Instrument No: 2023011264 3/22/2023 9:15 AM BK: 2765 PG: 204 PAGES: 3 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

THIS INSTRUMENT PREPARED BY AND RECORD AND RETURN TO:

SCOTT A. COOKSON, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

TERMINATION

THIS TERMINATION (this "**Termination**") is entered into by and between **JTL GRAND LANDINGS HOLDINGS LLC**, a Texas limited liability company, whose address is 16660 Dallas Parkway, Suite 1600, Dallas, Texas 75248 ("**Seller**") and **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company, whose address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Purchaser**") as of the 16th day of March, 2023.

RECITALS

WHEREAS, Seller and Purchaser are parties to that certain Memorandum of Agreement dated August 18, 2022 and recorded at Official Records Book 2718, Page 125 of the Public Records of Flagler County, Florida (the "**Memorandum**"); and

WHEREAS, Seller and Purchaser desire to terminate the Memorandum of record.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and other valuable consideration delivered pursuant to the Agreement, the receipt and sufficiency of which are acknowledged, Seller and Purchaser enter into the following agreement:

1. **Recitals**. The above recitals are true and correct and are incorporated in this Termination by reference as if set forth in full herein. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Memorandum.

2. **Termination**. Purchaser and Seller hereby agree to terminate the Memorandum. From the date of recording of this Termination, the Memorandum and the "Agreement" (as defined in the Memorandum) shall no longer encumber the Real Estate.

3. **Binding Effect**. The terms and provisions of this Termination shall be binding upon and inure to the benefit of Seller and Purchaser, and their representatives, successors, and assigns. The burdens hereof shall run with the land, with the effect that any person or entity which acquires an interest in the Real Estate shall be bound by the burdens hereof. In the event of any conflict between the terms and conditions of this Termination and the terms of the Memorandum, the terms of the Termination shall control.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Seller and Purchaser have executed this Termination as of the date first above-written.

SELLER:

JTL GRAND LANDINGS HOLDINGS LLC,
a Texas limited liability company

By: ______________________________
Name: David West
Title: Manager

STATE OF ~~FLORIDA~~ Texas)
) ss.:
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 18th day of August 2022, by David West, as Manager of **JTL GRAND LANDINGS HOLDINGS LLC**, a Texas limited liability company, on behalf of the company, who is personally known to me or who produced ______________________________ as identification.

[Official Notarial Seal]

NOTARY PUBLIC
STATE OF TEXAS
Eric Phillip Hannaman
My Commission Expires
6/2/2026
Notary ID 131582651

____
Notary Public

Eric Hannaman
(Print or type name)

Commission No.: ____________________

My Commission Expires:

PURCHASER:

KOLTER GROUP ACQUISITIONS LLC, a Florida limited liability company

By: ______________________________
Name: James P. Harvey
Title: Authorized Signatory

STATE OF FLORIDA)
) ss.:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 1st day of August, 2022, by James P. Harvey, as Authorized Signatory of **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced ______________________________ as identification.

[Official Notarial Seal]

Notary Public State of Florida
Bryon T LoPreste
My Commission GG 919288
Expires 01/27/2024

____
Notary Public

Bryon T. LoPreste__________________
(Print or type name)

Commission No.: GG919288__________

My Commission Expires: 01-27-24