

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 **WOLFSSWOOD 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 Wolfsswood 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 "1" 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 ____ day of March, 2023.

WOLFSSWOOD HOLDINGS, LLC (LESSEE)

By: Virgil D. Pizer

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 **WOLFSSWOOD 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 physical presence or online notarization.

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

Christine Ann Schmidt
Notary Public

My commission expires:



HERNANDO COUNTY, FLORIDA (LESSOR)

By: _____

John Allocco, Chairman

Date: _____

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 physical presence or online notarization.

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

Notary Public

My commission expires:

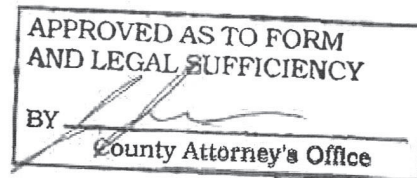


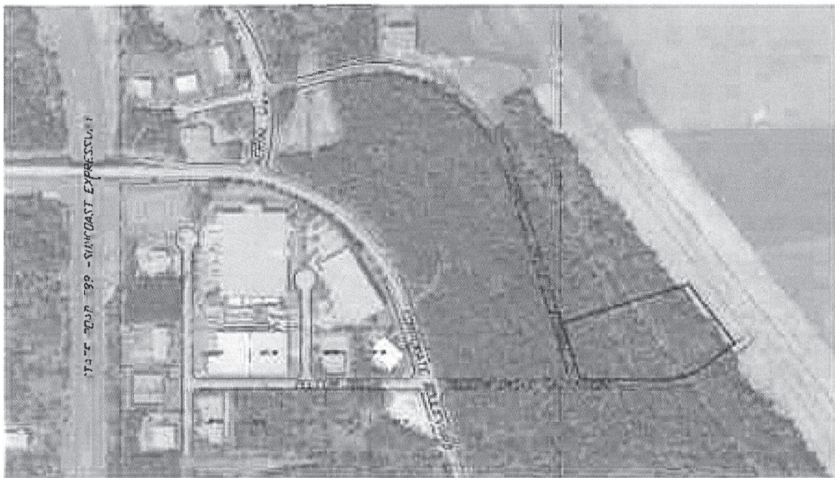
EXHIBIT "1"

A PORTION OF
SECTION 24, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA



SURVEYOR'S NOTES:

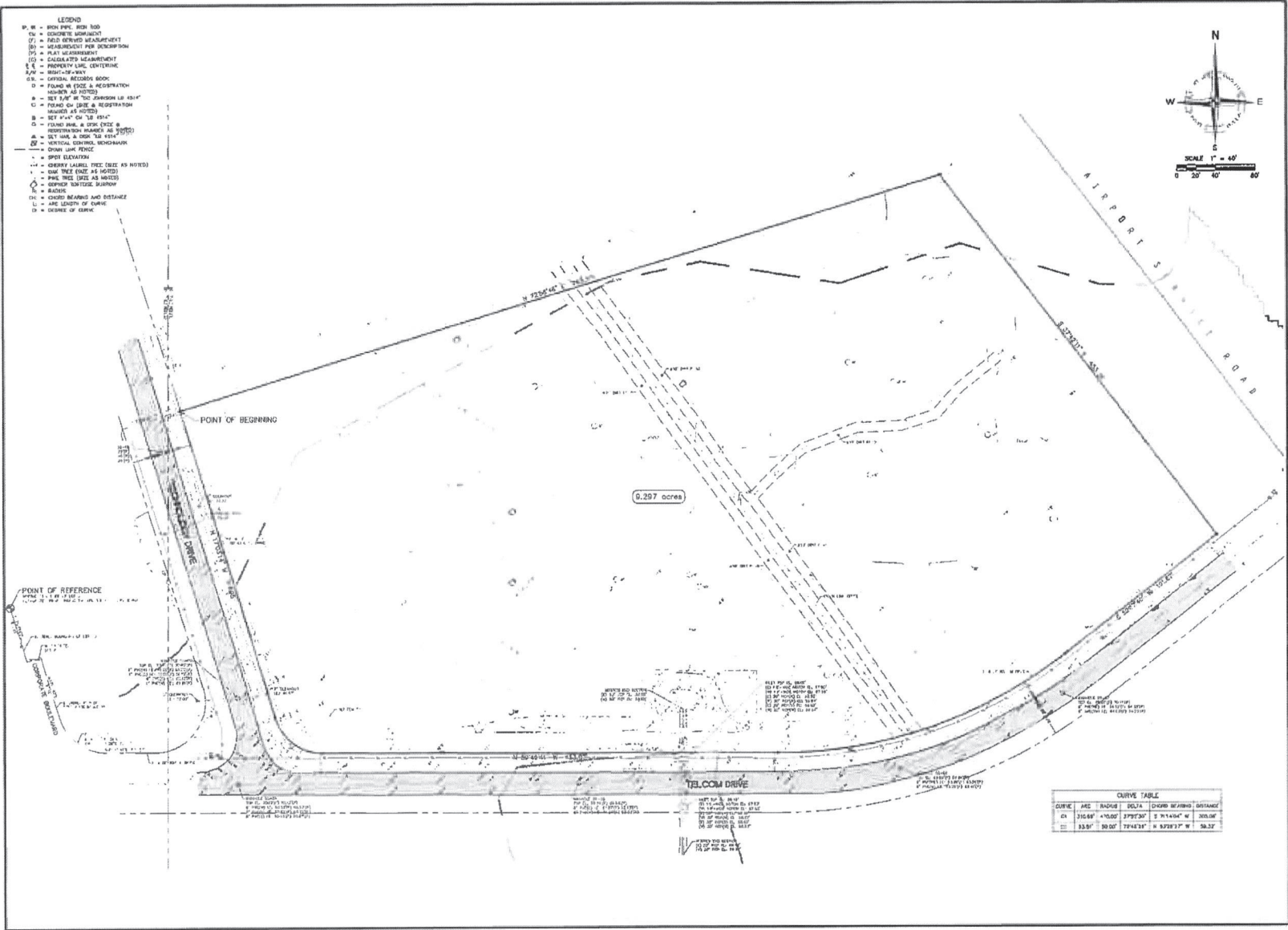
1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 64-17 Florida Administrative Code.
2. This survey was prepared without an abstract of title, therefore the undersigned makes no warranties or representations regarding information shown hereon pertaining to assessments, right-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting assessments, right-of-way and/or encroachments were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings shown hereon are based on the Florida State Plane Coordinate System, N-Tier West Projection, with East boundary line of Lot 20, COMPOSITE AIRPORT PHASE TWO, as per the map or plat thereof recorded in Plat Book 32, Page 43 of the Public Records of Hernando County, Florida, having a plat bearing of $S17^{\circ}03'14''W$.
6. Bearings and distances shown hereon are field measured, unless otherwise indicated.
7. Elevation shown hereon are based upon the North American Vertical Datum of 1988, referenced to the Florida Department of Transportation Permanent Reference Network, and derived by GPS Observation.
8. The left for line to Improvement indicates the direction they lie in relation to the boundary.
9. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southern Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (FDEP).
10. Subject property appears to be in Flood Zone "X" and "A" according to FIRM Community Panel 13000002000, 13000003000, 13000004000, and 13000005000, dated 7/8/2012.



DESCRIPTION: (prepared per this survey)

A parcel of land lying within Section 24, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows: Per a POINT OF REFERENCE certificate at the Northwest corner of Lot 20, COMPOSITE AIRPORT PHASE TWO, as per the map or plat thereof recorded in Plat Book 32, Page 43 of the Public Records of Hernando County, Florida; thence $S17^{\circ}03'14''E$, along the Eastern boundary of said Lot 20, a distance of 258.81 feet; thence $N29^{\circ}08'44''E$, a distance of 101.00 feet to the Eastern right-of-way line of Corporate Boulevard as shown on said plat of COMPOSITE AIRPORT PHASE TWO; thence $S17^{\circ}03'47''E$, along said Eastern right-of-way line, a distance of 82.21 feet to a non-tangent point of curvature and the Northernly right-of-way line of Telecom Drive; thence along said right-of-way line of the Telecom Drive and Technology Drive the following four (4) courses: (1) Southwesterly 65.23 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of $72^{\circ}48'27''$; and a chord bearing and distance of $S33^{\circ}58'08''E$, 52.38 feet; (2) Northwesterly 64.41 feet, a distance of 607.33 feet to a point of curvature; (3) Northwesterly 55.07 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of $107^{\circ}13'23''$; and a chord bearing and distance of $N20^{\circ}30'32''E$, 60.60 feet; (4) $N17^{\circ}03'14''E$, a distance of 228.26 feet; thence $N72^{\circ}08'46''E$, a distance of 80.00 feet to the Eastern right-of-way line of Technology Drive; for a POINT OF BEGINNING thence continue $N29^{\circ}08'44''E$, a distance of 702.27 feet; thence $S33^{\circ}58'11''E$, a distance of 423.00 feet to the aforementioned right-of-way line of Telecom Drive; thence along said right-of-way line of Telecom Drive the following three (3) courses: (1) $S20^{\circ}07'49''E$, a distance of 151.07 feet to a point of curvature; (2) Westerly 210.08 feet along the arc of a curve to the right, said curve having a radius of 170.00 feet, a central angle of $37^{\circ}52'25''$; and a chord bearing and distance of $S71^{\circ}14'04''E$, 306.26 feet; (3) $S89^{\circ}49'41''E$, a distance of 451.07 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 83.51 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of $72^{\circ}48'25''$; and a chord bearing and distance of $N20^{\circ}28'27''E$, 84.33 feet; (2) $N17^{\circ}03'14''E$, a distance of 218.00 feet to the POINT OF BEGINNING. Containing 0.229 acres, more or less.

DATE	12/17/2023	SCALE	1" = 300'
PROJECT	BOUNDARY & TOPOGRAPHIC SURVEY	DATE OF FIELD SURVEY	11/14/22
CITY	J.O. Delotto & Sons, Inc.	STATE	FLORIDA
COUNTY	Hernando	SECTION	24
TOWNSHIP	23 SOUTH	RANGE	18 EAST
<p>JOHNSON ASSOCIATES SURVEYING AND MAPPING LARRY & TRACY JOHNSON 1410 W. STATE STREET TAMPA, FLORIDA 33606 TEL: 813-287-2727 WWW.JOHNSONASSOCIATES.COM</p>			
<p>BOUNDARY & TOPOGRAPHIC SURVEY J.O. Delotto & Sons, Inc. Farm Air at Brooksville Airport PROJECT NO. 2023-0428200000 P.L.S. - 1/28/24</p>			
<p>1" = 300' 1 of 2</p>			



- LEGEND**
- D.P. = DRAIN PIPE, 12" DIA
 - EV = ELEVATION
 - FI = FIELD EXISTING MEASUREMENT
 - SI = MEASUREMENT FOR DESCRIPTION
 - PL = PLAT MEASUREMENT
 - CA = CALCULATED MEASUREMENT
 - PR = PROPERTY LINE, CENTERLINE
 - R/W = RIGHT-OF-WAY
 - OR = ORIGINAL RECORDS BOOK
 - D = FOUND IN EXISTING RECORDS BOOKS
 - A = SET 1/4" IN 1" TO 2" JOINTS TO 1/4"
 - C = FOUND ON SURVEY & RECONSTRUCTION
 - B = SET 1/4" ON 1/4" TO 1/2"
 - D = FOUND AND A SPK (SIZE & RECONSTRUCTION) AS NOTED
 - A = SET 1/4" IN 1" TO 2" JOINTS TO 1/4"
 - OR = ORIGINAL RECORDS BOOK
 - D = FOUND IN EXISTING RECORDS BOOKS
 - = DRAIN PIPE
 - .. = DRAIN PIPE
 - = CHERRY LAUREL TREE (SIZE AS NOTED)
 - .. = OAK TREE (SIZE AS NOTED)
 - .. = PINE TREE (SIZE AS NOTED)
 - .. = SPRUCE TREE (SIZE AS NOTED)
 - .. = OTHER TREE (SIZE AS NOTED)
 - .. = BUSHES
 - .. = RACKS
 - (H) = HOUSE MEASUREMENT DISTANCE
 - (L) = ARC LENGTH OF CURVE
 - (D) = DEGREE OF CURVE

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
CU	216.68'	475.00'	37°20'30"	S 71°45'47" W	303.00'
CU	33.97'	90.00'	77°43'21"	N 82°28'17" W	36.37'

BOUNDARY & TOPOGRAPHY

SEE SHEET 1 FOR SURVEYOR'S NOTES

DATE OF FIELD SURVEY: 11/11/22

JOHNSON ASSOCIATES
 SURVEYING AND LANDSCAPE ARCHITECTURE
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 Lincoln, NE 68502
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 www.johnsonassoc.com

BOUNDARY & TOPOGRAPHIC SURVEY
 J.O. DeLotto & Sons, Inc.
 Proposed Warehouse Technology
 at Telcorn