

**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 28<sup>th</sup> day of March, 2023.

WOLFSWOOD HOLDINGS, LLC (LESSEE)

By: [Signature]

Virgil D. Pizer, Manager

Date: MAR-20-2023

STATE OF FLORIDA

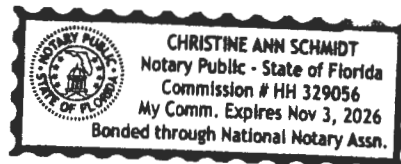
COUNTY OF HERNANDO

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

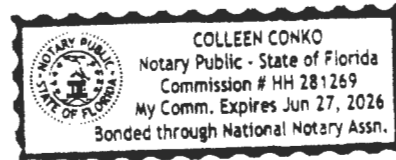
COUNTY OF HERNANDO

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 28<sup>th</sup> 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"

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 certified to. This survey meets the standards of practice set forth by the Florida Board of Land Surveyors in Chapter 65-17 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, right-of-way, utility lines, agreements, servitudes or other similar matters.
3. No instruments of record reflecting easements, right-of-way and/or ownership were furnished to the undersigned except as shown.
4. No underground installation, improvements or encroachments have been located except those shown herein.
5. Bearings shown herein are based on the Florida State Plane Coordinate System, NAD83 Projection, with East boundary line of Lot 20, CORPORATE AIRPARK PHASE TWO, as per the map or plat thereof recorded in File Book 28, Page 42 of the Public Records of Hernando County, Florida, having a true bearing of  $S17^{\circ}02'14''W$ .
6. Bearings and distances shown herein are field measured, unless otherwise indicated.
7. Corrections shown herein 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 text for use to improve records 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, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
10. Subject property appears to be in Flood Zone "X" and "A" according to F.I.R.M. Community Flood 1504SC0001, 1504SC0002, 1504SC0003, and 1504SC0004, dated 4/9/2016.

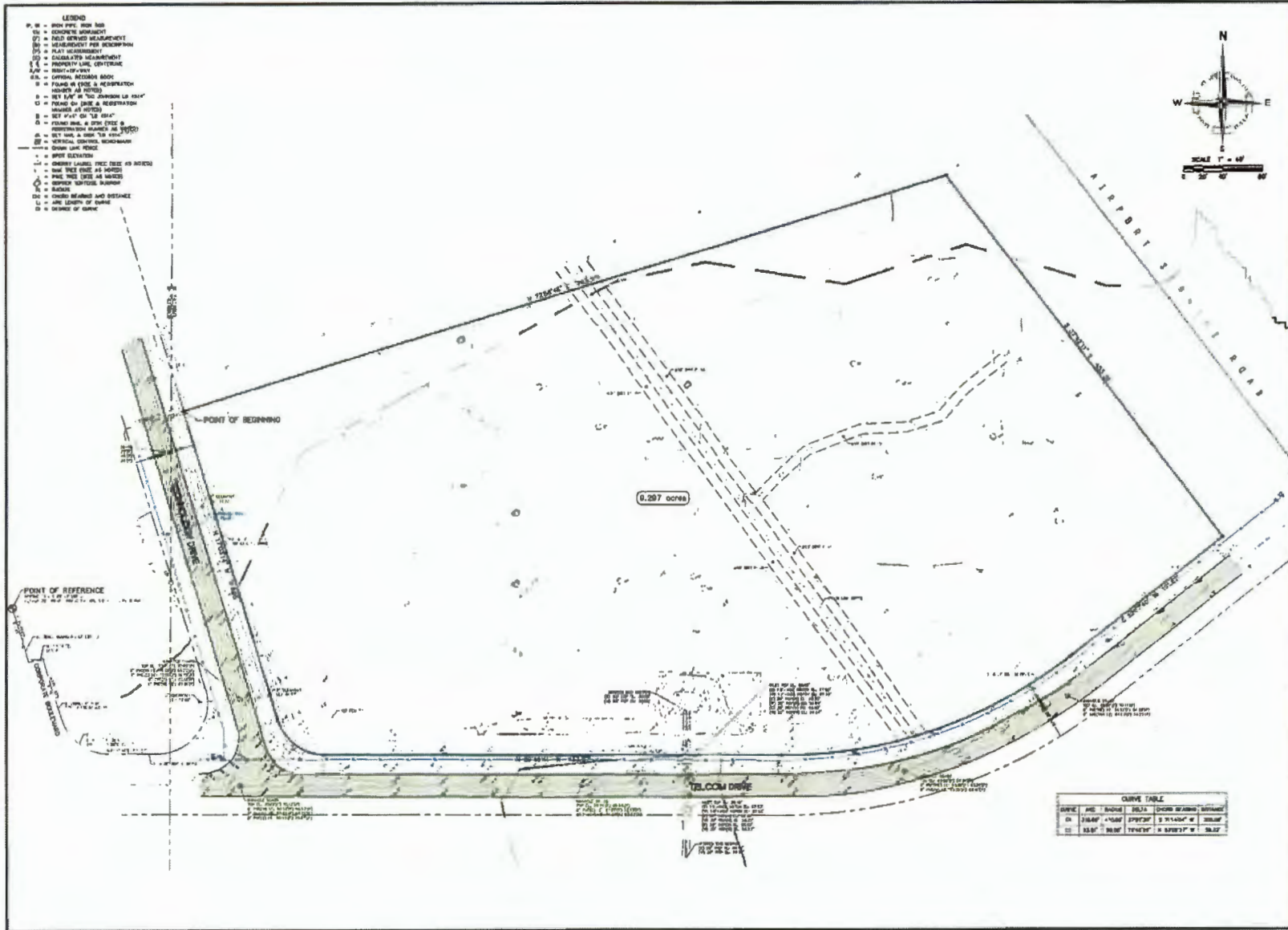


**DESCRIPTION** (prepared per this survey)

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, commence at the Northwest corner of Lot 20, CORPORATE AIRPARK PHASE TWO, as per the map or plat thereof recorded in File Book 28, Page 42 of the Public Records of Hernando County, Florida; thence  $S17^{\circ}02'14''W$ , along the Eastern boundary of said Lot 20, a distance of 208.61 feet thence  $S75^{\circ}08'45''E$ , a distance of 150.00 feet to the Secondary right-of-way line of Corporate Boulevard as shown on said plat of CORPORATE AIRPARK PHASE TWO thence  $S17^{\circ}02'14''W$ , along said Eastern right-of-way line, a distance of 82.31 feet to a non-adjacent point of curvature and the tertiary right-of-way line of Tolson Drive thence along said right-of-way line of the Tolson Drive and Technology Drive the following four (4) courses: (1) Southwesterly 25.00 feet along the arc of a curve to the left, said curve having a radius of 58.00 feet, a central angle of  $72^{\circ}42'37''$ , and a chord bearing and distance of  $S45^{\circ}28'38''W$ , 52.38 feet (2)  $S89^{\circ}49'41''W$ , a distance of 497.83 feet to a point of curvature (3) Northwesterly 150.00 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of  $137^{\circ}32'30''$ , and a chord bearing and distance of  $S39^{\circ}30'30''E$ , 90.00 feet (4)  $S17^{\circ}02'14''W$ , a distance of 282.34 feet thence  $S75^{\circ}08'45''E$ , a distance of 80.00 feet to the tertiary right-of-way line of Technology Drive for a POINT OF BEGINNING, thence north-south  $S75^{\circ}08'45''E$ , a distance of 702.37 feet thence  $S89^{\circ}49'41''W$ , a distance of 497.89 feet to the aforementioned right-of-way line of Tolson Drive, thence along said right-of-way line of Tolson Drive the following three (3) courses: (1)  $S59^{\circ}17'42''W$ , a distance of 101.87 feet to a point of curvature (2) Westerly 300.00 feet along the arc of a curve to the right, said curve having a radius of 470.00 feet, a central angle of  $37^{\circ}32'30''$ , and a chord bearing and distance of  $S71^{\circ}16'56''W$ , 308.26 feet (3)  $S89^{\circ}49'41''W$ , 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 20.00 feet, a central angle of  $72^{\circ}42'37''$ , and a chord bearing and distance of  $S45^{\circ}28'38''W$ , 82.38 feet (2)  $S17^{\circ}02'14''W$ , a distance of 218.60 feet to the POINT OF BEGINNING. Containing 8.897 acres, more or less.

<p>DATE: _____</p> <p>BY: _____</p>	<p>DATE OF FIELD SURVEY: 11/16/22</p>
<p><b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b></p> <p>J.O. DeLotto &amp; Sons, Inc.</p> <p>Pem Air at Brooksville Airport</p> <p>PROJECT NO. 22-00448000000 FILE NO. 11100001 - 11100001 - 000001 - 000001 - 000001 - 000001</p>	
<p>SCALE 1" = 500'</p> <p>1 of 2</p>	

- LEGEND**
- = BENCH MARK
  - = FIELD SERVICE MEASUREMENT
  - = MEASUREMENT FOR DESCRIPTION
  - = PLAT MEASUREMENT
  - = CALCULATED MEASUREMENT
  - = PROPERTY LINE, CENTERLINE
  - = RIGHT-OF-WAY
  - = OFFICIAL RECORD BOOK
  - = FOUND IN FIELD & REISTRATION NUMBER AS NOTED
  - = SET LINE IN TWO JOBS OR MORE
  - = FOUND ON JOB & REISTRATION NUMBER AS NOTED
  - = SET PIVOT ON "B" END
  - = FOUND IN FIELD & SET LINE & REISTRATION NUMBER AS NOTED
  - = SET LINE & BENCH TO FIELD
  - = VERTICAL CONTROL MONUMENT
  - = OTHER LINE, FENCE
  - = SPOT ELEVATION
  - = CENTER LINE, TREE (OR BENCH)
  - = END OF LINE AS NOTED
  - = END OF LINE AS NOTED
  - = CENTER POINT, BENCH
  - = BENCH
  - = CENTER BENCH AND DISTANCE
  - = END OF LINE
  - = BENCH OF BENCH



**CURVE TABLE**

DATE	AGE	BENCH	SET	CHORD BEARING	STATION
11/24/01	11/24/01	11/24/01	11/24/01	11/24/01	11/24/01
11/24/01	11/24/01	11/24/01	11/24/01	11/24/01	11/24/01

BOUNDARY & TOPOGRAPHY  
SEE SHEET FOR BENCHMARK NOTES

**HINSON ASSOCIATES**  
SURVEYING AND MAPPING  
1101 E. 11th St., Suite 100  
Lincoln, NE 68502  
Phone: 402.441.1100  
Fax: 402.441.1101  
www.hinson.com

BOUNDARY & TOPOGRAPHIC SURVEY  
J.O. Delorto & Sons, Inc.  
Proposed Warehouse Technology  
at Telcor

PROJECT NO. 03-0404000000  
DATE: 11/24/01  
DRAWN BY: J. DELORTO  
CHECKED BY: J. DELORTO

DATE OF FIELD SURVEY: 11/22/01