

Daniels Sharpsmart, Inc.
111 West Jackson Blvd. Suite 1900
Chicago, IL 60604



June 1, 2026

Scott Reale
Principal Planner
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Daniels Sharpsmart, Inc. – Special Exception Application Authorization

Dear Mr. Reale,

The property located at 1440 SW 28th Ave, Pompano Beach, FL 33069 (the "Property") is owned by EL FAMILY PROPERTY OWNER LLC, RL FAMILY PROPERTY OWNER LLC, and SLMJL FAMILY PROPERTY OWNER LLC (collectively, "Owner"). Pursuant to a Contract of Sale, dated as of April 27, 2026 (the "PSA"), between Owner, as seller, and Daniels Real Estate Acquisitions, LLC, as purchaser ("Purchaser"), Owner has agreed to sell, and Purchaser as agreed to buy, the Property in accordance with the terms and conditions set forth in the PSA.

Regarding the special exception application for the City of Pompano Beach, Owner hereby acknowledges and authorizes David Tran / Daniels Health, an affiliate of Purchaser, to submit this Special Exception application on their behalf in accordance with the terms of this letter. Nothing herein shall authorize David Tran/Daniels Health or the Purchaser to file for any permits until after the closing on the purchase of the Property pursuant to the terms of the PSA.

In the event the PSA is terminated or a closing under the PSA does not occur for any reason whatsoever, the authorization set forth herein shall automatically terminate with no further action needed from any party. In the event this Agreement is terminated (by default or otherwise) or a closing under the PSA does not occur, Purchaser shall, at its sole cost and expense and within five (5) days of written notice by Owner cause to be prepared and filed such documents as may be necessary or required to withdraw the request for the Special Exception (the "Withdrawal"). In the event Purchaser, fails or refuses to comply with the foregoing Withdrawal requirements, Owner may perform same and shall be entitled to recover from Purchaser all third-party costs and expenses, including reasonable attorneys' fees actually incurred by Owner in connection with such Withdrawal.

4936-8495-4033.2

Daniels Health | USA

A 111 W. Jackson Blvd
Suite 1900, Chicago, IL 60604

T +1 312-546-8900
F +1 312-546-8950

W www.danielshealth.com

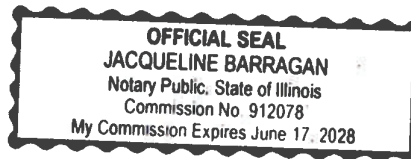


Purchaser and Daniels Health hereby indemnify and hold Owner harmless from and against any and all losses, costs, damages, liens, claims, counterclaims, liabilities or expenses (including, but not limited to, reasonable attorneys' fees, court costs and disbursements) incurred by Owner arising from or by reason of the filing of the Special Exemption application and/or a failure to comply with the Withdrawal requirements.

Kind Regards,

Ryan McCallen

_____ on behalf of Daniels Health and
Daniels Real Estate Acquisitions, LLC



Jacqueline Barragan
06-03-2024

AKNOWLEDGED AND AGREED:

EL FAMILY PROPERTY OWNER LLC

By:

Name: *Emilio Lamanna*

Title: *AUTHORIZED SIGNATORY*

RL FAMILY PROPERTY OWNER LLC

By:

Name: *ROSSANA BORTONE*

Title: *AUTHORIZED SIGNATORY*

SLMJL FAMILY PROPERTY OWNER LLC

By:

Name: *Mary Jean Lamanna*

Title: *AUTHORIZED SIGNATORY*

4026 8405 4022 2

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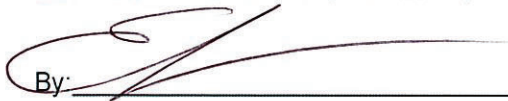
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Kind Regards,


_____ on behalf of Daniels Health and
Daniels Real Estate Acquisitions, LLC

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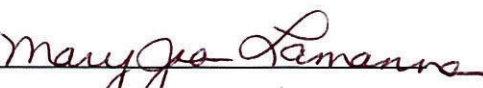
EL FAMILY PROPERTY OWNER LLC

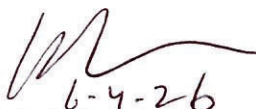
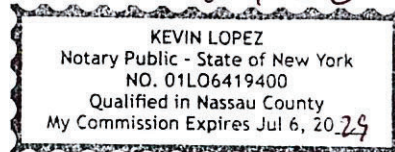
By: 
Name: Emilio Lamanna
Title: authorized signatory

RL FAMILY PROPERTY OWNER LLC

By: 
Name: ROSSANA BORTONE
Title: AUTHORIZED SIGNATORY

SLMJL FAMILY PROPERTY OWNER LLC

By: 
Name: Margie Lamanna
Title: member


6-4-26


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