

**THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT**

THIS THIRD AMENDMENT TO THE PURCHASE AND SALE AGREEMENT (the “Third Amendment”) is made and entered into as of the date hereinafter set forth by and between the Western Heritage Event Center (“Seller”), and the Board of County Commissioners of Archuleta County (“Purchaser”).

WHEREAS, the Seller and the Purchaser entered into a Purchase and Sale Agreement (the “Agreement”) on January 21, 2020, for a tract of land situated at 344 Hwy 84, Pagosa Springs, Colorado along with the improvements on such tract of land, including but not limited to the Hughes-Pavilion Arena;

WHEREAS, the Seller and Purchaser entered into a First Amendment on December 21, 2021 to clarify and add certain language within the Agreement regarding Improvements on the Real Property;

WHEREAS, the Seller and Purchaser entered into a Second Amendment on February 15, 2022, to amend the terms of the Agreement and the First Amendment, to extend the Closing Date.

WHEREAS, the Seller and Purchaser desire to enter into this Third Amendment to amend the terms of the Agreement, the First Amendment, and the Second Amendment to extend the Closing Date further as set forth in more detail below.

NOW, THEREFORE, the Agreement, the First Amendment, and Second Amendment are amended as follows:

***6.1. Time and Date of Closing***

The conveyance of the Property pursuant to this Contract shall be consummated (the “Closing”) at the offices of the Title Company at a date and time agreeable by both parties but no later than July 22, 2022, unless the parties agree in writing to extend the date and time beyond such time frame (the “Closing Date”). Time shall be of the essence of this Contract.

PURCHASER:

Attest:

BOARD OF COUNTY COMMISSIONERS  
OF ARCHULETA COUNTY,  
COLORADO



\_\_\_\_\_  
County Clerk

By: \_\_\_\_\_  
Alvin Schaaf, Chair

(Affix County Seal)

Date: \_\_\_\_\_

SELLER:

WESTERN HERITAGE EVENT CENTER

By: Diana Talbot  
Diana Talbot, President – Board of Directors  
Western Heritage Event Center  
344A US Highway 84  
P.O. Box 1841  
Pagosa Springs, CO 81147

Date: 6-27-22