

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 **WOLFSDOOD 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

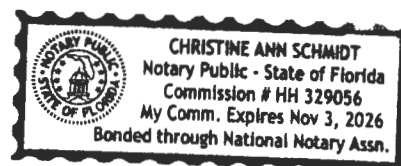
COUNTY OF HERNANDO

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

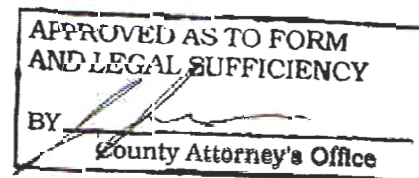
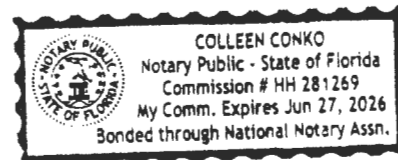


EXHIBIT "I"

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 right or remedy to anyone other than those herein set forth. This survey meets the standards of "Practice" set forth by the Florida Board of Land Surveyors in Chapter 30-17 Florida Administrative Code.
2. This survey was prepared without an abstract of title; therefore the undersigned makes no guarantee or representation regarding information shown herein pertaining to easements, rights-of-way, reversion fees, agreements, reservations or other similar matters.
3. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to the undersigned except as shown.
4. No underground investigation, improvements or non-conformities have been located except those shown herein.
5. Bearings shown herein are based on the Florida State Plane Coordinate System, Current Projection with that boundary line of Lot 20, CORPORATE ARRAKE PLANT TWO, as per the map or plat thereof recorded in File Book 20, ARRAKE PLANT TWO, as per the map or plat thereof recorded in File Book 20, Page 43 of the Public Records of Hernando County, Florida, having a plat bearing of S17°02'14"W.
6. Bearings and distances shown herein are field measured, unless otherwise indicated.
7. Coordinates shown herein are based upon the North American Vertical Datum of 1988, referenced to the Florida Department of Transportation Permanent Reference Network, and defined by GPS Observations.
8. The text for this to improve accuracy indicates the direction that it is relative 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, Southwest Florida Water Management District (SWFWMD) or Florida Department of Environmental Protection (FDEP).
10. Subject property appears to be in Flood Zone "X" and "A" according to F.I.R.M. Community Panel 15045C0000, 15045C0050, 15045C0070, and 15045C0090, dated 4/9/2015.



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: For a POINT OF BEGINNING, commencing at the Northeast corner of Lot 20, CORPORATE ARRAKE PLANT TWO, as per the map or plat thereof recorded in File Book 20, Page 43 of the Public Records of Hernando County, Florida; thence S17°02'14"W, along the Eastern boundary of said Lot 20, a distance of 368.81 feet thence S7°02'45"E, a distance of 150.00 feet to the Eastern right-of-way line of Corporate Boulevard as shown on said plat of CORPORATE ARRAKE PLANT TWO thence S17°02'14"W, along said Eastern right-of-way line, a distance of 82.31 feet to a non-tangent point of curvature and the Eastern right-of-way line of Tisham Drive thence along said right-of-way line of the Tisham Drive and Technology Drive the following four (4) courses: (1) Southwesterly 82.31 feet along the arc of a curve to the left, said curve having a radius of 58.20 feet, a central angle of 77°47'37", and a chord bearing and distance of S45°04'38"W, 52.38 feet; (2) S89°49'41"W, a distance of 467.83 feet to a point of curvature; (3) Northwesterly 10.67 feet along the arc of a curve to the left, said curve having a radius of 58.20 feet, a central angle of 17°52'38", and a chord bearing and distance of N5°02'45"E, 10.00 feet; (4) N17°02'14"W, a distance of 282.34 feet thence S7°02'45"E, a distance of 80.00 feet to the Eastern right-of-way line of Technology Drive for a POINT OF BEGINNING, thence southeasterly N17°02'45"E, a distance of 700.37 feet thence S89°49'41"W, a distance of 480.89 feet to the aforementioned right-of-way line of Tisham Drive thence along said right-of-way line of Tisham Drive the following three (3) courses: (1) S89°49'41"W, a distance of 101.67 feet to a point of curvature; (2) Southeasterly 101.67 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 S7°02'45"E, 206.28 feet; (3) S89°49'41"W, a distance of 423.07 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 82.31 feet along the arc of a curve to the right, said curve having a radius of 58.20 feet, a central angle of 77°47'37", and a chord bearing and distance of N45°04'38"W, 52.38 feet; (2) S17°02'14"W, a distance of 218.89 feet to the POINT OF BEGINNING. Containing 8.89 acres, more or less.

BOUNDARY & TOPOGRAPHIC SURVEY J.O. Delotto & Sons, Inc. Pam Air at Brooksville Airport PROJECT NO. 2015-0000000000 FILE NO. 15045C0000, 15045C0050, 15045C0070, 15045C0090		DATE OF FIELD SURVEY: 11/16/22 SURVEYOR: J.O. Delotto & Sons, Inc. CHECKED: J.O. Delotto & Sons, Inc. DATE: 11/16/22
SCALE 1" = 200' 1 of 2		Andrew G. Delotto Licensed Professional Surveyor No. 12345 State of Florida My Commission Expires 12/31/25

