

AMENDMENT TO GROUND LEASE AGREEMENT

This **Amendment to Ground Lease Agreement** (the "Amendment") is made by **HERNANDO COUNTY, a subdivision of the State of Florida existing under the laws of the State of Florida**, with a principal place of business of 15740 Flight Path Drive, Brooksville, Florida 34604 (the "Lessor" or the "County") and **WOLFSWOOD HOLDINGS, LLC, a Florida limited liability company** with a principal place of business of 16300 Flight Path Drive, Brooksville, Florida 34604 (the "Lessee").

WHEREAS, Lessee entered into a Ground Lease Agreement with Lessor dated August 19, 2021 and recorded on November 18, 2021 in Official Records Book 4087 at Page 1315 in the Public Records of Hernando County, Florida (the "Ground Lease");

WHEREAS, while the parties desire to preserve the transaction reflected in the Ground Lease certain modifications are required in furtherance of the purpose of the Ground Lease.

NOW THEREFORE, Lessor and Lessee hereby amend the Ground Lease as follows:

1. All references to Lessee shall be Wolfswood Holdings, LLC, a Florida limited liability company.
2. Paragraph 2.A. is hereby deleted in its entirety and is amended and restated as follows:
"2.A. **Lessor** leases the real property with a street address 15741 Technology Drive, Brooksville, Florida 34604, containing approximately 403,801 gross square feet, more or less, and legally described below and depicted on Exhibit "1" attached hereto and made a part hereof (the "Land") to the Lessee, and the Lessee hereby leases the Land from the **Lessor** pursuant to the terms and conditions in this Agreement.

Legal Description:

A parcel of land lying within Section 24, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of Lot 30, CORPORATE AIRPARK PHASE TWO, as per the map or plat thereof recorded in Plat Book 32, Page 40 of the Public Records of Hernando County, Florida; thence S.17°03'14"E., along the Easterly boundary of said Lot 30, a distance of 256.81 feet; thence N.72°56'46"E., a distance of 100.00 feet to the Easterly right-of-way line of Corporate Boulevard as shown on said plat of CORPORATE AIRPARK PHASE TWO; thence S.17°02'47"E., along said Easterly right-of-way line, a distance of 62.11 feet to a non-tangent point of curvature and the Northerly right-of-way line of Telcom Drive; thence along said right-of-way line of the Telcom Drive and Technology Drive the following four (4) courses: (1) Southeasterly 63.51 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 72°46'27", and a chord bearing and distance of S.53°26'28"E., 59.32 feet; (2) S.89°49'41"E., a distance of 697.23 feet to a point of curvature; (3) Northeasterly 93.57 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 107°13'32", and a chord bearing and distance of N.36°33'33"E., 80.50 feet; (4) N.17°03'14"W., a distance of 269.34 feet; thence N.72°56'46"E., a distance of 60.00 feet to the Easterly right-of-way line of Technology Drive for a POINT OF BEGINNING; thence continue N.72°56'46"E., a distance of 792.37 feet; thence S.37°42'11"E., a distance of 453.29 feet to the aforementioned right-of-way line of Telcom Drive; thence along said right-of-way line of Telcom Drive the following three (3) courses: (1) S.52°17'49"W., a distance of 191.67 feet to a point of curvature; (2)

Westerly 310.69 feet along the arc of a curve to the right, said curve having a radius of 470.00 feet, a central angle of 37°52'30", and a chord bearing and distance of S.71°14'04"W., 305.06 feet; (3) N.89°49'41"W., a distance of 453.07 feet to the aforementioned right-of-way line of Technology Drive; thence along said right-of-way line of Technology Drive the following two (2) courses: (1) Northwesterly 63.51 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 72°46'28", and a chord bearing and distance of N.53°26'27"W., 59.32 feet; (2) N.17°03'14"W., a distance of 318.95 feet to the POINT OF BEGINNING. Containing 9.297 acres, more or less.

Lessee shall also have a right to a Non-Exclusive Perpetual Access Easement to Technology Drive and Telcom Drive as depicted on Exhibit "1". The Easement granted herein shall run with the land and be binding upon Lessor, its successors, and assigns forever. Lessor hereby covenants, warrants, and represents that it is lawfully seized of said property in fee simple; that the property is free and clear of all encumbrances; that Lessor has good right and lawful authority to convey this Easement; and Lessor fully warrants and defends the title to the Easement hereby conveyed against the lawful claims of all persons whomsoever. Regardless of the foregoing, the parties hereto, however, recognize that this Easement is non-exclusive."

3. Exhibit "1" is hereby deleted in its entirety and is replaced by Exhibit "I" to this Amendment.

4. Except for the specific provisions amended herein, all of the original terms, conditions and provisions of the Ground Lease shall remain in full force and effect. Terms not otherwise defined herein shall have the same meaning as set forth in the Ground Lease.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Amendment to be executed by their respective duly authorized agents, this 28th day of March, 2023.

WOLFSWOOD HOLDINGS, LLC (LESSEE)

By: [Signature]

Virgil D. Pizer, Manager

Date: MAR-20-2023

STATE OF FLORIDA

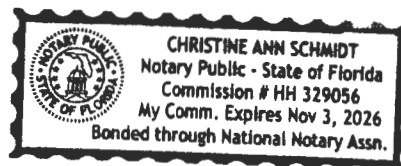
COUNTY OF HERNANDO

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Virgil D. Pizer, as Manager of **WOLFSWOOD HOLDINGS, LLC, a Florida limited liability company**, who is personally known by me or who has produced as identification _____, and who executed the foregoing instrument and he acknowledges before me that he executed the same, and who has taken an oath. The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization.

Witness my hand and official seal in the County and State last aforesaid this 20 day of March, 2023.

[Signature]
Notary Public

My commission expires:



HERNANDO COUNTY, FLORIDA (LESSOR)

By: [Signature]
John Allocco, Chairman

Date: March 28, 2023

STATE OF FLORIDA

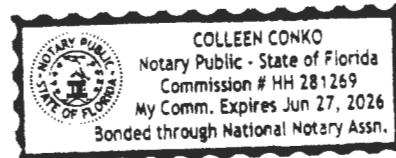
COUNTY OF HERNANDO

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared John Allocco, as Chairman of **HERNANDO COUNTY, FLORIDA, a subdivision of the State of Florida existing under the laws of the State of Florida, who is personally known by me** or who has produced as identification _____, and who executed the foregoing instrument and he acknowledges before me that he executed the same, and who has taken an oath. The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization.

Witness my hand and official seal in the County and State last aforesaid this 28th day of March, 2023.

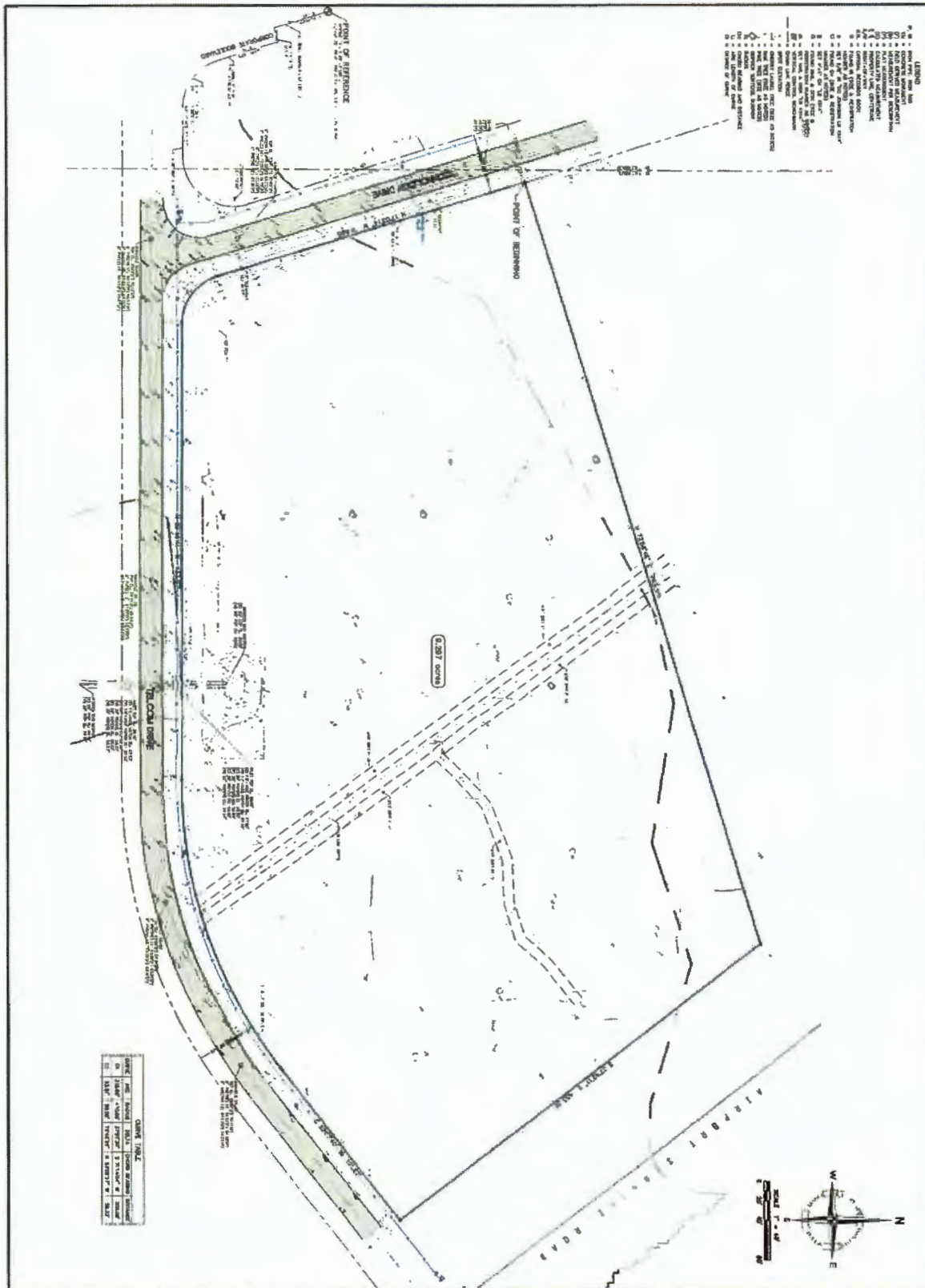
[Signature]
Notary Public


My commission expires: 6/27/2026



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY [Signature]
County Attorney's Office

EXHIBIT "1"



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	BOUNDARY & TOPOGRAPHIC SURVEY J.O. DeLotto & Sons, Inc. Proposed Warehouse Technology at Telcorn PROJECT NO. 804-04-04-03-00000 SEP 24 11:00:23 AM '08 TELCORN, Harford Co., Md.	 JOHNSON ASSOCIATES SURVEYING AND MAPPING 10000 W. 10th St., Suite 100 Lincoln, NE 68504 Phone: (402) 488-2100 Email: info@johnsonassoc.com www.johnsonassoc.com	BOUNDARY & TOPOGRAPHY SEE SHEET 1 FOR SURVEYOR'S NOTES	DATE OF FIELD SURVEY: 1/1/82
	TITLE BLOCK			
	PROJECT INFORMATION			