

THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT (the “**Third Amendment**”), entered into on the ____ day of May, 2026, amends the Redevelopment Agreement, as amended, by and between the **CITY OF LEE’S SUMMIT, MISSOURI** (“**City**”), the **UNITY SCHOOL OF CHRISTIANITY** (“**USC**”), **BERNELL K. RICE** (“**Rice**”) (USC and Rice are collectively referred to herein as the “**Developer**”) and the **BLUE PARKWAY AND COLBERN ROAD REDEVELOPMENT CORPORATION** (“**Corporation**”), dated May 1, 2012, and amended on May 23, 2012 and on June 27, 2016, the “**Original Agreement**”), for the implementation of the Chapter 353 Redevelopment Plan for the Blue Parkway and Colbern Road Redevelopment Area (capitalized terms used herein without definition shall have the meanings ascribed thereto in the Original Agreement).

NOW, THEREFORE, for and in consideration of the promises, covenants and agreements contained herein, the City, Developer, and Corporation do hereby agree as follows:

1. Section 1.02 of the Original Agreement, entitled Definitions, is hereby amended to add the following definitions:

“**Saint Luke’s Parcel A Property**” shall mean that portion of the real property within the Redevelopment Area that is owned by Saint Luke’s and legally described on **Exhibit F**.

“**Saint Luke’s Parcel B Property**” shall mean that portion of the real property within the Redevelopment Area to be purchased by Saint Luke’s and legally described on **Exhibit G**.

“**Saint Luke’s Parcel C Property**” shall mean that portion of the real property within the Redevelopment Area to be purchased by Saint Luke’s and legally described on **Exhibit H**.

“**Saint Luke’s Parcel D Property**” shall mean that portion of the real property within the Redevelopment Area to be purchased by Saint Luke’s and legally described on **Exhibit I**.

2. Section 1.02 of the Original Agreement, entitled Definitions, is hereby amended to amend and restate the following definition:

“**Saint Luke’s Property**” shall mean the Saint Luke’s Parcel A Property, the Saint Luke’s Parcel B Property, the Saint Luke’s Parcel C Property and the Saint Luke’s Parcel D Property.

3. Section 1.03 of the Original Agreement, entitled Exhibits, is hereby amended to add the following listed exhibits:

- | | |
|-----------|---|
| Exhibit F | Legal Description of the Saint Luke’s Parcel A Property |
| Exhibit G | Legal Description of the Saint Luke’s Parcel B Property |
| Exhibit H | Legal Description of the Saint Luke’s Parcel C Property |

Exhibit I Legal Description of the Saint Luke's Parcel D Property

4. Section 2.02 of the Original Agreement, entitled Special Assessments, is hereby amended and restated by deleting said Section 2.02 in its entirety and replacing it with the following:

Developer has caused the formation of a community improvement district (“CID”) in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo (the “CID Act”). The boundaries of the CID include all of the Redevelopment Area. The CID will impose special assessments within the Redevelopment Area as described in the petition for formation of the CID (the “CID Special Assessments”). Under no circumstance will the CID Special Assessments be repealed or revoked for any of the Phase 1 Property, except as provided in the petition for formation of the CID. The Saint Luke's Parcel A Property has not been and none of the remaining Saint Luke's Property will be (a) transferred to the Corporation prior to conveyance to Saint Luke's, (b) subject to Tax Abatement as provided in the Redevelopment Plan, and (c) subject to the CID Special Assessments, but only to the extent and for so long as the Saint Luke's Property is (i) owned by Saint Luke's or its affiliate entities of the Saint Luke's Health System and (ii) otherwise exempt from the payment of ad valorem real estate taxes under generally applicable law apart from Sections 353.010 to 353.19, RSMo. For so long as the Saint Luke's Property is owned by Saint Luke's or its affiliate entities of the Saint Luke's Health System, sales which occur on the Saint Luke's Property that are exempt from tax under State law and other local laws, apart from the CID Act, shall also be exempt from the CID District Sales Tax.

5. Section 4.01E of the Original Agreement, entitled PILOTs, is hereby amended and restated by deleting said Section 4.01E in its entirety and replacing it with the following:

During each year for a period of ten (10) years after the date upon which the Corporation acquires title to a tract within the Redevelopment Area, an annual payment in lieu of taxes (“PILOTs”) shall be paid to the taxing districts by the owner of each tract transferred to the Corporation in an amount equal to fifty percent (50%) of the taxes that would have been due and payable based on the assessed valuation of the land and improvements, in the absence of the tax abatement provided in this Section 4.01, and less any taxes actually paid pursuant to Section 4.01.A. above. During the 15-Year Period, no PILOTs shall be required. None of the Saint Luke's Property has been or will be (a) transferred to the Corporation prior to conveyance to Saint Luke's, (b) subject to Tax Abatement as provided in this Redevelopment Plan, or (c) subject to any obligation to pay a PILOT, but only to the extent and for so long as the Saint Luke's Property is (i) owned by Saint Luke's or its affiliate entities of the Saint Luke's Health System and (ii) otherwise exempt from the payment of ad valorem real estate taxes under generally applicable law apart from Sections 353.010 to 353.19, RSMo.

6. The Original Agreement is hereby amended by deleting Exhibit F, entitled Legal Description of Saint Luke's Property, in its entirety and replacing it with Exhibit F, entitled Legal Description of Saint Luke's Parcel A Property, attached hereto.

7. The Original Agreement is hereby amended by the addition of Exhibit G entitled Legal Description of the Saint Luke's Parcel B Property, attached hereto.

8. The Original Agreement is hereby amended by the addition of Exhibit H entitled Legal Description of the Saint Luke's Parcel C Property, attached hereto.

6. The Original Agreement is hereby amended by the addition of Exhibit I entitled Legal Description of the Saint Luke's Parcel D Property, attached hereto.

7. Except as amended hereby, the Original Agreement remains in full force and effect.

[Remainder of page intentionally blank.]

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

CITY:

CITY OF LEE'S SUMMIT, MISSOURI

ATTEST:

By: _____
Mark Dunning, City Manager

Trisha Fowler-Arcuri, City Clerk

Approved as to form:

City Attorney's Office

CORPORATION:

BLUE PARKWAY AND COLBERN ROAD
REDEVELOPMENT CORPORATION

By: _____
President

USC:

UNITY SCHOOL OF CHRISTIANITY

By: _____
President and CEO

RICE:

Bernell K. Rice

Notary for City of Lee's Summit

STATE OF MISSOURI)
)
COUNTY OF JACKSON) ss.

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark Dunning, the City Manager of the City of Lee's Summit, Missouri, a City duly incorporated and existing under and by virtue of the laws of the State of Missouri, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of and with the authority of said City, and such person duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Notary for Blue Parkway and Colbern Road Redevelopment Corporation

STATE OF MISSOURI)
)
COUNTY OF JACKSON) ss.

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came the President of the Blue Parkway and Colbern Road Redevelopment Corporation, a Missouri urban redevelopment corporation, who is personally known to me to be the same person who executed the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Notary for Unity School of Christianity

STATE OF MISSOURI)
)
COUNTY OF JACKSON) ss.

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came the President and CEO of Unity School of Christianity, a Missouri corporation, who is personally known to me to be the same person who executed the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Notary for Bernell K. Rice

STATE OF MISSOURI)
)
COUNTY OF JACKSON) ss.

On this _____ day of _____, 2026, before me, the undersigned notary public, personally appeared Bernell K. Rice, known to me to be the person whose name is subscribed to within the instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)

Notary Public

EXHIBIT F

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL A PROPERTY

A tract of land in the Southwest Quarter of Section 30, Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Beginning at the Southeast corner of said Southwest Quarter; thence North $87^{\circ}55'25''$ West, along the South line of said Southwest Quarter, 196.78 feet; thence North $02^{\circ}05'12''$ East, 100.90 feet; thence Northwesterly, along a curve to the left, being tangent to the last described course with a radius of 540.00 feet, a central angle of $91^{\circ}40'34''$ and an arc distance of 864.03 feet; thence North $17^{\circ}51'53''$ West, 360.57 feet to a point on the South right-of-way line of Interstate Highway 470, as now established; thence North $72^{\circ}08'07''$ East, along said South right-of-way line, 644.00 feet; thence North $80^{\circ}40'02''$ East, continuing along said South right-of-way line, 202.21 feet; thence North $72^{\circ}08'07''$ East, continuing along said South right-of-way line, 65.52 feet to a point on the East line of said Southwest Quarter; thence South $01^{\circ}36'41''$ West, along said East line, 1,261.75 feet to the Point of Beginning. Containing 591,510 square feet or 13.58 acres, more or less.

EXHIBIT G

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL B PROPERTY

LOT 12, LEE'S SUMMIT NORTH INDUSTRIAL PARK - SEVENTH PLAT, LOTS 9, 11 & 12, SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT H

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL C PROPERTY

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE NORTH 02°00'21" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 24.93 FEET TO A POINT THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 60°35'40" WEST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 125.52 FEET TO A POINT 210 FEET RIGHT OF INTERSTATE HIGHWAY 470 STATION 453+00; THENCE SOUTH 54°53'02" WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 402.00 FEET TO A POINT 250 FEET RIGHT OF INTERSTATE HIGHWAY 470 STATION 449+00; THENCE SOUTH 21°06'04" WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 137.26 FEET TO THE NORTHWEST CORNER OF LOT 12, LEE'S SUMMIT NORTH INDUSTRIAL PARK-SEVENTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 29°24'20" WEST, 212.30 FEET; THENCE NORTH 60°35'40" EAST, 631.44 FEET; THENCE SOUTH 29°24'20" EAST, 85.00 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02°00'21" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 24.93 FEET TO A POINT THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 29°24'20" WEST, 85.00 FEET; THENCE NORTH 60°35'40" EAST, 64.48 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE, 125.00 FEET RIGHT OF STATION 454+90; THENCE SOUTH 29°24'20" EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 85.00 FEET TO A POINT 210 FEET RIGHT OF STATION 454+90; THENCE SOUTH 60°35'40" WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 64.48 FEET TO THE POINT OF BEGINNING.

EXHIBIT I

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL D PROPERTY

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING SOUTH OF RIGHT OF WAY FOR INTERSTATE HIGHWAY 470, EXCEPT THE FOLLOWING TRACT DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH $87^{\circ}55'25''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 196.78 FEET; THENCE NORTH $02^{\circ}05'12''$ EAST, 100.90 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF $91^{\circ}40'34''$ AND AN ARC DISTANCE OF 864.03 FEET; THENCE NORTH $17^{\circ}51'53''$ WEST, 360.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED; THENCE NORTH $72^{\circ}08'07''$ EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 644.00 FEET; THENCE NORTH $80^{\circ}40'02''$ EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 202.21 FEET; THENCE NORTH $72^{\circ}08'07''$ EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 65.52 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH $01^{\circ}36'41''$ WEST, ALONG SAID EAST LINE, 1,261.75 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 32 WEST AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH $02^{\circ}00'21''$ EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 24.93 FEET TO A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH $02^{\circ}00'21''$ EAST, CONTINUING ALONG SAID WEST LINE, 37.78 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH $87^{\circ}07'45''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 98.79 FEET; THENCE NORTH $60^{\circ}35'40''$ EAST, 128.32 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE, 125.00 FEET RIGHT OF STATION 454+90, THENCE SOUTH $29^{\circ}24'20''$ EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 85.00 FEET TO A POINT 210 FEET RIGHT OF STATION 454+90; THENCE SOUTH $60^{\circ}35'40''$ WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 64.48 FEET TO THE POINT OF BEGINNING.