



SHORT FORM OF GROUND LEASE

THIS SHORT FORM GROUND LEASE (the "Agreement") is effective as of January 24, 2017, is made and entered into by and between MANATEE COUNTY, a political subdivision of the State of Florida, with a principal place of business at 1112 Manatee Avenue West, Bradenton, Florida 34205-1000 ("Landlord") and IMPROVEMENT NETWORK DEVELOPMENT PARTNERS, LLC, a Texas limited liability company with a principal place of business at 817 West Daggett Avenue, Fort Worth, Texas 76104 ("Tenant"), and is made in reference to the following facts:

A. Landlord is the owner in fee simple title to that certain real property lying and being in Manatee County, Florida, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Parcel").

B. On January 24, 2017, Landlord entered into a Ground Lease and Development Agreement with Tenant (the "Ground Lease") pursuant to which Landlord leased to Tenant and Tenant leased from Landlord the Parcel.

C. The initial term ("Term") of the Ground Lease commences on January 24, 2017, and expires forty (40) years thereafter, with options for two extension terms of ten (10) years each, in accordance with the provisions of the Ground Lease, unless the Ground Lease is terminated sooner according to its terms.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises of the parties set forth in the Ground Lease, the parties covenant and agree as follows:

1. Recitals. The statements contained in the recitals of fact set forth above (the "Recitals") are true and correct, and the Recitals by this reference are made a part of this Agreement.
2. Short Form Lease. In consideration of the covenants of Tenant, Landlord leases to Tenant, and Tenant leases from Landlord, the Parcel for the Term and any extensions thereof, unless the Ground Lease is terminated sooner according to its terms. This Agreement is intended to be a short form lease in accordance with Section 713.10 of Florida Statutes.
3. Reversion. On the expiration or sooner termination of the Ground Lease, the improvements on the Parcel automatically shall become Landlord's property in accordance with the Ground Lease.
4. Lien Rights. Any vendor, supplier or other party providing services to and for the Parcel that is entitled to a mechanics lien pursuant to Chapter 713, Florida Statutes, shall look solely to the leasehold interest of the Tenant in the Ground Lease and may not encumber the fee title to the Parcel owned by the Landlord.
5. Miscellaneous. The Ground Lease and exhibits thereto are incorporated by reference into this Agreement, and in the event of any conflict between the terms and provisions of the Ground Lease and the terms and provisions of this Agreement, the terms and provisions of the Ground Lease shall control and prevail. The terms, conditions, provisions, covenants and

agreements set forth in this Agreement and the Ground Lease shall be binding upon Landlord and Tenant and their respective heirs, legal representatives, successors and assigns.

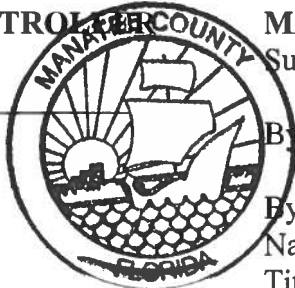
6. Termination of Ground Lease. Upon the expiration of the Term, or any extension thereof, of the Ground Lease or earlier termination of the Ground Lease in accordance with its terms, as to any portion of the Parcel, Landlord and Tenant hereby agree to execute any appropriate documents to terminate this Agreement.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this instrument as of the 24th day of January, 2017.

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT
COURT AND COMPTROLLER

LANDLORD:
MANATEE COUNTY, a political
Subdivision of the State of Florida

By: Robin Roth
Deputy Clerk



By: its Board of County Commissioners
By: Betsy Benac
Name: Betsy Benac
Title: Chairperson

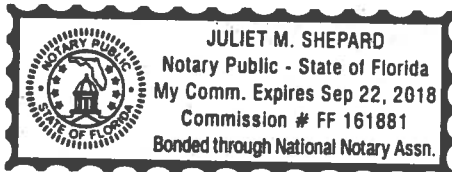
WITNESSES:

William Clague
Print Name: William Clague

Dan M. Schlandt
Print Name: Dan M. Schlandt

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 24th day of January, 2017, by Betsy Benac, the chairperson of Board of County Commissioners, on behalf of the Landlord, who is personally known to me or has produced _____ as identification.



Juliet M. Shepard
Notary Public
Serial /Commission No.: FF 161881
My Commission Expires: 9/22/2018

TENANT:

**IMPROVEMENT NETWORK
DEVELOPMENT PARTNERS, LLC, a
Texas limited liability company**

By: [Signature]

Name: Stephen Goodman

Title: Managing Director

WITNESSES:

[Signature]

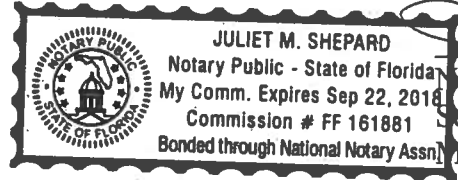
Print Name: Lillian Clague

[Signature]

Print Name: Dan M. Schlandt

STATE OF FLORIDA
COUNTY OF MANATEE


The foregoing instrument was acknowledged before me this 24th day of January, 2017, by Stephen L. Goodman, the Managing Director of Improvement Network Development Partners, a Texas LLC, on behalf of the Tenant, who is personally known to me or has produced CA DL - R0716817 as identification.



[Signature]
Notary Public
Serial / Commission No.: FF 161881
My Commission Expires: 9/22/2018

EXHIBIT "A"

Parcel Description

| | | |
|--|--|---|
|  | <h2 style="margin: 0;">Leo Mills & Associates, Inc.</h2> | LEO MILLS - PSM 1735 (RETIRED) LEO MILLS, JR. - PSM 3513 MEMBER FLORIDA SURVEYING AND MAPPING SOCIETY & MANASOTA CHAPTER SURVEYING AND MAPPING SOCIETY |
| LICENSED BUSINESS NO. 618 • SURVEYING • LAND PLANNING | | |
| 620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (941)722-2460 FAX: (941)722-9640 | 22 NORTH POLK AVENUE, ARCADIA, FL 34268 PHONE: (863)993-4141 FAX: (863)993-2646 | |

SKETCH OF DESCRIPTION

(SHEET 1 OF 3)

FOR: IN DEVELOPMENT PARTNERS

DATE: 8/15/16

SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S89°36'47"E, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 593.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF STATE ROAD NUMBER 55 (U.S. HIGHWAY 41 & 301); THENCE N00°13'04"W, ALONG SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES AND DISTANCES: (1) N00°13'04"W, 659.47 FEET; (2) N89°46'56"E, 2.50 FEET; (3) N02°21'32"E, 4.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S89°39'02"E, ALONG SAID NORTH LINE, A DISTANCE OF 673.48 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°39'02"E, ALONG SAID NORTH LINE, A DISTANCE OF 86.87 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N00°13'52"E, ALONG SAID WEST LINE, A DISTANCE OF 663.94 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S89°38'53"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 699.89 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2369, PAGE 529 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°14'43"W, ALONG SAID WEST LINE, A DISTANCE OF 468.68 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1054 PAGE 1788 IN PARAGRAPH "1" OF EXHIBIT "B" AS SHOWN ON A BOUNDARY SURVEY OF THE MANATEE CIVIC CENTER, PREPARED BY THE MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT, SURVEY DIVISION, DATED 2/9/14; THENCE S75°39'27"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.41 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT LIES S14°20'35"E, A DISTANCE OF 540.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 20°52'29", A DISTANCE OF 196.74 FEET (CHORD = 195.66 FEET; CHORD BEARING = S65°13'11"W) TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 1040.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 22°00'00", A DISTANCE OF 399.33 FEET (CHORD = 396.88 FEET; CHORD BEARING = S43°46'56"W) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S32°46'56"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 31.13 FEET; THENCE LEAVING SAID NORTHERLY LINE, N59°03'34"W, 120.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 135.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°59'33", A DISTANCE OF 28.26 FEET (CHORD = 28.21 FEET; CHORD BEARING = N53°03'47"W); THENCE N88°10'04"W, 35.72 FEET; THENCE N66°59'21"W, 159.90 FEET; THENCE N24°19'38"E, 73.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 481,118 SQUARE FEET OR 11.05 ACRES MORE OR LESS.

NOTES:

1. THIS PLAT IS A "SKETCH OF DESCRIPTION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "SKETCH OF DESCRIPTION" CONSISTS OF 3 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT ALL 3 SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 55 (U.S. HIGHWAY 41-301) BEING N00°13'04"W AS PER DEED DESCRIPTION OF THE PARENT PARCEL.
4. THIS "SKETCH OF DESCRIPTION" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THIS "SKETCH OF DESCRIPTION" IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
6. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
7. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM BASED ON THE DEED DESCRIPTION OF THE PARENT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2536, PAGE 6609, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
8. THE SUBJECT LAND AS DESCRIBED CONTAINS 481,118 SQUARE FEET OR 11.05 ACRES, MORE OR LESS.
9. THIS PROPERTY IS A PORTION OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26045.0000/5.
10. THE RE-LOCATION OF THE WESTERLY BOUNDARY IS BASED ON COORDINATES IDENTIFIED ON A DATA FILE PROVIDED BY TODD BOYLE, MANATEE COUNTY SURVEYOR.

SURVEYOR'S CERTIFICATE:


 BY:
 LEO MILLS, JR.
 REGISTERED STATE OF FLORIDA
 PROFESSIONAL SURVEYOR &
 MAPPER NO. 3513

JOB NO.C. 8851.....

SCALE:NONE..... FILE INDEX NO. 1756A

DWG. FILE: C9851.DWG LAYOUT: GHC COGO FILE: C9851



Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

LEO MILLS - PSM 1735 (RETIRED)
LEO MILLS, JR. - PSM 3513
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

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PHONE: (941)722-2460 FAX: (941)722-9840

22 NORTH POLK AVENUE, ARCADIA, FL 34266
PHONE: (863)993-4141 FAX: (863)993-2646

SKETCH OF DESCRIPTION

(SHEET 3 OF 3)

FOR: IN DEVELOPMENT PARTNERS

DATE: 8/15/16

SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 75°39'27" W | 20.41' |
| L2 | S 32°46'56" W | 31.13' |
| L3 | S 32°46'56" W | 215.40' |
| L4 | N 79°13'04" W | 123.57' |
| L5 | S 89°46'56" W | 100.00' |
| L6 | S 32°46'56" W | 246.53' |
| L7 | N 79°13'04" W | 123.57' |
| L8 | S 89°47'23" W | 99.90' |
| L9 | N 89°46'56" E | 2.50' |
| L10 | N 02°21'32" E | 4.32' |
| L11 | N 59°03'34" W | 120.41' |
| L12 | N 88°10'04" W | 35.72' |
| L13 | N 66°59'21" W | 159.90' |
| L14 | N 24°19'38" E | 73.22' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 540.00' | 196.74' | 195.66' | S 65°13'11" W | 20°52'29" |
| C2 | 1040.00' | 399.33' | 396.88' | S 43°46'55" W | 22°00'00" |
| C4 | 420.00' | 498.47' | 469.72' | S 66°46'56" W | 68°00'00" |
| C5 | 958.45' | 184.00' | 183.72' | S 84°43'03" E | 10°59'59" |
| C6 | 460.00' | 167.60' | 166.67' | N 65°13'11" E | 20°52'32" |
| C7 | 960.00' | 368.61' | 366.35' | N 43°46'55" E | 22°00'00" |
| C8 | 500.00' | 593.41' | 559.19' | S 66°46'56" W | 68°00'00" |
| C9 | 878.45' | 168.65' | 168.39' | S 84°43'04" E | 11°00'00" |
| C10 | 135.00' | 28.26' | 28.21' | N 53°03'47" W | 11°59'33" |

JOB NO.C.8851.....

SCALE:NONE.....

FILE INDEX NO. 1756B

DWG. FILE: C9851.DWG SHEET 3 GHC COGO FILE: C9851



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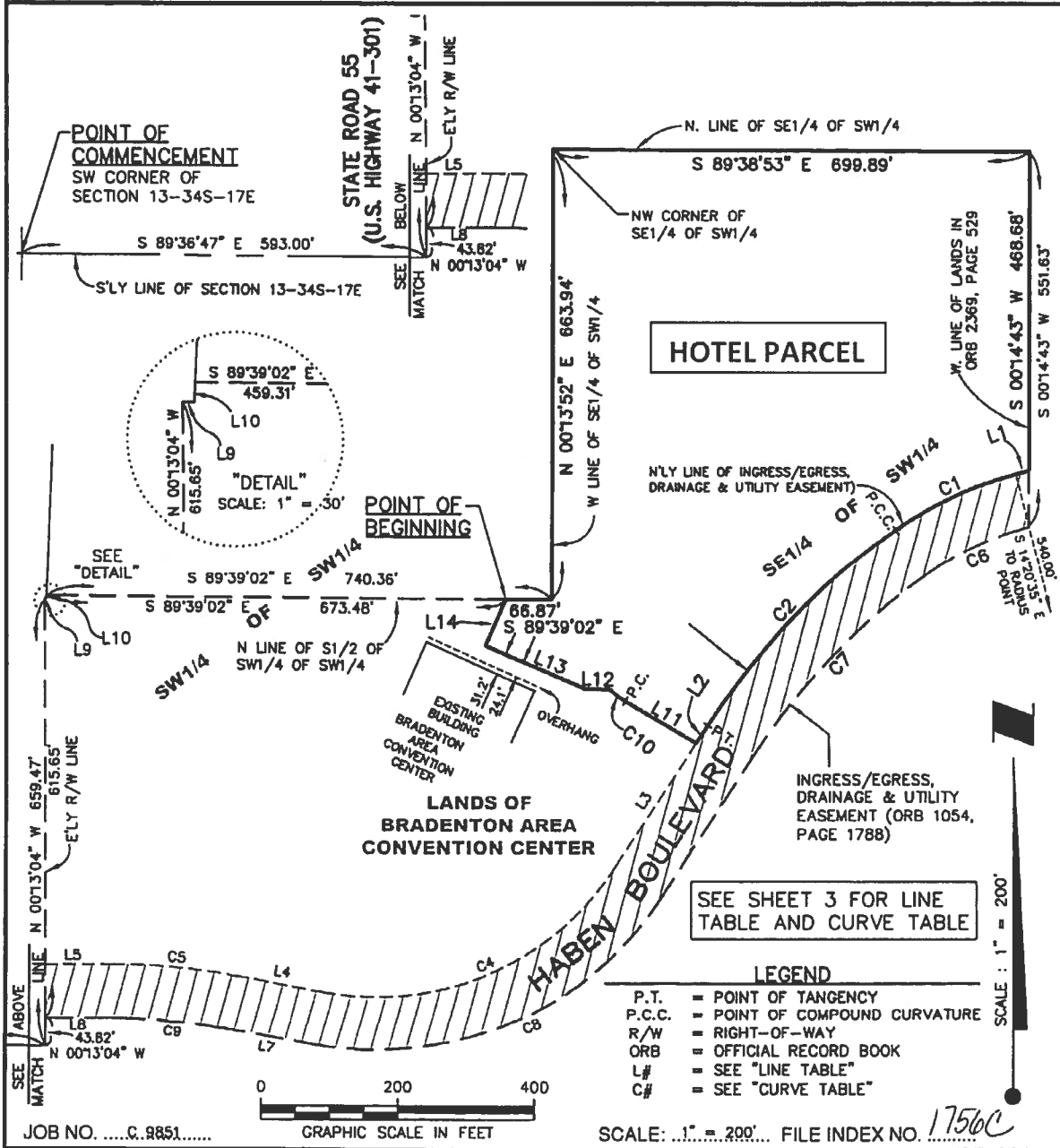
SKETCH OF DESCRIPTION

(SHEET 2 OF 3)

FOR: IN DEVELOPMENT PARTNERS

DATE: 8/15/16

SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400
Bradenton, FL 34206

Official Records Receipt Recording

Recorded By: hhoey
Cashiered By: hhoey

Receipt#: 900043025 **Payee Name:** MANATEE COUNTY ATTORNEY'S OFFICE AR700006
Receipt Date: 01/24/2017 1112 MANATEE AVE WEST
BRADENTON, FL 34205
Escrow Balance:
Escrow Customer:

Instrument(s): 201741006663-BK2657/PG4615-AGREEMENT

Details

| | |
|-----------------------|---------|
| INDEXING NAMES | \$0.00 |
| PRMTF \$1/\$.50 | \$3.50 |
| PRMTF BCC \$2 | \$12.00 |
| PRMTF CLERK \$1.90 | \$11.40 |
| PRMTF FACC \$.10 | \$0.60 |
| RECORDING FEE \$5/\$4 | \$25.00 |

Receipt Total: \$52.50
Amount Tendered: \$0.00
Overage: \$0.00