

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



200 Central Avenue
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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 (the "**Lease**") dated November 6, 2001, by and between Landlord and Sho-Me Nutraceuticals, Acquisition Company, a Florida corporation ("**Original Tenant**"), and recorded in Book 1472, Page 1237 of the Public Records of Hernando County, Florida (the "**Official Records**"), as amended by that certain Amendment to Lease Agreement dated September 18, 2012, and recorded in Book 2938, Page 1300 of 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 801 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 Section 9 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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY _____
County Attorney's Office