

EXHIBIT 5

Commercial Contract Amendment (TXR-1932) — [REDACTED] (Exhibit “C” property)

Effective March 28, 2025. Seller: Granbury Reddy Land Partners, by Dr. Malladi Reddy as POA. Buyer: “Damac Investments &/or Assigns,” signed by Jonathan Garcia, printed name Jonathan Garcia. Prepared by Yaalx Realty Group, LLC (Zach Peters). Signed by Jonathan Garcia and returned to Zach Peters, copying Sophia Filfil, on April 1, 2025.
Signed copy as returned April 1, 2025 follows



COMMERCIAL CONTRACT AMENDMENT

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AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

See Exhibit "C", Granbury, 76048

Effective March 28, 2025, Seller and Buyer amend the contract as follows: (Check all applicable boxes.)

- ☒ A. **Sales Price:** The sales price in Paragraph 3 of the contract is changed to: 90 million ^{90,000,000}
Cash portion payable by Buyer at closing. \$ 85,043,920.00
Sum of all financing described in the contract. \$ _____
Sales price (sum of cash portion and sum of all financing) \$ ~~83,043,920.00~~ 85,043,920.00
- ☐ B. **Property Description:** The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit _____ or as follows: For giving extension until Jan 2026
The price is adjusted
to be 90,000,000 - 90 million Dollars - Mr
- ☐ C. **Repairs:** Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:

- ☒ D. **Extension of Feasibility Period:** Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on December 15, 2025 (date) by delivering \$ _____ to the title company as additional earnest money.
- (1) \$ _____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.
- (2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
- (a) The additional independent consideration.
- (b) (Check no boxes or only one box.)
☐ all or ☐ \$ _____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

- ☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:
- ☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ (date).
 - ☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ (date).
 - ☐ (3) Buyer has paid Seller additional consideration of \$ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.
- ☐ F. Closing: The closing date in Paragraph 10A of the contract is changed to _____.
- ☐ G. Expenses: At closing Seller will pay the first \$ _____ of Buyer's expenses under Paragraph 13 of the contract.
- ☐ H. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.
- ☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.
- ☒ J. Other Modifications:
Closing to occur within 60 days of the end of the feasibility period.

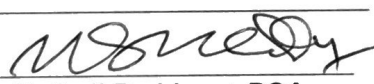
Buyer will be creating a new entity for the purposes of this project. Change is subject to approval of development agreements from the county (approx 6mo working time, to rectify issues relating to: Substantial Wetlands from 2 creeks, power supply/electrical, active oil wells & pumps, and active pipelines)

Seller: Granbury Reddy Land Partners

Buyer: Damac Investments &/or Assigns

By: _____

By: _____

By (signature): 

Printed Name: **Dr Malladi Reddy, as POA**

Title: **POA, Granbury Reddy Land Partners**

By (signature): _____

Printed Name: **Jonathan Garcia**

Title: **Partner**

By: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____

By (signature): _____

Printed Name: _____

Title: _____