

**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 OF MEMORANDUM OF AGREEMENT

THIS TERMINATION OF MEMORANDUM OF AGREEMENT (this "**Termination**") is entered into by and between **VENTURE 8, LLC**, a Florida limited liability company ("**Seller**"), and **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company ("**Purchaser**"), as of the 14th day of October, 2024.

RECITALS

WHEREAS, Seller and Purchaser are parties to that certain Memorandum of Agreement dated May 14, 2021, and recorded on May 17, 2021, in Official Records Book 2563, Page 1486 of the Public Records of Flagler County, Florida, as amended by that certain Amended Memorandum of Agreement dated May 8, 2023, and recorded on May 11, 2023, in Official Records Book 2779, Page 1490 of the Public Records of Flagler County, Florida, as amended by that certain Second Amended Memorandum of Agreement dated October 3, 2023, and recorded on October 10, 2023, in Official Records Book 2818, Page 795 of the Public Records of Flagler County, Florida, and as further amended by that certain Third Amended Memorandum of Agreement dated March 11, 2024, and recorded on March 18, 2024, in Official Records Book 2854, Page 133 of the Public Records of Flagler County, Florida (collectively, 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 Seller's Property.
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. 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]

Unofficial Copy

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

Signed, sealed and delivered
in the presence of:

SELLER:

VENTURE 8, LLC, a Florida limited liability
company

Mckayla Sisler
Print Name: Mckayla Sisler
Address: 1303 Concept Ct #100
Dunthwaite Beach, FL 32114

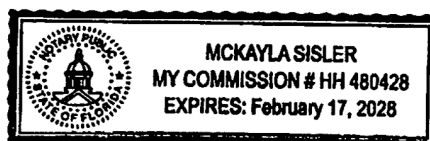
Craig A. Wells
Print Name: Craig A. Wells
Address: 1808 Concept Ct
Dunthwaite Beach, FL 32114

John Schnebly, Sr.
Print Name: John Schnebly, Sr.
Title: Manager
Date: October 3, 2024

STATE OF FLORIDA)
) ss.
COUNTY OF Volusia)

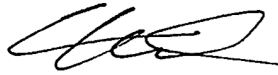
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of October, 2024, by John Schnebly, Sr., Manager of VENTURE 8, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Mckayla Sisler
Notary Public - State of Florida
Print Name: Mckayla Sisler
My Commission No: HH 480428
My Commission expires: 2/17/2028

Signed, sealed and delivered
in the presence of:



Print Name: Thomas Watson
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637



Print Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

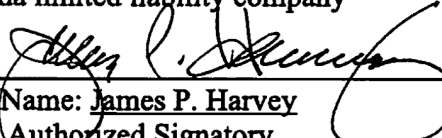
STATE OF FLORIDA)
) ss.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of October, 2024, by James P. Harvey as Authorized Signatory of **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.



PURCHASER:

KOLTER GROUP ACQUISITIONS LLC, a
Florida limited liability company



Print Name: James P. Harvey
Title: Authorized Signatory
Date: October 3, 2024



Notary Public-State of Florida
Print Name: Bryon T. LoPreste
My Commission No: HH456133
My Commission expires: 01/27/28