

STATE OF ALABAMA                     )  
   :  
COUNTY OF SHELBY                    )

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03/30/2022 10:13:56 AM  
AMNAGRMT 1/4

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

**THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT** (this "Amendment") is made and entered into as of the 29<sup>th</sup> day of March, 2022 by and between **UNITED STATES STEEL CORPORATION**, a Delaware corporation ("Seller"), and **NEWCASTLE DEVELOPMENT, LLC**, an Alabama limited liability company ("Purchaser").

**R E C I T A L S:**

Seller and Purchaser have heretofore entered into a Development Agreement dated August 19, 2020 (the "Development Agreement") which has been recorded as Instrument 20200819000361170 in the Office of the Judge of Probate of Shelby County, Alabama. *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Development Agreement.*

The legal description of the Property contained in the Development Agreement was incorrect and the parties desire to amend the Development Agreement in order to properly set forth the legal description of the Property.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser do hereby amend the Development Agreement as follows.

1. Legal Description of Property. **Exhibit A** to the Development Agreement is deleted in its entirety and **Exhibit A** attached to this Amendment is substituted in lieu thereof. From and after the date hereof, any and all references in the Development Agreement to the Property shall mean and refer to the real property described in **Exhibit A** to this Amendment.

2. Full Force and Effect. Except as expressly modified and amended herein, all the terms and provisions of the Development Agreement shall remain in full force and effect and are hereby ratified, confirmed and approved by the parties hereto.

[Signature pages follow]

**IN WITNESS WHEREOF**, Seller and Purchaser have caused this Amendment to be executed as of the day and year first above written.

**SELLER:**

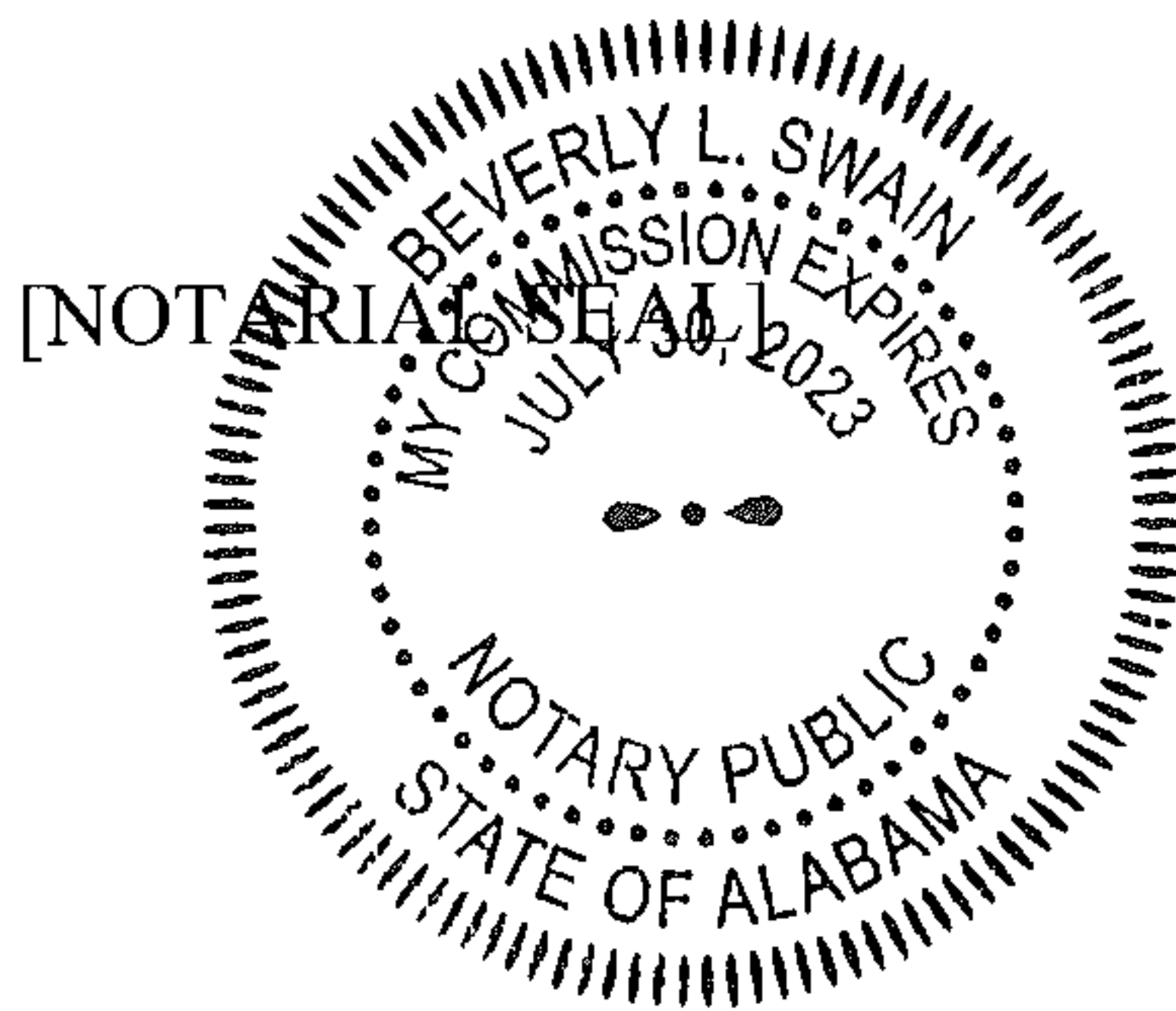
**UNITED STATES STEEL CORPORATION**, a  
Delaware corporation

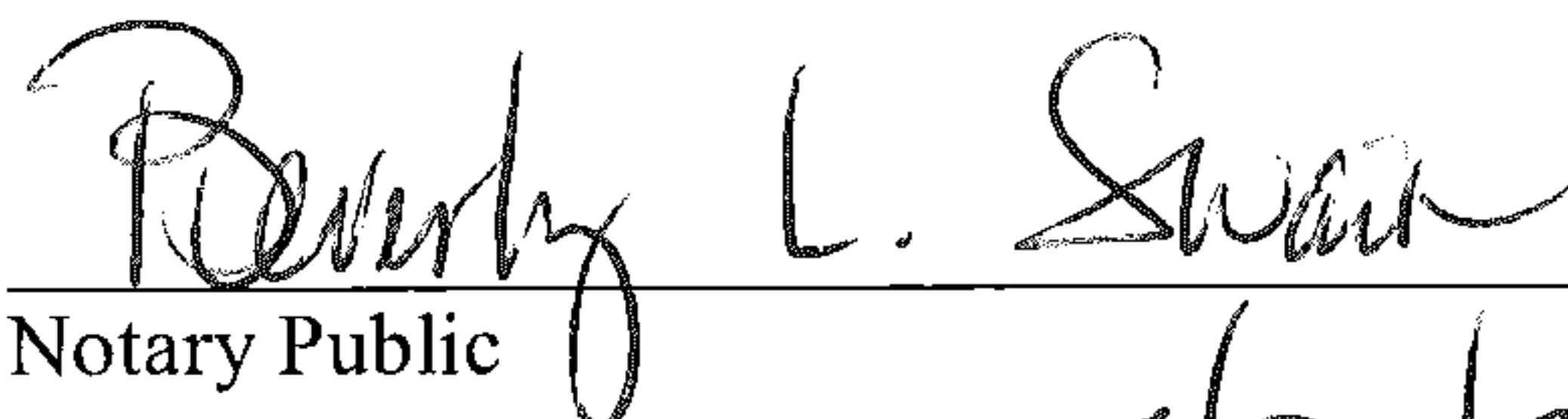
By:   
Jammie P Cowden  
Title: Director-Real Estate

**STATE OF ALABAMA** )  
**COUNTY OF JEFFERSON** )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jammie P Cowden, whose name as Director-Real Estate, of **United States Steel Corporation**, a Delaware corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office, this the 28 day of March, 2022.



  
Notary Public

My Commission Expires: 7/30/2023

**PURCHASER:**

**NEWCASTLE DEVELOPMENT, LLC**, an Alabama  
limited liability company

By: 

Printed Name: Robin Trimm

Title: CFO

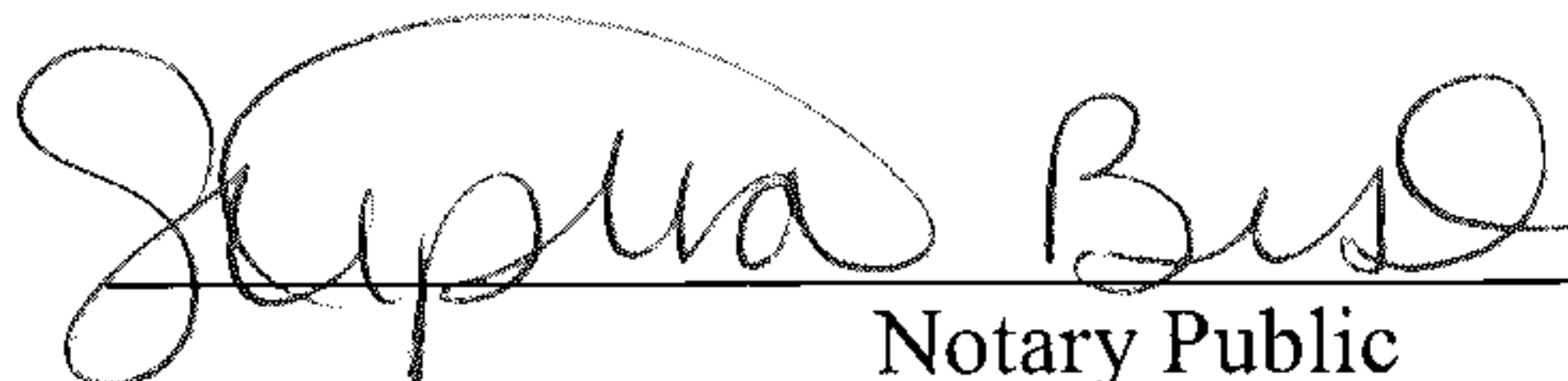
STATE OF ALABAMA

Shelby COUNTY

)  
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I, the undersigned, a notary public in and for said county in said state, hereby certify that Robin Trimm, whose name as CFO of **NEWCASTLE DEVELOPMENT, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

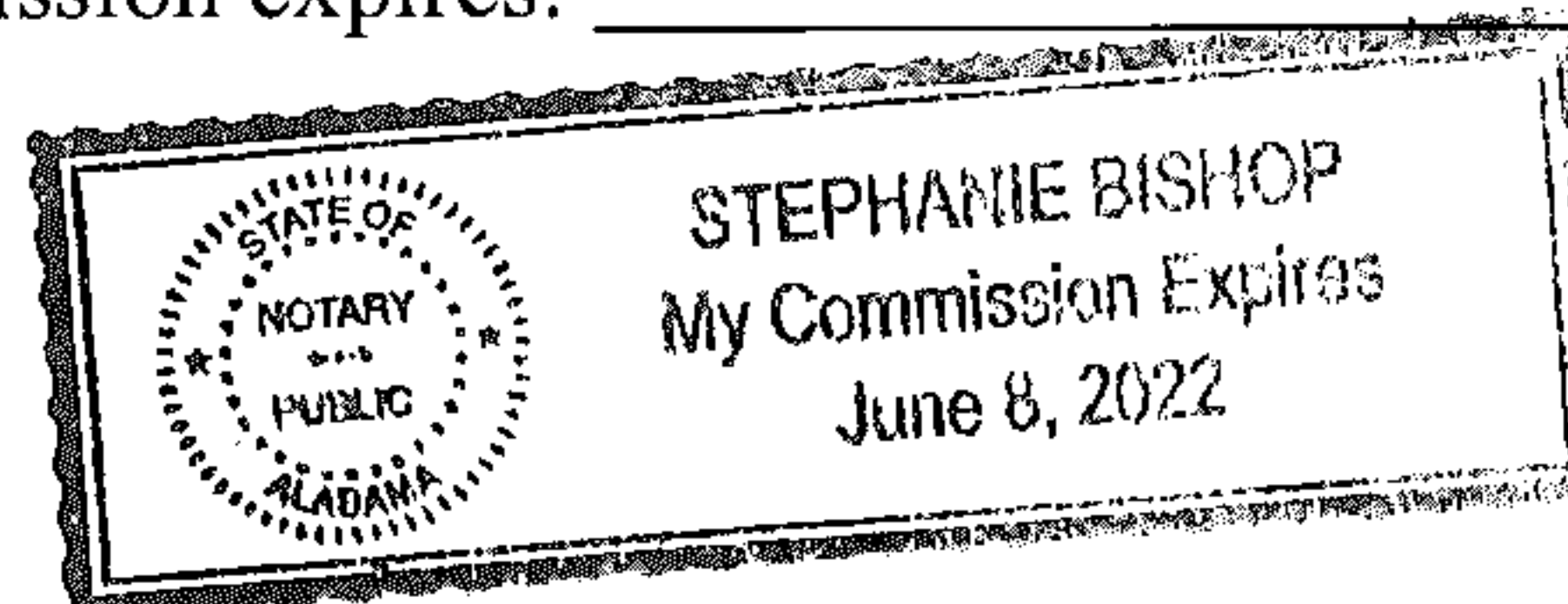
Given under my hand and official seal this 24<sup>th</sup> day of March, 2022



Notary Public

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_



**This instrument prepared by and upon  
recording should be returned to:**

Stephen R. Monk, Esq.  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203



**EXHIBIT A****Legal Description of Property**

Commence at a 3" capped pipe in place being the Southeast corner of the Southeast one-fourth of the Southwest one-fourth of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; said point being the point of beginning. From this beginning point proceed North 88° 19' 53" West along the South boundary of said quarter-quarter section for a distance of 1322.58 feet to a 1" crimp top pipe in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 00° 45' 04" East along the West boundary of the Southeast one-fourth of the Southwest one-fourth and along the West boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 1628.11 feet; thence proceed North 18° 16' 03" East for a distance of 935.50 feet; thence proceed North 34° 31' 03" East for a distance of 546.06 feet (set ½" rebar CA-0114-LS); thence proceed North 34° 31' 03" East for a distance of 308.73 feet (set ½" rebar CA-0114-LS); thence proceed North 33° 14' 20" West for a distance of 479.09 feet (set ½" rebar CA-0114-LS); thence proceed North 21° 21' 40" East for a distance of 443.02 feet (set ½" rebar CA-0114-LS) to a point on the Southerly right-of-way of Hillsboro Parkway; thence proceed South 77° 24' 09" East along the Southerly right-of-way of said road for a distance of 59.65 feet (set ½" rebar CA-0114-LS); thence proceed South 80° 52' 37" East along the Southerly right-of-way of said road for a distance of 93.57 feet (set ½" rebar CA-0114-LS); thence proceed South 77° 39' 51" East along the Southerly right-of-way of said road for a distance of 85.36 feet (set ½" rebar CA-0114-LS); thence proceed South 73° 54' 51" East along the Southerly right-of-way of said road for a distance of 52.28 feet (set ½" rebar CA-0114-LS); thence proceed South 70° 42' 25" East along the Southerly right-of-way of said road for a distance of 53.39 feet (set ½" rebar CA-0114-LS); thence proceed South 67° 12' 42" East along the Southerly right-of-way of said road for a distance of 50.80 feet (set ½" rebar CA-0114-LS); thence proceed South 63° 43' 25" East along the Southerly right-of-way of said road for a distance of 36.37 feet (set ½" rebar CA-0114-LS); thence proceed South 62° 16' 30" East along the Southerly right-of-way of said road for a distance of 50.15 feet (set ½" rebar CA-0114-LS); thence proceed South 58° 49' 16" East along the Southerly right-of-way of said road for a distance of 57.05 feet (set ½" rebar CA-0114-LS); thence proceed South 55° 53' 39" East along the Southerly right-of-way of said road for a distance of 48.86 feet (set ½" rebar CA-0114-LS); thence proceed South 52° 07' 51" East along the Southerly right-of-way of said road for a distance of 88.97 feet (set ½" rebar CA-0114-LS); thence proceed South 52° 07' 51" East along the Southerly right-of-way of said road for a distance of 47.70 feet (set ½" rebar CA-0114-LS) to the P. C. of a concave curve left with an arc length of 119.44 feet and a radius of 294.22 feet; thence proceed Southeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 63° 45' 37" East, 118.62 feet to the P. T. of said curve (set ½" rebar CA-0114-LS); thence proceed South 28° 21' 08" West for a distance of 99.65 feet (set ½" rebar CA-0114-LS); thence proceed South 55° 35' 17" West for a distance of 73.32 feet (set ½" rebar CA-0114-LS) to a point on the East boundary of the Southeast one-fourth of the Northwest one-fourth; thence proceed South 00° 26' 49" West along the East boundary of said quarter-quarter section for a distance of 328.92 feet to a ½" capped rebar in place; thence proceed South 00° 28' 14" West along the East boundary of said quarter-quarter section for a distance of 538.90 feet (set ½" rebar CA-0114-LS); thence proceed South 00° 28' 14" West along the East boundary of said quarter-quarter section for a distance of 89.25 feet to a 3" capped pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth and also being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth; thence proceed South 00° 24' 39" West along the East boundary of said Northeast one-fourth of the Southwest one-fourth for a distance of 1326.19 feet to the Northeast corner of the Southeast one-fourth of the Southwest one-fourth; thence proceed South 00° 33' 54" West along the East boundary of said quarter-quarter section for a distance of 1328.46 feet to the point of beginning.

