

Clause Summary: CFA was granted a parking easement FOR ITS EMPLOYEES to utilize 12 parking spaces located on the Grantor Parcel as shown on Exhibit C to the Parking Easement Agreement (see below). CFA will attempt to utilize the 12 parking spaces shown below, but CFA has the right to utilize any parking space located on the Grantor Parcel (see below), including the 12 spaces shown below. CFA will provide, at CFA's sole cost, hang-tags for use by those utilizing the Parking Easement. The Parking Easement Agreement is to remain in effect for successive 1-year terms, with automatic renewal. The Parking Easement Agreement term may be terminated by CFA by providing written notice to Grantor at least 60 days prior to the then-current last day of the Parking Easement Agreement term; provided that the Parking Easement Agreement will automatically terminate upon Grantor's receipt of written notice stating that CFA no longer has a leasehold or fee simple interest in and to the CFA Parcel. Notice to Grantor as per Section 6(e) of the Parking Easement Agreement - see below. As per the separate Letter Agreement, the Parking Easement fee is \$200 per space per month plus sales tax.

Grantor Parcel owner notice address:

Grantor Parcel:

**R.I.P. Holdings, LLC
1502 SW 2ND PLACE
ATTN: RONNIE I. PICOU
POMPANO BEACH, FL 33069**

Depiction of Grantor Parcel (Exhibit B of Parking Easement Agreement):

P&Z

PZ21-16500001

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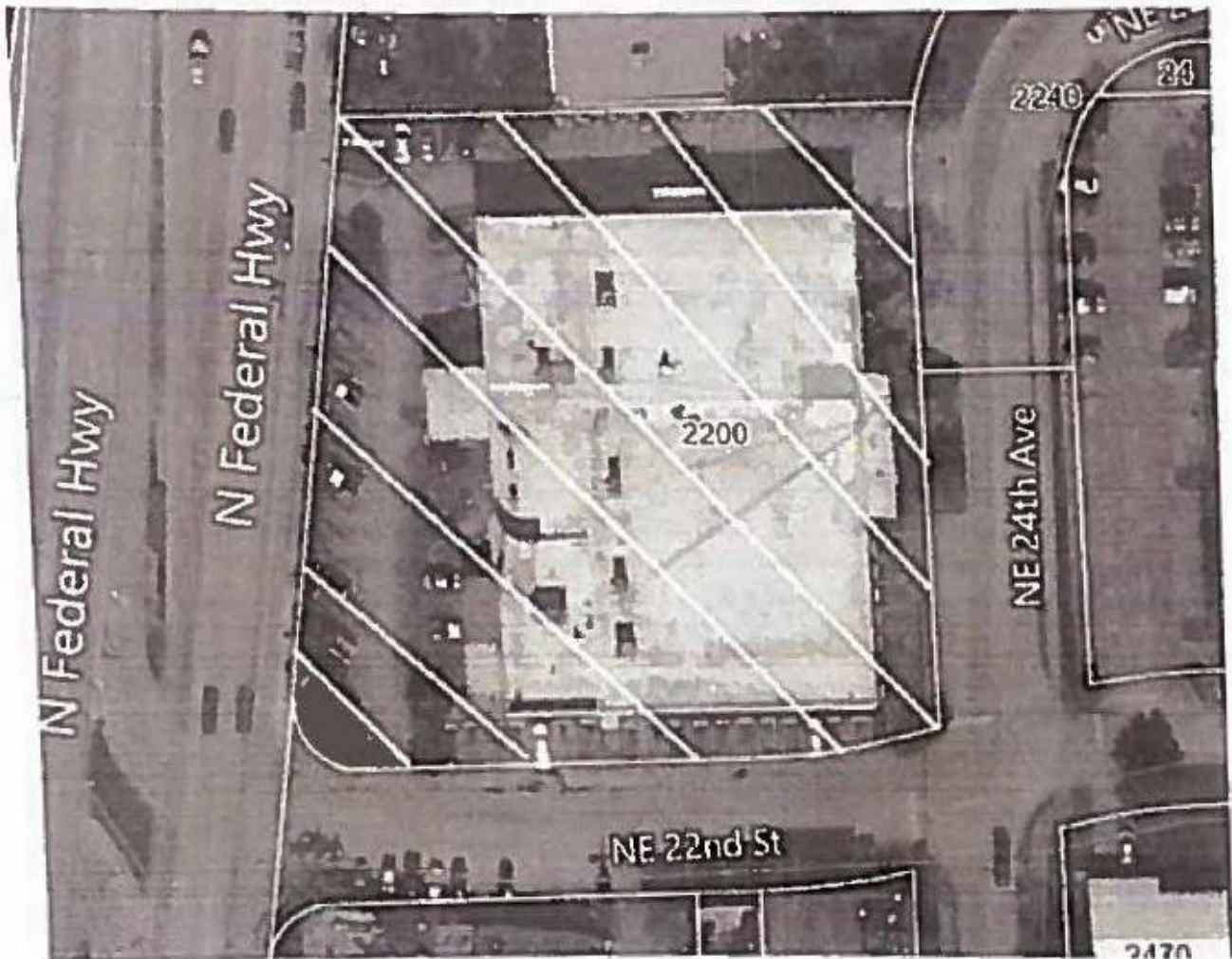
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10/27/21

EXHIBIT B

Grantor Parcel

Lots 1 and 2, less the East 45 feet thereof, and Lot 3, less the West 15 feet thereof, Block 3 HILLSBORO KINGS VILLAGE, according to the Plat thereof, recorded in Plat Book 32, page 6, of the Public Records of Broward County, Florida, and the South 100 feet of that part of the South half of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 30, Township 48 South, Range 43 East, lying East of the Federal Highway as now located and established; less property conveyed for street purposes in Official Records Book 1285, page 45 of the Public Records of Broward County, Florida



Depiction of 12 parking spaces on Grantor Parcel (Exhibit C of Parking Easement Agreement):

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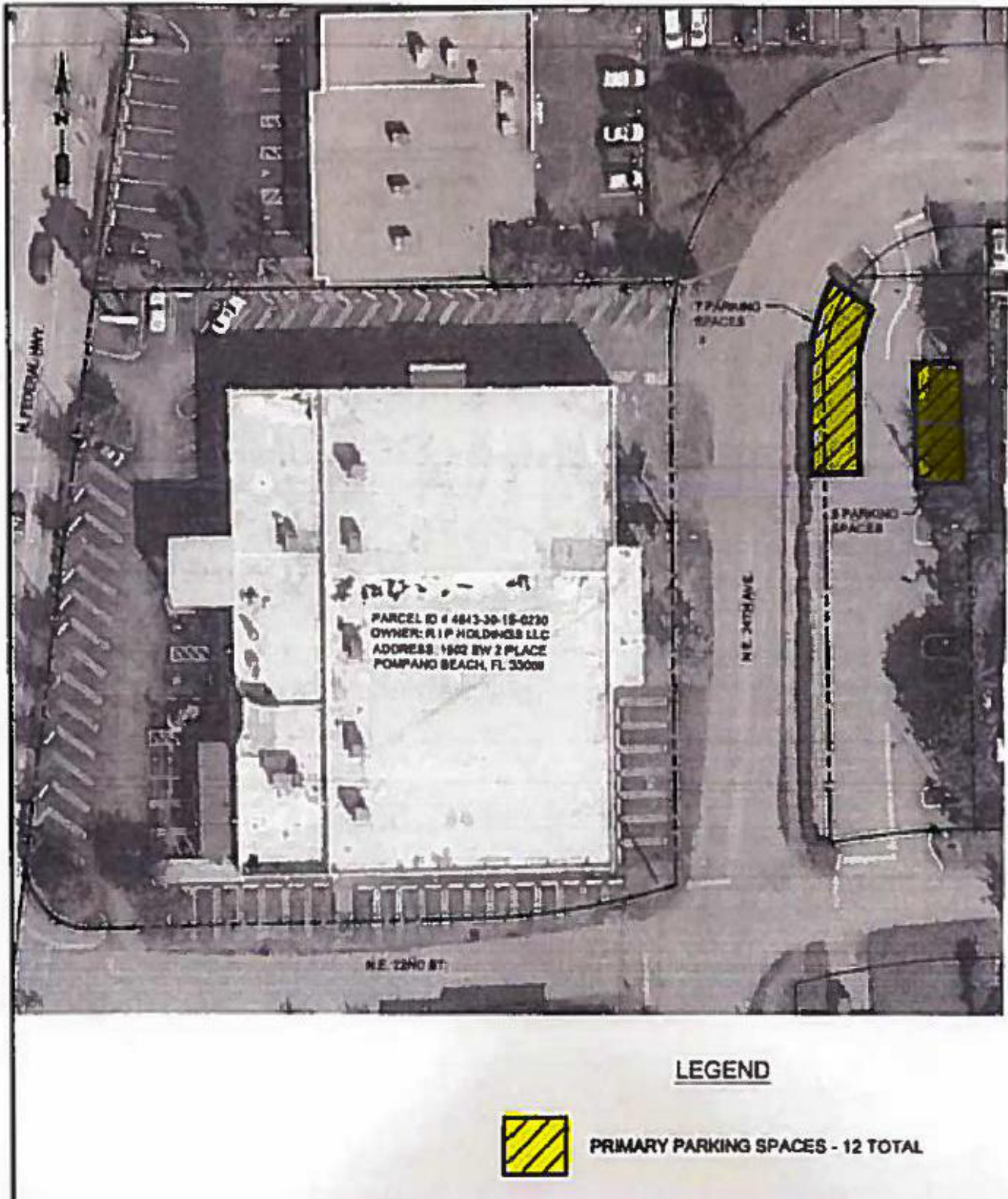
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EXHIBIT C



Clause Type: Utility Easement
Document Log: Ground Lease
Record ID: 27/19

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