SECOND AMENDMENT TO AVIATION GROUND LEASE AGREEMENT

THIS IS A SECOND AMENDMENT TO THE GROUND LEASE AGREEMENT dated as of 2025 (the "Second Amendment") between HERNANDO COUNTY, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (the "Lessor") and WOLFSWOOD HOLDINGS, LLC, a Florida Limited Liability Corporation, whose address is 16300 Flight Path Drive, Brooksville, , Florida 34604 (the "Lessee"), and the parties state:

WHEREAS, the Lessor and the Lessee entered into that certain Aviation Land Lease Agreement "Agreement" dated August 19, 2021; and,

WHEREAS, the Lessor and the Lessee entered into a first Amendment to Aviation Ground Lease Agreement "First Amendment" dated March 28, 2023; and,

WHEREAS, the Lessee has duly performed under the Agreement to date and is not otherwise in breach thereunder; and,

WHEREAS, the Lessee desires to modify the Agreement by increasing the amount of acreage it leases from the Lessor and which is defined in the Agreement as the "Land".

NOW THEREFORE, in consideration of mutual covenants herein contained, the parties agree as follows:

- 1. Article 2.A. of the Agreement is hereby deleted in its entirety and is amended and restated as follows:
- **2.A.** Lessor leases the real property with a street address of 15741 Technology Drive, Brooksville, FL 34604, containing approximately 403,801 square feet (described as the "Original Parcel") along with 320,166 square feet more or less, (described as "Parcel A") for a combined 723,967 square feet, more or less, and legally described in "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.
 - 2. **Article 2.F.** of the Agreement is hereby deleted in its entirety and is amended and restated as follows:
- 2.F. Grant of Option Parcel. The Lessor in consideration of the execution of this lease by Lessor and Lessee hereby grants to the Lessee, at his option for and during the period of five (5) years from the date hereof, the exclusive right to lease an additional 17.6 acres to the east of the lease site

as shown on "Exhibit 2", subject to existing utility easements. Lessee shall have the right to renew this option for successive annual periods at the cost outlined in the Airport property policy at the time of renewal. During the term of this option if another party desires to execute a lease for this 17.6-acre tract, the Lessee will have the option to add the property to this agreement at the prevailing rate within forty-five days thereof, or this option will terminate.

- 3. **Article 6.A.1.** of the Agreement is hereby amended to read (deleted text shown in strike-through; added text shown underlined):
- **6.A.1.** Land Rent shall be calculated as twelve percent (12.0%) per annum of the then current fair market appraised value for unimproved land within the applicable area or park of the Airport (see **Section 6.A.2** below) and calculated on a per square foot rate using the gross square footage contained in the Survey (described in **Section 2.D**), or as established by the **Lessor** if no Survey is obtained by the **Lessee**. The parties agree that the gross square footage of the **Land Original Parcel** for purposes herein is 403,801 square feet and the gross square footage of Parcel A is 320,166 square feet for a combined 723,967 square feet.

During the first five years of this Agreement, annual Premises Rent <u>for the Original Parcel</u> shall be as follows:

• \$0.17 per square foot.

Beginning November 1, 2025, annual rent for Parcel A shall be as follows and will then be subject to Article 6.A.2. for Adjustment of Land Rent:

November 1, 2025 – April 30, 2026	\$0.00 cents per square foot
May 1, 2026 – October 31, 2026	\$0.25 cents per square foot
November 1, 2026 - October 31, 2027	\$0.25 cents per square foot
November 1, 2027 – October 31, 2028	\$0.25 cents per square foot
November 1, 2028 – October 31, 2029	\$0.27 cents per square foot
November 1, 2029 – October 31, 2030	\$0.27 cents per square foot

The description referenced in **Exhibit "1"** to the Agreement, with the additional acreage added thereto, is attached to this Second Amendment and made a part hereof. **Exhibit "1"** amended to this Second Amendment shall supersede and control over any prior description.

Exhibit "2" is hereby deleted in its entirety and is replaced by Exhibit "2" to this amendment.

Other than the amendments and additions addressed above, all other terms, conditions and covenants of the Agreement shall remain in full force and effect.

4. This Second Amendment represents the entire understanding of the parties as to the subject matters herein and may only be changed by a writing duly executed by the Lessee and the Lessor.

The remainder of this page is intentionally left blank.

IN WITNESS WHEREOF, the parties have executed this Second Amendment is effective on the date signed by the last party hereto.

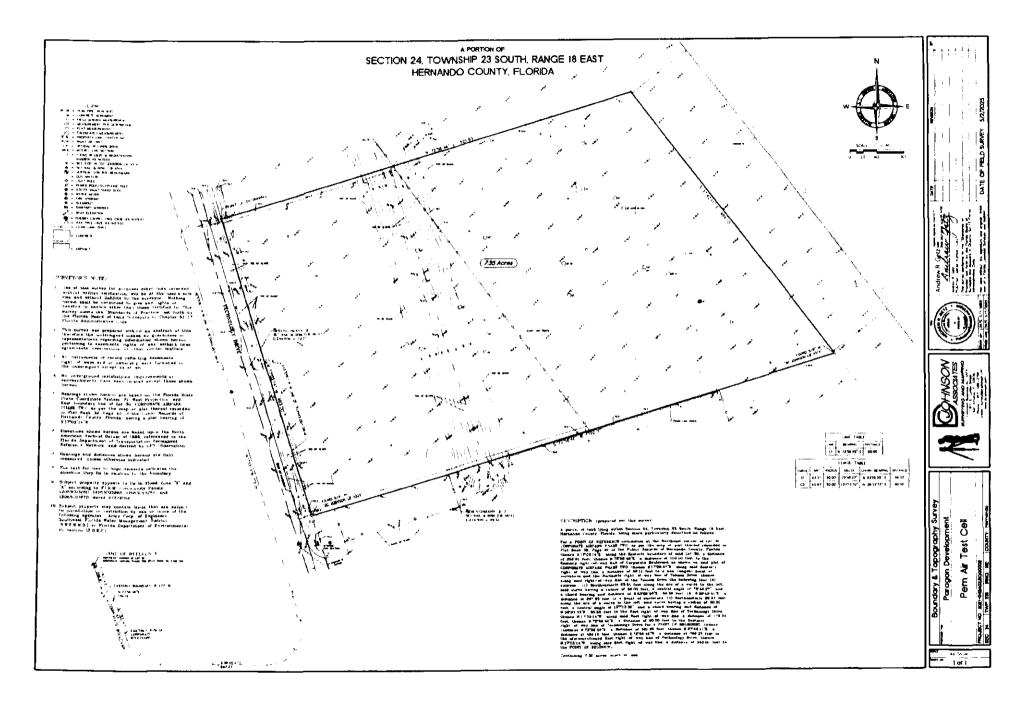
ATTEST:

WOLFSWOOD HOLDINGS, LLC (LESSEE)

By: Application of the product of the

ATTEST:	BOARD OF COUNTY COMMISSION HERNANDO COUNTY, FLORIDA	ERS (LESSOR)
	Ву:	
Douglas A. Chorvat, Jr.	Brian Hawkins	Date
CLERK OF CIRCUIT COURT	Chairman	
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:		
Oon Jouben County Attorney		
STATE OF FLORIDA COUNTY OF HERNANDO		
online notarization this day of	cknowledged before me by means of physic , 2025, by Brian Hawkins, Chaire s, who is personally known to me or who has as identification.	man of Hernando
	(Signature of person taking acknow	vledgment)

EXHIBIT 1



EXHIBT 2

