

FLORIDA TENNIS CENTER LEASE AGREEMENT

BY AND BETWEEN:

THE CITY OF DAYTONA BEACH, FLORIDA, a Florida Municipal Corporation

("Landlord")

and

River to Sea TPO

("Tenant")

for the premises at 1 Deuce Court
Daytona Beach, Florida 32124

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT ("Lease") is made as of the date of last execution below ("Effective Date"), by and between: The City of Daytona Beach, Florida, a Florida municipal corporation, (herein after referred to as "Landlord") and The River to Sea, Transportation Planning Organization, ("TPO") (hereinafter referred to as "Tenant"). Landlord and Tenant may also be referred to herein individually as a "Party" or collectively as the "Parties."

The Parties for and in consideration of the mutual obligations contained herein agree as follows:

1. FUNDAMENTAL LEASE PROVISIONS.

A. Premises: Approximately 4,000 square feet of commercial space located in the Building known as Florida Tennis Center, 1 Deuce Court, Daytona Beach, Florida 32124, as further described in Exhibit A, attached hereto and a license over and across the adjacent parking area and Building common area as described in this agreement as shown in Exhibit B attached hereto.

B. Building: 1 Deuce Court, Daytona Beach, Florida

C. Term: Initial Term of six (6) months

D. Commencement Date: March 1, 2023

E. Monthly Base Rent: \$5,000.00. Monthly Base Rent will be subject to adjustments and annual rent increases, as set forth below. See Section 3.

F. Tenant Improvements/Build-Out Credit: None.

G. Security Deposit: \$5,000.00.

H. Initial addresses for Notices:

If to Landlord:

City of Daytona Beach
c/o City Manager Post Office Box 2451
Daytona Beach, FL 321 15-2451

If to Tenant:

River to Sea TPO
1 Deuce Ct.
Daytona Beach FL 32124

I. Number of guarantees required/name of guarantor: None.

J. Renewal Options: Month to Month with fifteen days' notice to terminate from either party.

K. Permitted Use: Office and governmental meetings.

2. PREMISES AND TERM.

2.1 Premises. In consideration of the Tenants agreement to pay the rent and perform all the covenants and conditions herein contained. Landlord hereby leases to Tenant and Tenant hereby hires and leases from Landlord. upon the terms and conditions set forth herein, the Premises. The Premises consists of approximately 4,000 square feet of rentable area in the Florida Tennis Center, and a license over and across the parking area adjacent to the Building for parking of motor vehicles and ingress/egress of pedestrians and motor vehicles, and the common area of the Building for ingress/egress of pedestrians and access to the office space to be occupied by the Tenant and its guests.

2.2 Term. This Lease shall be for an initial term of six months commencing on Commencement Date and then month to month thereafter until either Party provides at least 15 days' written notice of termination.

3. RENT. Tenant covenants and agrees to pay Rent when due, for and during the Term of this lease. Rent shall consist of Monthly Base Rent and Additional Rent. The remedies of Landlord shall apply with respect to a default in the payment of Additional Rent or Monthly Base Rent.

3.1 Monthly Base Rent. Tenant shall pay Monthly Base Rent, in advance, without need for invoicing on the first day of each calendar month to: City of Daytona Beach, Business Enterprise Management Department, 125 Basin Street, Suite 100, Daytona Beach, FL 32114 The Base Rent will be as follows:

(a) Monthly Base Rent is \$5,000.00.

(b) Annual Monthly Base Rent Increase. Beginning with the thirteenth month following the Commencement Date, the Monthly Base Rent will increase annually by an amount equal to 3% of the previous Monthly Base Rent. For example, Base Rent will be \$5,150 per month for a twelve-month period beginning in the thirteenth month following the Commencement Date and will increase to \$5,304.50 per month for a twelve-month period beginning in the twenty-fifth month following the Commencement Date.

3.2 Additional Rent. The following sums, which are deemed to be Additional Rent, will be due on the date that installments of Base Rent are due unless otherwise provided:

(a) A \$20.00 monthly fee for HVAC unit maintenance.

(b) \$60.00 per month for water, sewer, trash and security monitoring system service.

All internet and phone services as well as electric will be Tenant's cost and in Tenant's Name.

Tenant has indicated it is exempt from taxes and will furnish proof of the same.

All other costs or charges to be borne by the Tenant under this Lease, whether or not advanced to the Landlord.

3.3 Manner of Payment. Where this Lease does not provide a specific time requirement for payment of a component of Rent, the Rent component shall become paid in a timely fashion as it becomes due and payable. All Rent must be paid in United States currency. If Rent is paid by check, the check shall be payable to Landlord or to anyone else whom Landlord, may by notice as provided herein, designate in writing.

3.4 Late Payment Charge. Except as provided and authorized by this Lease, all Rent shall be paid to Landlord without demand (except where otherwise expressly required), and without deduction, set-off or counterclaim (except for a breach by Landlord of its covenant of quiet enjoyment) as and when due. If any amount of Rent is not paid within ten days after the date of notice to Tenant that such payment is past due, then in addition to paying the amount of Rent then due, Tenant shall pay to Landlord a late charge ("Late Charge") equal to five percent of the amount of Rent then required to be paid; provided, however, that Landlord shall not be obligated to deliver more than three notices of late payment in any 12 consecutive month period as a condition precedent to the imposition of a late charge.

3.5 Subject to the limitations contained in this Lease, it is the intention and agreement of the Parties and both hereby agree that Rent shall be net to Landlord, and Landlord will not be liable to Tenant and rent will not abate if any utility service is interrupted because of repairs, construction, or other cause beyond Landlord's control.

3.6 Tenant has indicated it is exempt from taxes and will furnish proof of the same.

4. SECURITY DEPOSIT. Tenant shall pay, simultaneously with the execution and delivery of this Lease, a security deposit in the amount of \$5,000.00. Tenant will not be entitled to interest on the deposit. The deposit will be returned to Tenant at expiration or earlier termination of this Lease, except for amounts withheld to cover Base Rent and Additional Rent payments coming due and payable under this Lease but not paid by Tenant.

5. ACCEPTANCE. Upon the termination of this Lease and in accordance with Section 9.2, Tenant shall deliver the Premises to Landlord in broom clean condition, reasonable wear, tear and casualty excepted, and subject to any damage which Landlord is obligated to repair pursuant to the terms of this Lease.

6. USE OF PREMISES AND OPERATION.

6.1 Permitted Use. Tenant shall use the Premises solely for office use and governmental meetings and in compliance with applicable laws and regulations including the Mandatory Terms and Conditions stated in Exhibit C. Tenant understands and agrees that the Premises shall be used for no other purpose without prior written consent of Landlord, which consent will not be unreasonably conditioned, withheld, or delayed.

6.2 Manner of Operation. Tenant shall operate its business in a manner commensurate with the service, dignity, and ambiance of similar first-class office establishments comparable to those permitted hereunder located in Central Florida metropolitan areas, and commensurate with the standards of the building. Tenant's operation of its business shall not adversely affect either the first-class reputation of the Building or the Building's desirability as a high-quality building. Tenant will be responsible, to Landlord's reasonable satisfaction, to make sure that Tenant's clients or customers do not impede pedestrian traffic flow or become disorderly.

6.3 Restrictions on Use. In addition to the restrictions set forth in Section 6.1, Tenant agrees (i) not to commit waste on the Premises, (ii) not to use the Premises for any unlawful purpose or in violation of any municipal laws or regulations, insurance requirements or any certificate(s) of occupancy, and (iii) not to suffer any dangerous article to be brought on the Premises unless safeguarded as required by law. Tenant agrees not to permit any offensive odors, excessive exhaust fumes, or excessive noises to emanate outside the Premises. In the

event offending odors, excessive exhaust fumes, or excessive noises do so emanate, Landlord may after providing written notice, take such actions as it deems necessary, in its reasonable discretion, to prevent such emanation of odors, exhaust fumes, or noises, and Tenant shall be liable for any reasonable expenses incurred by Landlord for such attempts at preventing the emanating odors, exhaust fumes, or noises as Additional Rent. Tenant shall not allow any nuisances, public or private, in the Premises or any use of the Premises which is a source of annoyance, disturbance, or embarrassment to Landlord or which is deemed by Landlord as not in keeping with the character of the Facility or Building. The Premises shall not be used for any unlawful, immoral, improper purpose.

6.4 Material Effect. Tenant acknowledges that the value of the Building depends in part upon Tenant's compliance with the high standards of operation and the restrictions on use set forth herein and that Tenant's failure to comply with such standards in any material respect shall, at Landlord's option, constitute a default under this Lease.

6.5 Insurance Restrictions on Use. Tenant will not conduct or permit to be conducted any activity or place any equipment or property in or about the Premises or Building, which will, in any way, invalidate or which may make void or voidable the insurance coverage in effect or which will increase the rate of fire insurance or other insurance on the Building or Premises. If any invalidation of coverage or increase in the rate of fire or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to any activity or equipment of Tenant in or about the Premises or the Building, such statement shall be conclusive evidence that the increase in such rate is due to such activity or equipment. Without limiting the generality of the foregoing, Tenant shall not keep gasoline or other dangerous, inflammable, toxic, or explosive material in the Premises except in compliance with law. Tenant agrees to conform to all rules and regulations from time to time established by the applicable Insurance Rating Bureau. Tenant hereby represents that its business operations in other premises have not created the necessity for special insurance premiums. In reliance on the foregoing representation, Landlord hereby represents that it does not know of any special insurance coverages required by the insurer of the Premises or Building or increased premiums which it would incur due to Tenant's use of the Premises pursuant to the terms hereof.

6.6 Environmental Provisions. Tenant hereby warrants and represents to Landlord that Tenant will comply with all federal, state, and local environmental laws and regulations relating to the use, storage, or disposal of hazardous materials, hazardous or toxic substances, hazardous waste, or other environmentally regulated substances (including, without limitation, any materials containing asbestos) by Tenant or its agents, employees, contractors, subleases or assigns. Tenant further warrants and represents to the Landlord that Tenant will obtain and maintain all licenses, permits and approvals required with respect to its use of the Premises and any environmentally regulated substances used in connection therewith. Tenant shall transmit to Landlord copies of any citations, orders, notices, or other communications received with any respect to any hazardous materials, hazardous or toxic substances, hazardous wastes or any other environmentally regulated substances affecting the Premises. For and in consideration of payment by Landlord of \$10.00, receipt of which is hereby acknowledged by Tenant, Tenant shall indemnify and hold Landlord harmless from and against any and all damages, penalties, fines, claims, liens, liabilities, costs, judgments and expenses (including reasonable attorney's, consultant's or expert's fees and expenses) incurred

by or asserted against Landlord as a result of any warranty or representation made by Tenant in this paragraph being false or untrue in any material respect. Landlord warrants to the best of Landlord's knowledge that there are no hazardous substances within the demised Premises or Building, and that Landlord will comply with all applicable laws and regulations relating to the use, storage or disposal of hazardous materials, hazardous or toxic substances, hazardous waste or other environmentally regulated substances (including, without limitation, any materials containing asbestos). Nothing in this Lease shall be deemed to reduce or eliminate the liability that Landlord may otherwise have under such laws and regulations.

7. SUBLETTING, ASSIGNMENT AND CANCELLATION.

7.1 Prohibition Against Subletting and Assignment Without Consent. Except as provided by this Lease, Tenant will not assign or sublet any or all of the Premises or transfer possession or occupancy thereof to any person, firm or corporation (including, without limitation, concessionaires or licensees of Tenant), or transfer, assign, mortgage or encumber this Lease, without in each instance the prior written consent of Landlord, which consent will not be unreasonably conditioned, withheld, or delayed. For purposes herein, the term, "assignment," includes the transfer of a controlling interest in Tenant, unless such transfer is "exempt" as described in Section 7.5 below, and "controlling interest" means the ownership of, directly or indirectly, or other legal right to direct the voting of, 50% or more of the voting interests in Tenant, or the possession through any other means of the power to direct Tenant's management and policies as such concepts are commonly interpreted under U.S. federal securities laws. Except as otherwise specifically provided herein, no subletting or assignment hereof shall be effected by merger, by liquidation, by operation of law, or otherwise except with the prior written consent of the Landlord, which consent will not be unreasonably withheld, delayed, or conditioned. Any attempted transfer, assignment, subletting, license, or concession agreement or hypothecation without Landlord's consent shall be void and confer no rights upon any third party.

7.2 Landlord's consent to a sublease or an assignment under this Section may be conditioned upon the following: (i) the proposed subtenant or assignee's financial status, including rent payment history with respect to other leases; (ii) the proposed subtenant's or assignee's experience in operating the business proposed from within the Leased Premises; (iii) the suitability of the proposed subtenant's or assignee's proposed use, given the restrictions on use set forth in this Lease; (iv) the subtenant's or assignee's ability to comply with other provisions of this Lease and all applicable federal, state, and local laws in regard to occupancy of the Leased Premises; (v) the curing of any uncured material breaches in Tenant's obligations under this Lease; and (vi) Tenant's prompt payment to Landlord, as a condition of reviewing such subtenancy or assignment, reasonable legal and other reasonable expenses (not exceeding \$750 per request) actually incurred by Landlord in connection with the review. Under no circumstances shall Landlord be obliged to accept a proposed sub-lease or assignment where the Landlord has reason to believe that the sub-tenant or assignee will use the Leased Premises for a Prohibited Activity.

(a) A "Prohibited Activity" for purposes of this provision shall include uses which will, in Landlord's reasonable judgment: (i) introduce undue amounts of public traffic in the building, (ii) place a strain on the existing plumbing, electrical, and mechanical systems, and (iii) generate unusually high densities of employees per square foot of rentable space.

7.3 Limitations on Consent. If Landlord consents to any requested transfer, assignment, sublease, hypothecation, license, and/or concession ("Transfer"), such consent shall be deemed a consent to that particular transaction only and shall not be deemed consent to any other or future Transfer, as the case may be. Any permitted Transfer shall be expressly subject to each and every term, covenant, and condition of this Lease, unless otherwise specifically provided by Landlord in writing, and Tenant shall remain fully liable and obligated under all of such terms, covenants, and conditions.

7.4 Obligations of Permitted Subtenant or Assignee. In the event an assignment or sublease is permitted under this Lease, it shall be upon the express condition, inter alia, that the assignee or subtenant shall execute and deliver to Landlord (i) a duplicate original instrument of assignment or sublease in form and substance satisfactory to Landlord, duly executed by Tenant and (ii) an agreement in form and substance satisfactory to Landlord, duly executed by the assignee, whereby the assignee shall unconditionally assume observance and performance of and agree to be personally bound by all of the terms, covenants, and conditions of this Lease on Tenant's part to be performed and observed including, without limitation, the provisions of this Section. Notwithstanding the execution of such agreement by the assignee, however, the original Tenant shall remain liable for all of the terms, covenants, and conditions of this Lease.

7.5 Exemptions. Tenant may assign or sublet this Lease in whole or in part without Landlord's consent, to any subsidiary, affiliate or parent company of Tenant that shall control, be under the control of, or be under common control with Tenant. In addition, the following shall not be deemed to be an assignment or sublease requiring Landlord's consent under this Section: (i) the sale, exchange or other transfer of any capital stock of Tenant or of any of Tenant's affiliates (as defined below) on a public exchange or in any registered placement or offering; (ii) the distribution or other transfer of any capital stock of Tenant to shareholders of Tenant's parent corporation; or (iii) the distribution or other transfer of any capital stock of Tenant's parent corporation to shareholders of parent corporation, or any direct or indirect change in controlling interest (as defined in Section 7.1) of parent corporation. For purposes of this subsection: "Affiliate" means an entity controlled by, controlling or under common control with Tenant.

8. TENANT'S ALTERATIONS.

8.1 Alterations.

8.1.1 Other than reasonable and normal wiring within the Premises that is necessary to install Tenant's standard office equipment (e.g. wireless access points, telephones, printers, televisions, fax machines, etc.) ("Office Equipment"), Tenant shall not, without Landlord's prior written consent, which consent will not be unreasonably withheld, delayed or conditioned, do any construction work or make any alterations, modification or changes, structural or otherwise, to any part of the Premises, either exterior or interior, including, but not limited to, installation or modifications of partitions, counters, doors, air conditioning ducts, plumbing, piping, lighting fixtures, wiring of any kind, hardware, locks, and ceilings (collectively, the "Alterations"). Tenant shall notify Landlord prior to making Alterations, excluding Office Equipment, and shall apply for Landlord's consent for such Alterations in accordance with this Section.

8.1.2 Notwithstanding anything to the contrary contained herein, Tenant shall have the right to make Cosmetic Alterations to the Premises and to replace equipment with equipment of equal or lower utility consumption according to manufacturer's specifications without Landlord's consent. "Cosmetic Alterations" shall mean nonstructural Alterations in or to the Premises (e.g. changes to paint, wallpaper, carpet or fixtures) which are contained entirely within the Premises, which are consistent with the design standards of the Initial Improvements previously approved by Landlord and which do not affect the structure or systems of the Building.

8.2 Conditions to Landlord's Consent. Neither Landlord nor Landlord's agents shall be liable for any labor or materials furnished or to be furnished to Tenant on credit, and no mechanic's, construction or other lien for labor or materials shall attach to or any estate or interest of Landlord in and to the Building. Tenant shall remove or bond any mechanic's or materialmen's liens within 25 days of the filing thereof. All materials and equipment to be incorporated in the Premises as a result of any Alterations shall be new or first quality and (other than furniture, furnishings, office equipment and other personal property not affixed to the Premises) shall not be subject to any lien, encumbrance, chattel mortgage, title retention or security agreement. Such Alterations shall be performed only under the supervision of a licensed architect, licensed professional engineer, or licensed general contractor reasonably satisfactory to Landlord. Except in connection with work for which Landlord is obligated to reimburse Tenant (such as that portion of the work required due to the negligence or willful misconduct of Landlord or Landlord's employees or agents), if any, Tenant shall save Landlord harmless from and against all expenses, liens, claims, or damages to either property or person which may or might arise by reason of the making of any such Alterations.

8.3 Alteration Without Consent; "As Built" Plans. Unless otherwise agreed by Landlord when it grants consent to Tenant for their construction, any Alterations made by Tenant (except items permitted to be removed by Tenant under Section 9) shall become and remain a part of the Building and be and remain Landlord's property upon the termination of Tenant's occupancy of the Premises; provided, however, That Landlord may by written notice at the expiration or other termination of this Lease require Tenant to remove any Alterations which were made to the Premises by Tenant without Landlord's consent (where such consent was required) and restore such portion of the Premises to their condition prior to the installation of any such improvements that required Landlord's consent, ordinary wear and tear excepted. In addition, if any Alteration is made without the prior written consent of Landlord (where such consent was required), Landlord may, after written notice, correct or remove the Alteration at Tenant's expense. Following completion of any Alterations requiring Landlord's consent, Tenant shall deliver to Landlord a complete set of As Built plans showing the Alterations, or if such plans are not delivered shall reimburse Landlord for any expense incurred by Landlord in causing the Building's plans to be modified to reflect the Alterations. Any and all sums due to Landlord from Tenant under this Section 8.3 shall be deemed Additional Rent. Notwithstanding anything herein to the contrary, trade fixtures and equipment for which Tenant has paid from its own sources (as opposed to from any allowance provided or paid by Landlord) shall not be deemed part of the Alterations for the purposes of removal thereof upon the Termination Date, and Tenant shall be entitled to remove such property from the Premises upon termination of the Lease provided Tenant repairs any damage to the Premises resulting from such removal.

9. SERVICES, REPAIRS, UTILITIES AND CLEANING.

9.1 Landlord's Maintenance Obligations. Landlord shall, at Landlord's sole cost, maintain and repair in first class, clean, and safe conditions the exterior walls, roof, structural columns, structural ceiling, structural floor, and any latent defects of the Premises. In addition, Landlord shall maintain all heating, ventilating, and air conditioning exclusively serving the Premises, the plumbing, electrical, mechanical or other building systems in first-class, clean and safe condition unless such repair was necessitated by reason of the negligence or willful misconduct of the Tenant, its servants, agents, employees, contractors, customers, invitees, or anyone claiming under Tenant, in which case Landlord will make the repairs or cause them to be made at Tenant's expense. Prior to the Commencement Date, Tenant may inspect the Premises to assess the heating, ventilation, and air conditioning systems exclusively serving the Premises and will notify the Landlord of any required maintenance or repair to such systems no later than 3 days prior to the Commencement Date. Tenant may cancel this lease upon notice to the Landlord within 5 days after the Commencement Date if such heating, ventilation, and air conditioning systems are not in good working order.

9.1.1 Security and Safety Systems. Landlord shall at its cost maintain and operate the existing security monitoring, fire and life safety systems serving the Building, including the Premises, to provide for the efficient operation of the same and for efficient response to service providers. Landlord shall at all times provide Tenant with a contact person who can disarm the security system and who is familiar with the functions of the system in the event of a malfunction, and Landlord shall provide Tenant with the alarm codes or other necessary information required to disarm the security system in the event Tenant must enter the Premises.

9.2 Tenant's Maintenance Obligations. Except for the items to be performed by Landlord under Section 9.1, the Tenant agrees, at its expense, (i) to maintain all IT systems, telephone and cable, (ii) to maintain the Premises in a first-class, clean and safe condition and in good repair, including, without limitation, the floors, interior walls, ceiling, doors, windows, plumbing lines (except for main waste lines), fixtures, equipment, and meters for all utilities located within and/or exclusively serving the Premises, (iii) to maintain and clean all doors, windows, and plate glass in or about the Premises and to replace the same when damaged or broken, and (iv) Tenant, at its expense, shall repair, replace, and/or restore all portions of the Premises to the extent that the Premises are damaged by the negligent acts or omissions of Tenant or its agent's, contractors, employees, customers, servants, invitees, or anyone claiming under Tenant, or by breach by Tenant of its obligations under the Lease. Tenant shall keep the Premises and all such equipment and fixtures in good repair, in clean, safe, and sanitary condition and shall suffer no waste or injury thereto. Tenant shall surrender the Premises at the expiration or other termination of this Lease broom clean and shall surrender the Premises and all equipment, fixtures and other property therein provided or paid for by the Landlord in the same condition in which they are on the Commencement Date, ordinary wear, tear and casualty excepted. Tenant also agrees to repair any damage to the common areas of the Building caused by the operation of its business in or about the Premises, except for ordinary wear and tear, including without limitation any damage to loading areas caused by the operation of delivery vans, trucks or vehicles servicing Tenant's business or the Premises. Notwithstanding anything herein to the contrary, Tenant shall have no obligation to perform the obligations of Landlord set forth in Section 9.1.

9.3 Utilities. Tenant shall be responsible for and shall pay all charges when due for all gas, electricity, heat, air conditioning, phone, cable, internet service, and any other utility or energy charges and taxes incurred by Tenant in connection with the use of the Premises; provided that, Tenant's sole obligation for charges for water, sewer, garbage removal and security system shall be the amount set forth in Section 3.2.(b). Tenant, at Tenant's expense, may cause to be installed separate utility meters for gas and electricity to serve the Premises. If separate utility meters are installed for gas and electricity, Tenant shall at Tenant's expense maintain, repair, and replace them so as to be at all times in good order and repair. In the event Tenant does not pay such utility charges when due, Landlord shall have the right, but not the obligation, to pay said charges and Tenant shall reimburse Landlord therefor as Additional Rent. Landlord shall have no liability to Tenant or any other person for any loss, damage, expense, or inconvenience which Tenant may sustain or incur by reason of any failure, interruption, curtailment, cessation, inadequacy or defect in the character, quantity or supply of the utilities furnished to the Premises or the failure of any heating, ventilating or air conditioning equipment, except where the same is due to the negligence or willful misconduct of Landlord, its agents, employees, contractors or invitees.

9.3.1 Access to Systems. Landlord acknowledges that portions of Tenant's technology equipment and systems will be located within a common area (shared) electrical room located adjacent to the buildings entryway, and agrees to provide Tenant with continuous, unescorted, access to such electrical room, equipment and systems, as well as, the existing wiring and equipment racks located therein.

9.4 Governmental Requirements. If any public utility or governmental body shall require either Party to restrict the consumption of any utility or reduce any service for the Premises or the Building, each Party shall comply with such requirements whether or not the utilities and services referred to in this Section 9 are thereby reduced or otherwise affected, without any reduction or adjustment to Rent hereunder.

9.5 Cleaning and Trash. Tenant will keep the Premises and the sidewalks adjacent to the Premises in a clean, orderly, and sanitary condition and free of insects, rodents, vermin, other pests, trash, and dirt accumulations and shall furnish adequate and proper receptacles, if necessary, for trash and garbage in locations designated by the Landlord and shall clean and wash the inside of the windows of the Premises to the satisfaction of the Landlord. Landlord will furnish garbage and trash collection service for the building on a regular basis.

10. RIGHTS OF LANDLORD.

10.1 The Landlord reserves the following rights:

- (a) To change the name of the Building without notice or liability to the Tenant;
- (b) To approve the design, location, number, size, and color of all signs or lettering on Premises (except for Tenant's door signage);
- (c) Except for the exclusive rights granted to Tenant under this Lease, to grant to anyone the exclusive right to conduct any other particular business or undertaking in the Building but such exclusive right will not interfere with Tenant's right to operate under the Lease; and

(d) To enter the Premises at any time in the event of any emergency, or upon reasonable advance notice during Tenant's normal business hours for inspection, to supply any service to be provided by Landlord hereunder, to submit the Premises to prospective purchasers or mortgagees, to post notices of nonresponsibility, and to make repairs, alterations, additions or improvements to the Premises or the Building. Notwithstanding the foregoing, except in the event of an emergency, no entry by Landlord or others shall be permitted unless Landlord has provided Tenant with reasonable advance notice thereof and a reasonable opportunity to be present at the time of such entry. Landlord agrees to use its reasonable efforts to minimize interruption of Tenant's business in exercising its rights to enter the Premises pursuant to this Section, except in the event of an emergency.

10.2 Without limiting the generality of the provisions of Section 10.1, and subject to the limitations contained in this Lease. Landlord shall have the right to remove, alter, improve, or rebuild all or any portion of the Building. In connection with making repairs, alterations, additions, and improvements under the terms of Section 10.1, Landlord shall have the right to access through the Premises or any other part of the Building, all materials that may be required to make such repairs, alterations, additions, or improvements, as well as the right in the course of such work to close entrances, doors, corridors, elevators, or other Building facilities, or temporarily to abate the operations of such facilities without being deemed or held guilty of an eviction of Tenant, so long as the business of Tenant shall not be interfered with unreasonably. If Landlord's work as described herein makes the Premises untenable in whole or in part for more than two consecutive business days, Rent shall abate during that period.

10.3 Landlord shall have the right to use any and all means which Landlord may deem proper to open all the doors in, upon, and about the Premises, excluding Tenant's vaults and safes, in any emergency in order to obtain entry to the Premises. Any such entry to the Premises obtained by Landlord by any of the means shall not be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Premises, or an eviction of Tenant from any or all of the Premises.

11. LIABILITY OF PARTIES.

11.1 Each party undertakes and assumes for its officers, agents, affiliates, contractors, subcontractors, and employees, all risk of dangerous conditions brought about by its acts and omissions with regard to this Lease and the Premises. Tenant will not be responsible for the negligent acts or omissions of the Landlord, and accordingly, does not indemnify or hold the other harmless. Both Parties expressly retains all rights, benefits, and immunities of sovereign immunity in accordance with common law and the limited waiver pursuant to Section 768.28, Florida Statutes (2023), as amended. Regardless of anything set forth in any section or part of this Lease to the contrary, nothing in this Lease may be deemed as a waiver of immunity of the limits of liability of either Party beyond any statutory limited waiver of immunity or limits of liability which may have been or may be adopted by the Florida Legislature. Nothing in this Agreement inures to the benefit of any third party for the purpose of allowing any claim against either Party Tenant, which claim would otherwise be barred under the doctrine of sovereign immunity or by operation of law, nor may anything in this Lease be interpreted or otherwise construed to require either Party to indemnify or otherwise insure the the other Party for the other Party's own negligence in contravention of § 768.28, Florida Statutes.

11.2 This Lease shall not be read as a pledge of Tenant's revenue or revenue sources.

12. INSURANCE.

12.1 Tenant shall maintain at all times during the Term and at its sole cost and expense, comprehensive liability insurance for bodily injury and property damage naming Landlord as an additional insured, in such amounts as are adequate to protect Landlord and Landlord's managing agents against liability for injury to or death of any person in connection with the use, operation, or condition of the Premises. Such insurance at all times shall be in an amount of not less than two Million Dollars (\$2,000,000) for injuries to persons in one accident, not less than One Million Dollars (\$1,000,000) for injury to any one person, and not less than Five Hundred Thousand Dollars (\$500,000) with respect to damage to property, subject to Tenant's deductible for which Tenant shall self-insure. In no event shall the limits of such policy be considered as limiting the liability of Tenant under this Lease.

12.2 Tenant shall at all times during the Term maintain in effect policies of insurance covering its leasehold improvements (including any alterations, additions, or improvements as may be made by Tenant), trade fixtures, merchandise, and other personal property from time to time in or on the Premises, providing protection against all risks covered by standard form of "Fire and Extended Coverage Insurance," together with insurance against vandalism and malicious mischief. Tenant shall also maintain at its sole cost and expense workmen's compensation insurance in the maximum amount required by law.

12.3 All insurance required to be carried by Tenant shall be issued by responsible insurance companies, qualified to do business in the State of Florida. Each policy shall name Landlord, as an additional insured and shall contain a provision that the same may: not be canceled without providing Landlord not less than 30 days prior written notice. Copies of all certificates evidencing the existence and amounts of such insurance shall be delivered to Landlord no later than the day before the Commencement Date, and renewals thereof shall be delivered to Landlord upon expiration of any such policy or at any time upon Landlord reasonable request. A certificate of insurance issued to the Landlord by the Tenant's insurer(s) consistent with the requirements of this Section 12, shall be conclusive proof of compliance with this Section 12.

If Tenant fails to adhere to the requirements of this Section, Landlord may, after written notice, order such insurance at Tenant's expense and such amount shall be payable by Tenant within thirty days of written demand, which shall include the insurer's invoice or receipt. Tenant's failure to provide and keep in force the insurance required under this Section shall be regarded as a material default, entitling Landlord to exercise any or all of the remedies provided in this Lease. Any policy may be carried under so-called "blanket coverage" form of insurance policies.

13. DAMAGE.

13.1 Casualty Damage. If the Premises shall be partially or totally destroyed or damaged by any risk covered by Landlord's insurance, then Landlord shall, as soon as practical after such damage occurs (taking into account the time necessary to effectuate a satisfactory settlement with any insurance company and reasonable delay on account of "labor troubles" or any other cause beyond Landlord's reasonable control) repair or rebuild the Premises; provided, however, that in no event shall Landlord be obligated to expend in such repair or

rebuilding any sums in excess of the amount of insurance proceeds paid to Landlord in connection with such damage. If the Premises is rendered untenable and provided that such casualty is not caused by the negligence of Tenant, its agents, servants, employees, contractors or suppliers, then Base Rent and Additional rent shall be abated until the end of such period of untenability.

13.2 Tenant's Personal Property. Notwithstanding anything to the contrary herein contained in the Lease, in no event shall Landlord be required to repair, restore, or rebuild any portions of the Premises constituting a part of Tenant's leasehold improvements (unless comprising Landlord's Work); other tenant work; or Tenant's personal property, furnishings, equipment or trade fixtures ("Personal Property"), all of which shall be rebuilt or replaced by Tenant at Tenant's sole expense, unless Landlord receives insurance proceeds (either from Landlord's insurance or Tenant's insurance) to pay for same.

13.3 Termination. Notwithstanding anything to the contrary herein contained in the Lease, if the Premises are rendered wholly untenable by fire or other cause and Landlord shall decide not to rebuild the same, or if the Building is so damaged that Landlord shall decide that substantial reconstruction is required, then, or in any of such events, Landlord or Tenant may cancel and terminate this Lease by giving the other written notice within 60 days from the date of such damage, whereupon this Lease shall cease and terminate upon the tenth day after such notice is given, and Tenant shall vacate the Premises and surrender the same to Landlord. In the event the Premises is rendered untenable under this Section and such untenability cannot in the reasonable judgement of Landlord's architect be substantially cured within 180 days of its occurrence, Landlord will notify Tenant thereof within 60 days after the casualty and Tenant may, at its option, and in addition to any other termination rights Tenant may have, terminate this Lease by written notice to Landlord delivered within ten days of Tenant's receipt of Landlord's notice. In addition, in such event, Landlord may, at its option, within 60 days after the casualty, terminate this Lease by written notice to Tenant.

13.4 No Liability. Except as otherwise specifically set forth herein, no compensation or reduction of Rent shall be paid or allowed by Landlord for inconvenience, annoyance, or injury to Tenant's business arising from the need to repair the Premises or the Building. Landlord shall not be liable for any damages (including, without limitation, business interruption) that may be suffered by reason of any casualty to the Premises or the Building and/or Landlord's or Tenant's repairing or rebuilding thereof and/or the deprivation of Tenant's use and possession of the Premises unless due to the negligence or willful misconduct of Landlord or Landlord's agents.

13.5 Damage By Tenant. Notwithstanding any other provisions of this Lease which may limit Tenant's responsibility for repair, replacement or maintenance of items which are within and serve the Premises, all injury to the Premises or the Building caused by moving the property of Tenant into or out of the Building and all damage and breakage done by Tenant or the agents, servants, or employees of Tenant shall be repaired by Tenant, at the sole expense of Tenant. If Tenant shall fail to do so after written notice from Landlord, then Landlord shall have the right to make such necessary repairs, alterations, and replacements (structural, nonstructural, or otherwise) and any charge or cost so incurred by Landlord shall be paid by Tenant. This provision shall be construed as an additional remedy granted to the Landlord and

not in limitation of any other rights or remedies which the Landlord has or may have in such circumstances.

14. EMINENT DOMAIN.

14.1 Compensation. If all or part of the Building shall be taken by a governmental or quasi-governmental authority (excluding Landlord) pursuant to the power of eminent domain or deed in lieu thereof, then (i) Tenant agrees to make no claim for compensation in the proceedings and hereby assigns to Landlord any rights which Tenant may have to any portion of any award made as a result of such taking, (ii) this Lease shall terminate as to the portion of the Premises taken by the condemning authority or shall terminate in its entirety if the Leased Premises are rendered untenable as a result of such condemnation and (iii) the then current Base Rent shall be adjusted (based upon the proportion of floor area in the Premises so taken) to such date. The foregoing notwithstanding, Tenant shall be entitled to claim, prove, and receive in the condemnation proceedings such awards as may be allowed for relocation expenses, loss of business, and for fixtures and other equipment installed by it which shall not, under the terms of this Lease, be or become the property of Landlord at the termination hereof, but only if such awards shall be made by the condemnation court in addition to and not in diminution of the award to Landlord and is stated separately from the award made by the condemnation court of the Building or part thereof so taken.

14.2 Substantial Taking.

14.2.1. If nature, location, or extent of any proposed condemnation affecting the Building is such that all or a substantial part of the Building, or the Premises, or the parking in the common areas shall be then Landlord or Tenant may terminate this Lease by giving at least 60 days written notice of termination to the other at any time after such condemnation and this Lease shall terminate on the date specified in such notice. For purposes of this Section, a substantial part of the Building, or the Premises, or the parking shall be considered to have been taken or condemned (i) if 25% or more of the Premises, or the Building, or the parking is taken or condemned or (ii) if, in the sole opinion of the Landlord, the taking or condemnation shall render it commercially undesirable to continue operating the Building.

14.2.2. If the condemnation does not involve a substantial part of the Building, or the Premises, or the parking in the Common Areas, or if a substantial part of the Premises is taken or condemned, and Landlord and Tenant do not elect to terminate this Lease, the then current Base Rent shall be equitably adjusted as of the date title vests in the condemning authority and this Lease shall otherwise continue in full force and effect.

15. BANKRUPTCY.

15.1 Acts of Bankruptcy. Tenant agrees that in the event that (i) Tenant shall be adjudicated bankrupt or adjudged to be insolvent, (ii) Tenant shall file or acquiesce in a petition in any court in any bankruptcy, reorganization, composition, extension, arrangement or insolvency proceedings, (iii) Tenant shall make an assignment or other conveyance in trust for the benefit of its creditors, (iv) any execution or attachment shall be issued against Tenant

or Tenant's property whereupon the Premises shall be taken, occupied or attempted to be taken or occupied by someone other than Tenant and such execution or attachment shall not be dismissed, vacated, discharged or bonded within thirty (30) days after issuance of same, or (v) a receiver or trustee shall be appointed for the property and assets of the Tenant and such receivership shall not be discharged within twenty (20) days from the date of such appointment (collectively, "Act of Bankruptcy"), the Term shall, at the option of the Landlord, cease and terminate, it being expressly agreed that the covenant contained in Section 17 against the assignment of this Lease shall cover the case of the assignment of this lease by operation of law as well as the assignment of this Lease by a voluntary act of the Tenant.

15.2 Requirement to Vacate. If this Lease shall be so canceled and terminated as set forth in Section 15.1, neither Tenant nor any person claiming through or under Tenant by virtue of any statute or order of any court shall be entitled to remain in possession of the Premises but shall immediately quit and surrender the Premises. In no event, without prior written approval of Landlord, at Landlord's sole discretion, shall this Lease be or be considered to be an asset of Tenants estate in bankruptcy or insolvency or of any receivers or trustee ("Trustee") with respect thereto.

15.3 Legal Restrictions. To the extent that Landlord's right to cancel this Lease in accordance with the provisions of Sections 15.1 and 15.2 is invalid or unenforceable under the Bankruptcy Reform Act of 1978, as the same may be amended from time to time (the "Act"), or any other statute or rule of law, then the following provisions shall apply to the extent valid and enforceable:

(a) If there has been a Default by Tenant under any provision of this Lease (other than this Section), the Trustee (as such term is defined in the Act) may not assume this Lease, unless, at the time of assumption of this Lease, the Trustee:

(i) Cures or provides adequate assurance (to Landlord's reasonable satisfaction) that the Trustee will promptly cure such Default; and

(ii) Provides adequate assurance (to Landlord's reasonable satisfaction) of future performance under the Lease. which shall include, without limitation. adequate assurances to the source of rent and other conditions due under such Lease and satisfaction of the conditions set forth in Section 7.2.

(b) If there has been a Default by Tenant. the Trustee may not require the Landlord to provide services or supplies incidental to this Lease before assumption of this Lease unless the Landlord is compensated under the terms of this Lease for any services and supplies provided under this Lease before assumption of this Lease. (If no Trustee is appointed under the Act, the foregoing provisions will nevertheless apply to the extent permitted under the Act.)

15.4 Recovery of Damages. If this Lease is terminated under the provisions of this Section, or by reason of rejection by the Trustee (or by the bankruptcy court, if no Trustee is appointed), Landlord shall be entitled to the recovery of damages and such other remedies as are provided for in this Lease. The foregoing sentence shall not, however, limit or prejudice the right of Landlord to prove and obtain as liquidated damages in any bankruptcy, insolvency, receivership, reorganization or arrangement proceeding an amount equal to the maximum

allowed by the Act or any other statute or rule of law governing such proceedings and in effect at the time when such damages are to be proved, whether or not such amount be greater, equal to or less than the amount of the excess referred to in the preceding sentence.

16. DEFAULT.

16.1 Tenant's Default.

16.1.1 If Tenant fails to pay any component of Rent when due, and then fails to pay within 10 days after receipt of written notice by Landlord, Tenant shall be in default.

16.1.2 If any of the following occurs and continues for more than 30 days after Landlord provides Tenant written notice thereof (except that such 30-day period shall be extended for such additional period of time as may reasonably be necessary to cure such Default, provided such Default, by its nature, cannot be cured within such 30 day period and Tenant is, at all times thereafter, in the process of diligently curing the same), Tenant shall be in default:

- (a) Tenant refuses to take possession of the Premises on the Commencement Date.
- (b) Tenant fails to comply with the Environmental Provisions in this Lease.
- (c) Tenant fails to obtain Landlord's written consent to an assignment or sublease.
- (d) Tenant fails to obtain or maintain insurance in compliance with this Lease.

16.1.3 If Tenant fails to perform or observe any other term, provision, covenant, condition or requirement of this Lease (not hereinbefore specifically referred to) on the part of Tenant to be performed or observed, and such failure continues for 30 days after written notice from Landlord (except that such 30 day period shall be extended for such additional period of time as may reasonably necessary to cure such Default, provided such Default, by its nature, cannot be cured within such 30 day period and Tenant is, at all times thereafter, in the process of diligently curing the same).

16.2 Landlord's Default. Landlord shall be in default under this Lease if Landlord fails to perform any obligation of Landlord or to comply with any material provision that this Lease requires the Landlord to comply with, and such failure continues for 30 days after written notice from Tenant (except that such 30 day period shall be extended for such additional period of time as may be reasonably necessary to cure such Default, provided such Default, by its nature, cannot be cured within such 30 day period and Landlord is, at all times thereafter, in the process of diligently curing the same).

17. REMEDIES.

17.1 Upon the occurrence of a Default, in addition to remedies set forth in Section 17.2, Landlord and Tenant shall have all of rights and remedies now or hereafter existing under Florida law. All such rights and remedies shall be cumulative.

17.2 In the event of any breach by either party hereto or any persons claiming through either Party hereto of any of the provisions contained in this Lease, Landlord shall be entitled to enjoin such breach and shall have the right to invoke any right or remedy allowed at law,

in equity, or otherwise, as if reentry, summary proceedings, or other specific remedies were not provided for in this Lease.

17.3 All rights and remedies of Landlord and Tenant under this Lease shall be cumulative and shall not be exclusive of any other rights and remedies provided to Landlord and Tenant now or hereafter existing under law.

17.4 In the event that this Lease is terminated by notice and the Tenant shall hereafter seek protection under the Act or any equivalent state bankruptcy laws or regulations, then the Tenant (if a debtor-in-possession) agrees to consent to any application by the Landlord to terminate the automatic stay provisions of the Act on the grounds that there is no equity in the Lease as a result of the pre-petition termination notice.

18. VOLUNTARY SURRENDER. The voluntary or other surrender of this Lease by Tenant, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of Landlord, terminate all or any existing subleases or subtenancies, or may, at the option of Landlord, operate as an assignment to it of any or all such subleases or subtenancies.

19. ABANDONMENT OF PERSONAL PROPERTY. In the event of termination of this Lease in any manner whatsoever, Tenant shall immediately remove Tenant's goods and effects and those of any other persons claiming under Tenant, or subtenancies assigned to it, and quit and deliver the Premises to the Landlord peaceable and quietly after written notice. Goods and effects not removed by Tenant after termination of this Lease (or within 48 hours after a termination by reason of Tenant's default) shall be considered abandoned. Landlord shall give Tenant notice of right to reclaim abandoned property pursuant to applicable local law and may thereafter dispose of the same as it deems expedient, including storage in a public warehouse or elsewhere at the cost and for the account of Tenant, but Tenant shall promptly reimburse Landlord for any expenses incurred by Landlord in connection therewith, including reasonable attorney's fees.

20. HOLD-OVER. If Tenant shall not immediately surrender the Premises at the expiration of the Term, then (i) Tenant shall, by virtue of the provisions of this Section 20 become a tenant by the month at 150% of the amount of then current Base Rent plus any Additional Rent that may then be payable under this Lease, commencing such monthly tenancy with the first day next after the end of the Term; and (ii) Tenant, as a monthly tenant, shall be subject to all of the conditions and covenants of this Lease as though the same had originally been a monthly tenancy, except as otherwise provided above this respect to the payment of Rent. Each party shall give to the other at least 30 days written notice to quit the Premises in the event that Tenant shall hold over after expiration of the Term.

21. NOTICES. Any and all notices, demands, requests, approvals, consents or other instruments required or permitted herein shall be in writing served (i) by certified mail, return receipt requested, (ii) by guaranteed overnight courier or (iii) hand delivery, at the addresses provided in Section 1.H above. Service shall be conclusively deemed made 48 hours after the deposit hereof in the United States mail, postage prepaid, pursuant to this Section. If served by overnight courier, service shall be conclusively deemed made one business day after delivery to such courier. Notice given by hand delivery shall be deemed given only when actually received by the recipient. Either party may specify a different address according to the terms of this Section.

22. QUIET ENJOYMENT. Landlord covenants that, if Tenant is not in default hereunder beyond any applicable grace period, Tenant shall at all times during the Term peaceably and quietly have, hold and enjoy the Premises without any interruption or disturbance from Landlord or anyone claiming by, through or under Landlord, subject to the terms of this Lease and (subject to the limitations and provisions of this Lease).

23. MISCELLANEOUS PROVISIONS.

a. Time of the Essence. Time is of the essence with respect to this Lease and each of its provisions.

b. Waiver. The waiver by Landlord or Tenant of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant, or condition on any prior or subsequent break of the same or any other term, covenant or condition herein contained.

The subsequent acceptance of Rent by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenants or condition of this Lease, other than the failure of Tenant to pay the particular rental so accepted, regardless of Landlord's knowledge of such preceding breach at the time of acceptance of such rent.

c. Modification. This Lease, including any Exhibits or Addenda, constitutes the entire agreement between the parties and supersedes any prior agreements or understandings between them. The provisions of this Lease may not be modified in any way except by written agreement signed by both parties.

d. Applicable Law. This Lease shall be subject to and construed in accordance with the laws of the State of Florida.

e. Successors and Assigns; Transfer of Landlord's Interest. Except as expressly otherwise provided in this Lease all of the provisions of this Lease shall bind and inure to the benefit of the parties and to their heirs, successors, representatives, executors, administrators, transferees and assigns as permitted. The term "Landlord" shall mean only the owner at the time in question of the Building or of a lease of the Building, so that in the event of any transfer or transfers of title to the Building or of Landlord's interest in a lease of the Building, the transferor shall be and hereby is relieved and freed of all obligations of Landlord under this Lease accruing after such transfer, if and only if such transferee has assumed and agreed in a written instrument delivered to Tenant to perform and observe all obligations of Landlord herein during the period it is the holder of landlord's interest under this Lease. In any event, Tenant shall look only to Landlord's estate and property in the Building and the land on which it is located, any deposits of accounts of Landlord, and any rents, issues, and profits derived from the Building for satisfaction of Tenant's remedies for the collection of a judgment (or other judicial process) requiring the payment of money by Landlord in the event of any default by Landlord hereunder. and no other property or assets of Landlord or its partners, principals or agents, disclosed or undisclosed, shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenants remedies under or with respect to this Lease, the relationship of Landlord and Tenant hereunder, or Tenant's use or occupancy of the Premises.

f. Tenant's obligations hereunder shall not be limited to any extent by the Term of this Lease and, as to any act or occurrence prior to the expiration or termination of this Lease

which gives rise to liability hereunder. Tenant's obligations shall continue, survive, and remain in full force and effect notwithstanding the expiration or termination of this Lease.

24. LIMITATION OF LIABILITY BY REASON OF FORCE MAJEURE. Except as may otherwise be expressly provided in this Lease and except for financial obligations (which are expressly excluded from this Section), no conduct or act or failure to act on the part of either Landlord or Tenant or failure to perform any covenant, condition or provision of this Lease on the part of either Landlord or Tenant to be performed shall constitute a default hereunder if such conduct or act or failure to act or perform was due to causes beyond the reasonable control of Landlord or Tenant, as the case may be, and including any conduct or act or failure to act or perform caused by or resulting from act of God, or the public enemy, strike, lockout, other labor disputes or disturbances, riot or civil commotion, fire, or other casualty, or such other similar event. Nothing in this Section shall be construed to prevent the abatement of Rent pursuant to the express provisions of this Lease. This Section shall not be construed to excuse Landlord or Tenant from making any payments due hereunder in a timely manner as set forth in this Lease or performing any covenant or obligation imposed under this Lease by reason of the financial inability of Landlord or Tenant, as the case may be. Such obligation to make payments or such obligation to perform such covenants or obligations (by reason of the financial inability of Landlord or Tenant) shall be expressly excepted from coverage by this Section. This provision shall not excuse Landlord from its fundamental obligation to lease to Tenant the Premises or Tenant from Tenant's obligation to lease the Premises from Landlord, subject to any contrary provisions that may be contained in Section 14 in the event of casualty to the Building or to the Premises and to the other terms of this Lease.

25. Any additional agreements between the parties shall be written and attached as an addendum hereto which shall be signed by both parties and then incorporated as part of Lease Agreement.

26. RADON: As required by Section 404.056, Florida Statutes, the Tenant is advised:

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

27. ENTRYWAY SIGNAGE. The Tenant, at its own expense, shall have the right and is hereby granted a license to erect a sign on the front of the Building in a conspicuous location noting that the Building is the location of the Tenant's office. The Sign shall say: River to Sea TPO. The sign may also include the Tenant's logo. The location shall be mutually agreed to by the Tenant and the Landlord, and the sign shall be no larger than 4 feet x 4 feet. The Tenant, at its own expense, is hereby granted a license to place on the door to its office space inside the Building a sign which shall state: River to Sea TPO. The sign may also include the Tenant's logo. The foregoing signage licenses shall be for the erection, repair, replacement, installation, connection, disconnection, maintenance, and operation of signage. Tenant shall obtain Landlord's written approval of the sign to be installed proper to installation.

28. USE OF LEASED PROPERTY PRIOR TO TENANT TAKING POSSESSION. Notwithstanding any other provision of this Agreement, the Tenant shall have the right to enter

the Premises and move its desks and equipment into the Premises on any date after February 19, 2023, and the Landlord shall furnish keys to the Tenant to the Premises at such time to enter and secure the Premises.

[Intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, duly authorized representatives of Landlord and Tenant have executed this Lease Agreement under seal as of the Effective Date.

Landlord: The City of Daytona Beach	Tenant: River to Sea TPO
By _____ Derrick L. Henry, Mayor	By: _____ Colleen Nicoulin, Executive Director
Date: _____	Attest: _____ Debbie Stewart, Recording Secretary,
Attest: _____ Letitia LaMagna, City Clerk	Date: _____
Approved as to legal form:	
By: _____ Robert Jagger, City Attorney	