to amend said Agreement to memorialize said extension pursuant to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Recitals**. The parties agree that the above recitals are true and accurate and are hereby incorporated into this Amendment.
2. **Extension**. Notwithstanding anything in the Agreement to the contrary, the parties agree that Section 1 of the Agreement shall be hereby amended to extend the Option through and including September 15, 2024. The parties further agree that the Option Price shall not be applied to the Purchase Price.
3. **Ratification**. Except as inconsistent herewith or modified herein, all other terms and conditions of the Agreement are hereby ratified and confirmed.
4. **Miscellaneous**. The Agreement, as amended by this Amendment, constitutes the entire agreement between the parties as to the subject matter hereof and shall not be further modified except by instrument signed by both parties. This Amendment shall be governed by and construed in accordance with the laws of the State of Connecticut. This Amendment shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns.


IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.



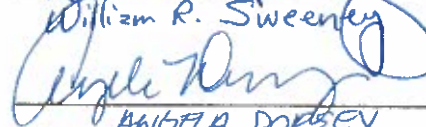
Lisa Pylton



Betsy Lane



William R. Sweeney




ANGELA DORSEY

TOWN OF GROTON

By: 

John Burt
Its Town Manager
Duly Authorized

PJ&A, L.L.C.

By: 

Joseph Fatone
Its Member
Duly Authorized