

EXHIBIT 4A
LCRA 3/31/25

Title of Document: Termination and Release of Redevelopment Contract

Date of Document: March 27, 2025

Grantor: Land Clearance for Redevelopment Authority
of Kansas City, Missouri
300 Wyandotte Suite, Suite 400
Kansas City, MO 64105

Grantee: HMC Holdings, LLC
4029 Warwick Blvd.
Kansas City, MO 64111

Document Number: 2019E0096506

Legal Description: See Exhibit A, Page 6

**TERMINATION AND RELEASE OF
REDEVELOPMENT CONTRACT**

THIS TERMINATION AND RELEASE OF REDEVELOPMENT CONTRACT (this “Release”) is made as of March 27, 2025, by and between the LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, a public body corporate and politic organized and operating under the laws of the State of Missouri and the ordinances of the City of Kansas City, Missouri (“LCRA”), and HMC HOLDINGS, LLC, a Missouri limited liability company (“Redeveloper”).

RECITALS

A. On June 19, 2019, the LCRA and the Redeveloper entered into that certain Redevelopment Contract recorded as Document No. 2019E0096506 (“Redevelopment Contract”) pursuant to which the Redeveloper intended to acquire and renovate the commercial buildings generally located at 3855 Woodland Avenue for the following uses: 3855 Woodland – casting and talent agency office; 3849 – 3853 Woodland – retail; and 1809 E. 39th Street – warehouse space rental (“Project”).

B. By its Resolution No. 9-3-22, the LCRA extended the deadline for the Redeveloper to complete the Project from June 30, 2021, to December 31, 2023. The amendment to the Redevelopment Contract extending the completion deadline was not executed.

C. The Redeveloper has not completed the Project and the LCRA has not issued a Certificate of Qualification for Tax Abatement as contemplated in the Redevelopment Contract. The Redeveloper intends to sell the property (“Property”), as legally described on the attached Exhibit A, and the buyer does not intend to undertake the Project as contemplated in the Redevelopment Contract.

D. The LCRA and the Redeveloper desire to terminate the Redevelopment Contract and fully release the Property from the restrictions contained in the Redevelopment Contract.

AGREEMENT

NOW THEREFORE, in consideration of the Recitals above, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each party, the parties agree as follows, intending to be legally bound.

1. Termination and Release of the Redevelopment Contract. The Redevelopment Contract is terminated and the LCRA hereby remises and releases the Property from the encumbrance and effect of the Redevelopment Contract. All of the Property is hereby released from the Redevelopment Contract and any and all rights, titles or interests created thereunder, and from and after the date hereof the Redevelopment Contract shall not bind or affect in any way the Property or any part thereof.

2. Eligible Project Area. Nothing herein shall be deemed to be, or operate as, a termination of the Oak Park Urban Renewal Plan or any other Urban Renewal Plan currently in

place with respect to any of the Property, and each portion of the Property, to the extent currently a part of the Oak Park Urban Renewal Area or any other Urban Renewal Area currently in place with respect to any of the Property, shall remain as a part of such Urban Renewal Area.

3. Release of LCRA. The Redeveloper releases the LCRA from any costs, damages, or liability resulting from the performance or non-performance of obligations of the parties under the Redevelopment Contract.

4. General. This Release (a) shall be governed by and construed in accordance with the laws of the State of Missouri; (b) may be executed in multiple counterparts, each of which shall constitute an original; (c) shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, successors and assigns; and (d) may not be modified, amended or altered except by in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Release effective as of the day and year first above written.

LAND CLEARANCE REDEVELOPMENT AUTHORITY
OF THE CITY OF KANSAS CITY, MISSOURI

By: _____
Chad Gritman, Chairman

ATTEST:

Daniel Moye, Secretary

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

On this 27th day of March, 2025, Chad Gritman personally appeared before me a Notary Public in and for said County and State, and is known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to me that he, on behalf of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County of Jackson, the day and year first above written.

Notary Public Signature

Notary Public Name

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

3855 Woodland Avenue (Parcel ID No. 30-110-25-39-00-0-00-000)

LEGAL DESCRIPTION:

LOT 14 AND THE SOUTH ONE-HALF OF LOT 15, BLOCK 5, IVANHOE PARK, A
SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.