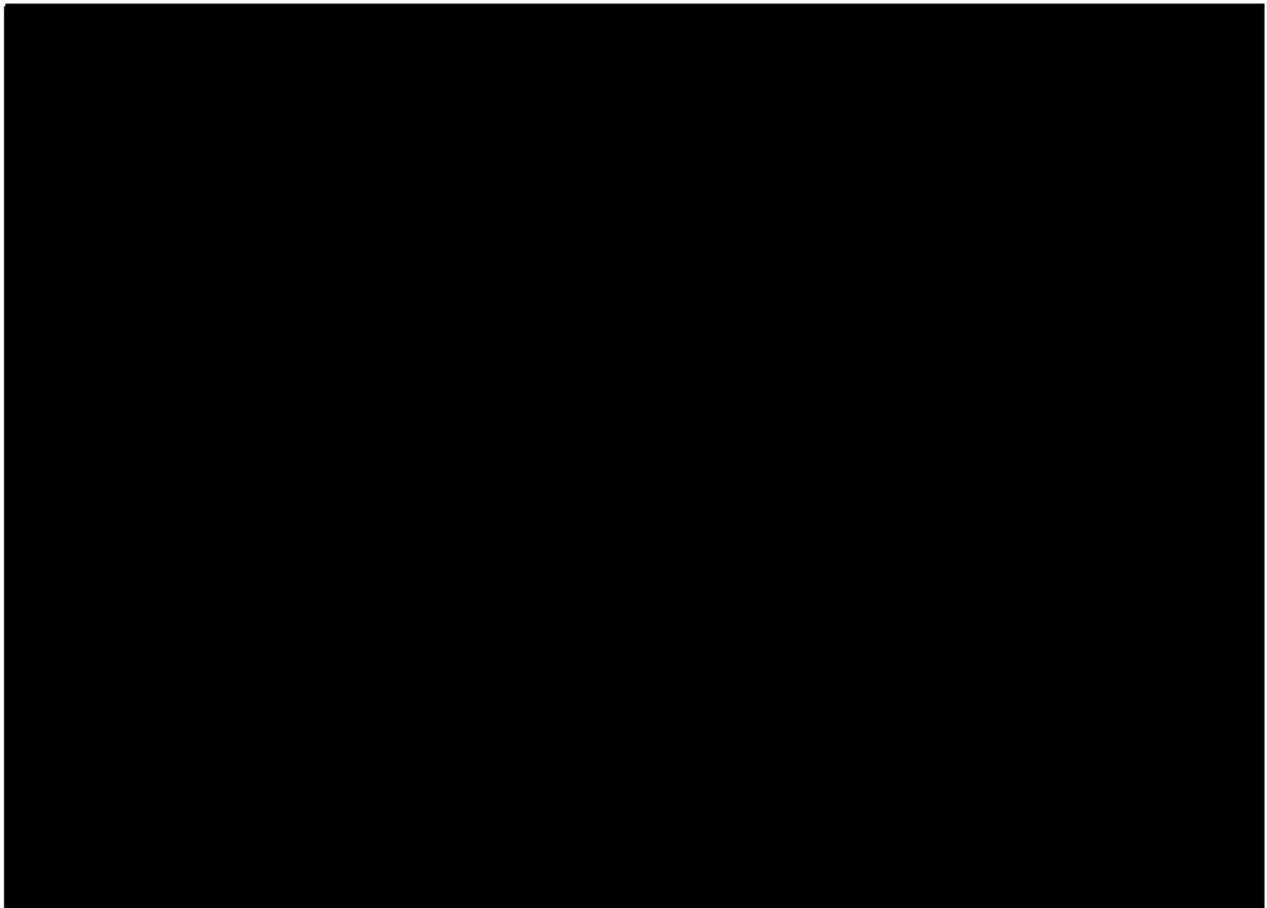


LAND TRUST AGREEMENT

OF

2851 DR MARTIN LUTHER KING JR BLVD TRUST

THIS TRUST AGREEMENT made this 29 day of December 2023, by and between, GORI FAMILY LIMITED PARTNERSHIP, as “Settlor”, which designation shall include all successors in interest said beneficiary or beneficiaries, and THOMAS U. GRANER, acting herein as Trustee and in such capacity will be hereinafter referred to as “Trustee” which designation shall include any and all successor Trustee(s):



ARTICLE IV

TRUSTEE POWERS.

A. In General.

The Trustee of any trust created hereunder shall have the following powers, in addition to other powers conferred by law (including the powers set forth in Chapter 737 of the 2005 Florida Statutes), except as may be otherwise provided in this instrument:

1. Retain Original Property. To retain and continue to hold for such time as the Trustee shall deem advisable any real property (real, personal, or mixed), which the Trustee may originally receive, even though the retention thereof, by reason of its character, amount, or proportion to the total estate may violate principles of investment diversification;

2. Sell, Mortgage, or Exchange Property. To sell, exchange, alter, assign, transfer, grant options to buy, convey, pledge, hypothecate, mortgage, lease and sublease even beyond the period of administration by the Trustee, partition, or otherwise dispose of any property whether real, personal, or mixed, or any interest therein; to do any of such acts without an order of any court, at public or private sale or otherwise, upon such terms and conditions including credit, without any need to post bond and for such consideration as the Trustee shall deem advisable, and the party dealing with the Trustee shall be under no duty to follow the proceeds or other consideration received by the Trustee from such sale or exchange;

3. Invest and Reinvest. To invest and reinvest from time to time all, or any part of the Trust in such stocks, common or preferred, common trust funds, bonds, debentures, notes, securities, bank accounts, certificate of deposit, life insurance and annuity contracts, or other real or personal property, including property located outside of the State of Florida, whether or not of the class or kind now or hereafter ordinarily approved or held to be lawful for the investment of

trust funds and irrespective of the rules of diversification, as the Trustee, in her absolute discretion, may select, and to make and change such investments from time to time according to the Trustee's discretion;

4. Litigate, Compromise, or Abandon Claims. To compromise, adjust, arbitrate, sue or defend, abandon or otherwise deal with and settle claims in favor of, or against the property so administered by the Trustee, as the Trustee shall deem advisable, which power shall not be vested in Trustee settling a claim against said Trustee;

5. Distribute in Cash or Kind. To make distribution of assets in kind or in cash, or partly in cash and partly in kind, in divided or undivided interests, and to select the specific asset or assets so distributed even if shares are composed differently; provided, any assets transferred in kind to satisfy any share or distribution shall be valued for that purpose at the fair market value determined at the dates of their respective transfers;

6. Pay To or For Minors or Incompetents. In the event any Beneficiary of any trust, or of any portion or share thereof created hereunder, is under age 21 or a person under legal disability or a person not adjudicated an incompetent, but who by reason of illness or mental or physical disability is, in the opinion of the Trustee, unable to properly administer such amounts (all of whom are hereinafter referred to as "incapable"), the Trustee may make payments in money or in property, to or for the benefit of such incapable in any one or more of the following ways:

a. To the incapable directly, if the Trustee, in the Trustee's sole and absolute discretion, deems such payment advisable;

b. To apply directly in payment for support, maintenance, education, medical, surgical, hospital, or other institutional care of such incapable;

c. To the legal or natural guardian or estate of such incapable;

d. To any other person, whether or not appointed guardian of the person by any court, who shall in fact have the care and custody of the person of such incapable, including a custodian selected by the Trustee for a beneficiary under the Uniform Transfers to Minors Act.

The Trustee shall not be under any duty to see to the application of the payments so made above and the receipt by such person shall be full discharge of the Trustee's obligation to make such payment;

7. Consolidation of Funds. To hold the principal of two or more trusts created hereunder in one of more consolidated fund or funds in which the separate shares shall have undivided interests;

8. Exercise Stock Options. To exercise any option or election available to any stocks, securities, or other assets of the Trust, including, without limitation, a preemptive right to purchase additional shares of stock or vote on, or take any action on any and to take such action through its officers or agents, in person or by general, limited or discretionary proxy;

9. Pay Taxes and Expenses. To pay (i) taxes, (ii) calls, assessments, and any other sums chargeable or accruing against or on account of shares of stock, debentures or other corporate securities in the hands of the Trustee, and (iii) other expenses incurred in the management, collection, care, administration, and protection of the assets held by the Trustee, including the Trustee's own reasonable fees. In the event there is a corporate Trustee serving herein, it shall be entitled to compensation in accordance with its published schedule of services and fees at the time of rendition of such service;

10. Receive Additional Property. To receive additional property from any source and administer such additional property as a portion of the appropriate trust under the management of the Trustee;

11. Borrow Money. To borrow money and to assume indebtedness for a period of time and upon such terms and conditions as the Trustee shall deem advisable, including the powers of a corporate Trustee to borrow from its own banking department, and to mortgage, pledge, or otherwise encumber such portion of the assets held by the Trustee as may be required to secure said loan or loans;

12. Employ and Compensate Agents, Etc. To employ persons deemed by the Trustee needed to advise or assist the Trustee; administration of the assets so held, including, but not limited to: servants, agents, accountants, brokers, custodians, attorneys-at-law, attorneys-in-fact, real estate managers, rental agents, realtors, reorganization, recapitalization, merger, bankruptcy, or dissolution, and investment managers, to manage all or any part of the trust assets, and to delegate to such manager discretionary power to acquire and sell assets, and other professional advisors as reasonably may be deemed necessary or desirable by the Trustee;

13. Selection of Assets for Distribution. To select property to be allocated to any separate trust created herein or to be distributed in satisfaction of any gift provided for hereunder, without any duty of impartiality with respect to the income tax basis of such property and without any duty to account or equalize therefor;

14. Section 643(3) Election. The Trustee shall have the power to make the election provided in Section 643(3) of the Internal Revenue Code of 1986 (election to recognize gain on the distribution of appreciated property) with respect to any distribution.

B. Bond.

To the extent that such requirements can legally be waived, no Trustee hereunder shall ever be required to give bond or security as Trustee, or to qualify before, be appointed by, or

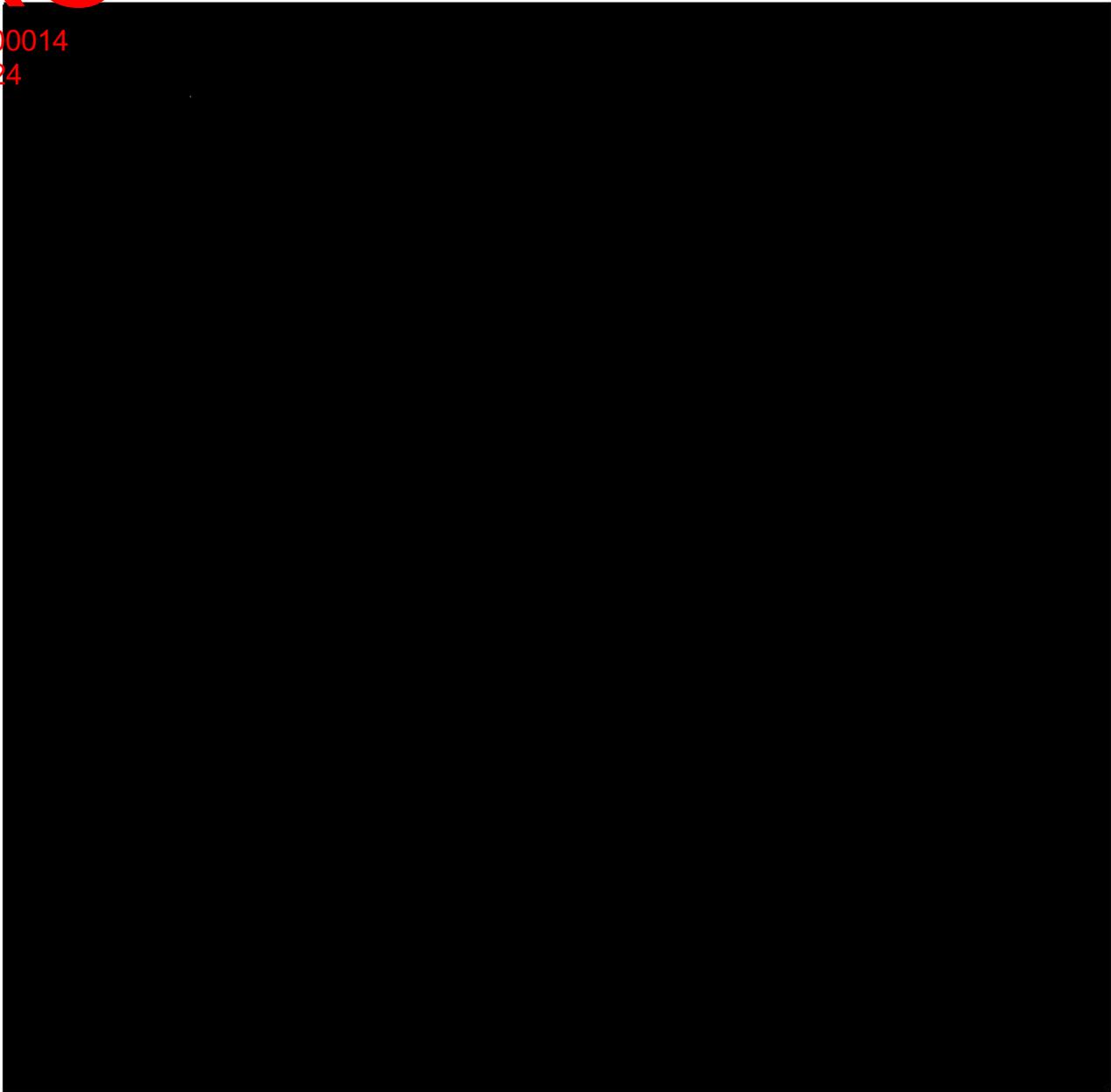
account to any court, or to obtain the order or approval of any court before exercising any power or discretion granted in this instrument.

C. Trustee's Exercise of Powers.

All exercise of powers must be made by the Trustee to be valid. The Trustee's exercise or non-exercise of powers and discretions in good faith shall be conclusive on all persons. No person paying money or delivering property to any Trustee hereunder shall be required or obligated to seek its application. The certificate of the Trustee that the Trustee is acting in compliance with this instrument shall fully protect all persons dealing with the Trustee. The Trustee shall be deemed to have acted within the scope of the authority granted herein, to have exercised reasonable care, diligence, and prudence, and to have acted in good faith and impartially as to all persons interested, unless the contrary shall be proven by affirmative evidence.

D. Delegation of Authority.

During such time or times as more than one Trustee is serving, the Trustees at any time and from time to time may delegate to one or more of them the power to exercise any or all of the rights, power, duties and discretions conferred on the Trustee under this Trust Agreement, and any delegation may later be revoked by the Trustees who but for the delegation would have such rights, power, duties and discretions. It is provided, however, that no right, power, duty or discretion shall be delegated to a Trustee who under other provisions of this Trust Agreement would not be capable of exercising the same. Any delegation and revocation shall be effected by a written instrument signed by each of the Trustees and delivered to the other Trustee(s). It is the wish of the Settlor that the Trustees to whom any delegation is made be aware at least generally of the attitudes of the other Trustee(s) concerning the exercise of any delegated right, power, duty or discretion. Until so delegated, and except as otherwise provided herein:



ARTICLE XV

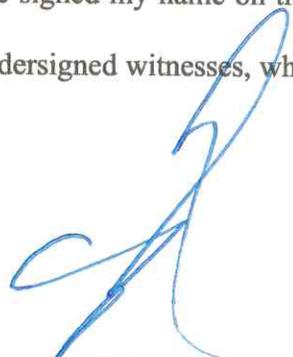
COPIES TREATED AS ORIGINAL.

This Agreement may be executed in one or more copies, either typewritten or photocopies or some similar duplicating machinery; and, any copy so executed, shall be considered as an original copy. Moreover, to the same effect as if it were the original, anyone may rely upon a copy certified by a notary public to be a counterpart of this instrument (and of the writings, if any,

DRC

PZ24-12000014
09/04/2024

IN WITNESS WHEREOF, I have signed my name on this the 29 day of December, 2023 in Florida, in the presence of the undersigned witnesses, who witnessed and subscribed this Trust at my request, and in my presence.



PHILIP T. GORI, President of P.G. INVESTMENTS II, Inc., Manager of GORI FAMILY LIMITED PARTNERSHIP, Settlor



THOMAS U. GRANER, Trustee

DRC

PZ24-12000014
10/16/2024

PZ24-12000014
09/04/2024

SIGNED AND DECLARED by GORI FAMILY LIMITED PARTNERSHIP, as Settlor,

on the 29 day of December, 2023, in our presence, who at his request, in his presence and in the presence of each other, all being present at the same time, have signed our names as witnesses.

[Signature]
Witness #1 Signature

Eric Kemper
Witness #1 Name (Please Print)

1699 S Federal Hwy
Witness #1 Street Address

Boca Raton FL 33432
Witness #1 City/State

[Signature]
Witness #2 Signature

Kelly A. Leavitt
Witness #2 Name (Please Print)

1699 S Federal Hwy #200
Witness #2 Street Address

Boca Raton FL 33432
Witness #2 City/State

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of December, 2023, by PHILIP T. GORI, as Settlor, who is personally known to me or who has produced a _____ as identification.

WITNESS my hand and sale this 29 day of December, 2023.



My Commission Expires:

[Signature]
Notary Public Kelly A. Leavitt

EXHIBIT "A"

Schedule of Assets

LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0359.

A portion of the East one-half (E ½) of the Southwest one-quarter (SW ¼) of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 28, Township 48 South, Range 42 East more fully described as follows: commencing at the Southwest corner of the Southeast one-quarter (1/4) of the Southwest one-quarter (SW ¼) of Section 28, thence due East along the South line of said Section 28, a distance of 672.90 feet, thence North 00°13'34" West, along the East line of the East one-half (E ½) of the Southwest one-quarter (SE ¼) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW ¼) of said Section 28, a distance of 190.79 feet to the point of beginning, thence continuing North 00°13'34" east, on said east line, a distance of 143.71 feet; thence North 89°59'43" east, on the North line of South one-half (S ½) of the West one-half (W ½) of the Southeast one-quarter (SE ¼) of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of said Section 28, a distance of 156.39 feet, thence South 00°14'08" East, a distance of 143.43 feet, thence South 89°53'28" west. A distance of 156.42 feet to the point of beginning.

LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0353

A portion of the West one-half (W ½) of the Southeast one-quarter (SE ¼) of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of Section 28, Township 48, South, Range 42 East, Broward County, more fully described as follows:

Commencing at the Southeast corner of said West one-half (W ½) of the Southeast one-quarter (SE ¼) of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of said Section 28, thence Westerly along the South line of said West one-half (W ½), a distance of 170 feet, thence North and parallel to the East line of said West one-half (W ½), a distance of 41.19 feet to the point of beginning; thence continuing north along the aforesaid course a distance of 150 feet, thence West making an angle of 90° 07'24", a distance of 166.42 feet to a point on the West line of the West one-half (W ½) of the Southeast one-quarter (SE ¼) of the Southeast one-quarter (SE ¼) of the Southwest one-quarter (SW ¼) of said Section 28, thence Southerly along said West line, making an included angle of 89° 53'03", a distance of 150 feet; thence easterly making an included angle of 90° 06'57". A distance of 166.44 feet to the point of beginning less and except the east 60.00 feet therefrom.

LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 21 0010

Parcel "A" of Walton Site, according to the Plat thereof, as recorded in Plat Book 138, Page 42, of the Public Records of Broward County, Florida.

Property Address: 2851 DR MARTIN LUTHER KING JR BLVD, POMPANO BEACH, FL 33069.