

Prepared by and  
when recorded return to:  
Lauren T. Khouzam, Esq.



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**LANDLORD'S ESTOPPEL AFFIDAVIT**

Hernando County, a political subdivision of the State of Florida (“**Landlord**”) hereby certifies to Lotion on the Ocean LLC, a Florida limited liability company (“**Purchaser**”), Centennial Bank, an Arkansas banking corporation (“**Seller**”), and Old Republic National Title Insurance Company (“**Title Company**”) as follows:

1. Landlord is the present landlord under that certain Ground Lease Agreement (the “**Lease**”) dated July 10, 2012, by and between Landlord and Dynamic Pharmaceuticals, Inc., a Florida corporation (“**Original Tenant**”), and recorded in Book 2921, Page 763 of the Public Records of Hernando County, Florida (the “**Official Records**”), as quitclaimed from Original Tenant to Seller pursuant to that certain Quit Claim Deed dated February 21, 2023, and recorded in Book 4286, Page 872 of the Official Records.

2. Seller is not in default under any provision of the Lease, nor has there occurred any event which, by lapse of time or otherwise, will result in any default thereof by Seller.

3. Seller’s proposed assignment and transfer of its interests as lessee under the Lease does not violate any of the provisions contained in the Lease; *provided, however*, Landlord’s prior written consent to such assignment and transfer is required pursuant to Article 30 of the Lease, which consent remains pending as of the date of this Affidavit.

Landlord hereby acknowledges and agrees that Purchaser, Seller, and the Title Company shall be entitled to rely on the truth and accuracy of the foregoing certifications made by Landlord.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence this \_\_\_\_\_ day of August, 2024 by Elizabeth Narverud as Chairwoman of the Hernando County Board of County Commissioners, who is personally known to me.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
(Name legibly printed, typewritten or stamped)

**LANDLORD:**

**Board of County Commissioners  
Hernando County, Florida**

By: \_\_\_\_\_  
Name: Elizabeth Narverud  
Title: Chairwoman

