

AMENDMENT TO CONTRACT

THIS AMENDMENT, dated as of April 29th, 2025 by and between Jober QB LLC, as Seller, and Brittany Roberts-Blake, as Purchaser.

WHEREAS, the above Parties have entered into a Contract of Sale, dated April 2, 2025, to transfer the shares of stock appurtenant to 3080/3090 Voorhies Avenue / 3845/3855 Shore Parkway, Unit 3H, Brooklyn, New York; and

WHEREAS, the above Parties desire to amend the terms of said Contract of Sale such that the purchase of shares shall be for those appurtenant to Unit 5K.

WHEREAS, the above Parties desire to amend the terms of said Contract of Sale as set forth herein.

NOW THEREFORE, in view of the foregoing and for other good and valuable consideration exchanged between the parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Unit listed in Section 1.6 of the Contract of Sale is hereby amended to 5K.
2. The Shares listed in Section 1.8 of the Contract of Sale is hereby amended to 769.
3. The Purchase Price listed in Section 1.12 of the Contract of Sale is hereby amended to \$304,000.00
4. The Contract Deposit listed in Section 1.12.1 is hereby amended to \$30,400.00. ✓
5. The Balance of the Purchase Price due at Closing in Section 1.12.2 is hereby amended to \$273,600.00.
6. The Maintenance in Section 1.13 of the Contract is hereby amended to \$807.45.
7. The Assessment in Section 1.14 of the Contract is hereby amended to \$448.58.
8. The Amount Financed in Section 1.16.1 of the Contract is hereby amended to \$273,600.00. 90%
9. The Ancillary Rider to Contract of Sale shall be null and void and replaced with the ancillary rider annexed hereto as Exhibit A.
10. All other referenced to Unit "3H" in the Contract of Sale shall be amended to 5K.
11. Simultaneous with the execution of this Contract of Sale, Purchaser shall deliver to Escrowee an additional \$3,900.00 representing the difference between the Contract Deposit initially remitted to Escrowee for Unit 3H, and the new Contract Deposit as modified by Paragraph 4 above (The "Additional Contract Deposit"). This Amendment shall not be effective until: (i) signed by both the Purchaser and Seller and (ii) the Additional Contract Deposit is received by Escrowee,

AND THAT, in all other respects, the terms and provisions of the Contract of Sale are hereby affirmed and shall remain undisturbed and in full force and effect.

AND THAT, this Amendment to Contract may be executed and delivered in one or more counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same instrument. This Amendment to Contract, when executed and delivered electronically, shall be given the same force and effect as if an original had otherwise been executed and delivered and shall constitute an effective, binding agreement that may be relied upon by each of the undersigned Parties.

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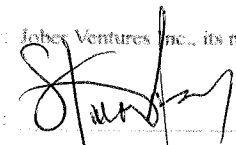
IN WITNESS WHEREOF, the Parties hereto have set their hands the day and year first above written.

Seller:

Jobex QB LLC
a New York limited liability company

By: Jobex Ventures Inc., its manager

By:



Brett Chubb, Authorized Signatory

Stuart Berg, Secretary

Purchaser:


Brittany Roberts-Blake

EXHIBIT A

ANCILLARY RIDER TO CONTRACT OF SALE

Seller: Jober QB LLC
Purchaser: Brittany Roberts-Blake
Premises: 3080/3090 Voorhies Avenue / 3845/3855 Shore Parkway, Unit 5K, Brooklyn, New York (the "Unit")

In the event of any inconsistency between the provisions of this Ancillary Rider and those contained in the Contract of Sale and/or the Rider thereto, the provisions of this Ancillary Rider shall control.

Notwithstanding anything contained in the Contract of Sale and any Riders thereto, prior to Closing, Seller shall cause the following repairs and renovations (collectively, the "Repairs") to be completed:

1. Repair outlet in the living room.
2. Ensure sleeve for a/c which is painted over can open properly.
3. Repair outlet in kitchen on the counter.
4. Repair light switch for kitchen overhead lights.
5. Repair outlet in bedroom that is painted over.
6. Repair flush handle on toilet which leaks when depressed.
7. Repair diverter valve so tub drains properly.

In addition to the foregoing, Seller, will make the following repairs, or, to the extent such repairs are the Corporation's obligation under the Proprietary Lease for the Unit, notify the Corporation to make such following repairs.

8. Repair or replace the screen on the windows in the living room.

Notwithstanding the foregoing, to the extent item 8 is the Corporation's obligation under the plan, Purchaser expressly acknowledges that Seller's obligation is only to notify the Corporation of such issues and any failure by the Corporation to make any such repairs shall not give Purchaser any right to adjourn the Closing.

SELLER

Jober QB LLC,
a New York limited liability company

By: Jober Ventures Inc., its manager

By:

Name: Stuart Berg
Title: Secretary

PURCHASER

Brittany Roberts-Blake