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Travis County, Texas

Feb 03, 2025 10:11 AM Fee: \$37.00

2025011502

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MEMORANDUM OF AGREEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL PERSONS BY THESE PRESENTS:

This Memorandum of Purchase and Sale Agreement is made by and between THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF AUSTIN, INC., a Texas non-profit corporation, d/b/a Greater Austin YMCA ("Seller"), and MP AUSTIN LLC, a Delaware limited liability company ("Purchaser"). Purchaser and Seller are each referred to herein as a "Party" and collectively as the "Parties."

1. The Parties have entered into a Purchase and Sale Agreement (the "Contract") dated effective January 30, 2025 (the "Effective Date") providing for the sale and purchase of the property more particularly described on Exhibit "A" attached hereto (the "Property").
2. The Contract shall remain in full force and effect from the Effective Date until the earlier of (i) termination of the Contract pursuant to its terms or (ii) the closing of the purchase of the Property by Purchaser or its successors or assigns (the "Contract Term").
3. All other provisions pertaining to the Contract shall be governed by the Contract to which reference is hereby made for all purposes.
4. The rights granted hereby shall inure to the benefit of and shall be binding upon Seller and Purchaser, and their respective successors and assigns.
5. This Memorandum of Contract may be amended only by written agreement of the Parties.

[signature page follows]

SELLER:

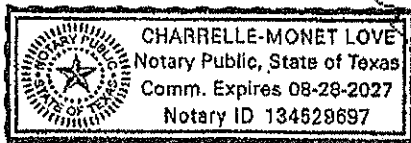
THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF AUSTIN, INC., a Texas non-profit corporation,
d/b/a Greater Austin YMCA

By: Kathryn Kuras
Name: Kathryn Kuras
Title: President and Chief Executive Officer

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on January 30th, 2025, by Kathryn Kuras,
President and Chief Executive Officer of The Young Men's Christian Association of Austin, Inc., a Texas
non-profit corporation, d/b/a Greater Austin YMCA, on behalf of said non-profit corporation.



Charrelle-Monet Love
NOTARY PUBLIC, State of Texas

PURCHASER:

MP AUSTIN LLC,
a Delaware limited liability company

By: _____

Mario Palumbo, President

THE STATE OF NEW YORK §

COUNTY OF NASSAU §

This instrument was acknowledged before me on January 30, 2025, by Mario Palumbo, President of MP Austin LLC, a Delaware limited liability company, on behalf of said limited liability company.

Relizza Mitchell
NOTARY PUBLIC, State of New York

RELIZZA MITCHELL
Notary Public - State of New York
NO. 01MI0026911
Qualified in Nassau County
My Commission Expires Jul 17, 2028

EXHIBIT "A"
To Memorandum of Purchase and Sale Agreement
(Property Description)

Lot 1, YMCA – Town Lake Subdivision, according to the map or plat thereof recorded in
Volume 87, Page 146D, Plat Records, Travis County, Texas.