

Instr #2018076837 BK: 3655 PG: 293, Filed & Recorded: 12/26/2018 2:00 PM TT Deputy Clk, #Pgs:12
Don Barbee Jr, Clerk of the Circuit Court Hernando CO FL Rec Fees: \$103.50

Prepared By, and Record and Return To:

Daniel P. Faust, Esq.
Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "Agreement") is made as of November 20, 2018 by and among HUNTLEY PROPERTIES, LLC, a Florida limited liability company ("Huntley"), AGAP SPRING HILL LLC, a Delaware limited liability company ("AGAP SH"), and AGAP SPRING HILL LAND LLC, a Delaware limited liability company ("AGAP SHL" and, collectively with AGAP SH, "AGAP").

WHEREAS, Huntley is the owner of that certain real property located in Hernando County Florida as described in Exhibit A attached hereto and incorporated herein (the "Huntley Property");

WHEREAS, AGAP SH is the owner of that certain real property located in Hernando County, Florida as described in Exhibit B-1 attached hereto and incorporated herein (the "AGAP SH Property");

WHEREAS, AGAP SHL is the owner of that certain real property located in Hernando County, Florida as described in Exhibit B-2 attached hereto and incorporated herein (the "AGAP SHL Property", and collectively with the AGAP SH Property, the "AGAP Property"); and

WHEREAS, pursuant to the terms and conditions of this Agreement, Huntley desires to grant to AGAP a non-exclusive easement over and across the portion of the Huntley Property described in Exhibit C attached hereto and incorporated herein (the "Access Easement Area").

NOW THEREFORE, in consideration of the foregoing and the mutual covenants of the parties set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein as part of this Agreement.

2. **Easement**. Huntley hereby grants to AGAP and their respective successors and assigns, employees, agents, managers, members, tenants, invitees and licensees, as an easement appurtenant to and for the benefit of the AGAP Property, a perpetual and non-exclusive easement over and across the Access Easement Area for pedestrian and vehicular ingress and egress to and from the AGAP Property and the public right-of-way known as "US Route 19" a/k/a "Commercial Way" and for the use, repair and maintenance of the Access Easement Area which is reasonably required in connection with such pedestrian and vehicular ingress and egress (collectively, the "Easement").

3. **Reservations**. Except as otherwise expressly set forth herein, this Agreement shall in no way restrict or impair the rights of Huntley or its successors and assigns to grant additional easements encumbering all or any portion of the Huntley Property, to convey or further encumber all or any portion of the Huntley Property or to use the Huntley Property for any purpose whatsoever, provided that any such action by Huntley does not deprive AGAP of its right to use the Easement for the purposes set forth herein.

44420878;12

BK: 3655 PG: 294

4. Relocation. The location of the Access Easement Area may be relocated from time to time by Huntley, provided that: (i) Huntley shall deliver at least sixty (60) days' prior written notice to AGAP notifying AGAP of any such relocation; (ii) Huntley and AGAP shall execute, deliver and record a written amendment to this Agreement in the Public Records of Hernando County, Florida to memorialize such relocation; (iii) any such relocation by Huntley shall be at the sole cost and expense of Huntley; (iv) any such relocated Access Easement Area shall continue to provide direct and convenient pedestrian and vehicular ingress and egress to and from the AGAP Property and the public right-of-way known as "US Route 19" a/k/a "Commercial Way"; and (v) in no event and at no time whatsoever shall AGAP be deprived of its right to use the Easement for the purposes set forth herein.

5. Maintenance. AGAP shall be responsible, at AGAP's sole cost and expense, for maintaining and repairing the Access Easement Area as reasonably required in order for AGAP to use the Access Easement Area for the purposes set forth herein; provided, however, that prior to performing any non-recurring maintenance, AGAP shall provide prior written notice to Huntley as to the nature and manner of such intended non-recurring maintenance, which non-recurring maintenance shall be conditioned upon receiving prior written approval from Huntley, which approval shall not be unreasonably withheld, conditioned or delayed.

6. Insurance. AGAP shall maintain in full force and effect commercial general liability insurance with combined single limits of not less than \$1,000,000.00 per occurrence for bodily injury and property damage. Such insurance shall name Huntley as an additional insured.

7. Use Restrictions. Huntley and AGAP hereby acknowledge and agree that: (i) the respective use of the Access Easement Area by each party hereto shall comply in all respects with all applicable laws, statutes, ordinances, rules, permits, authorizations, approvals and orders of any and all governmental or quasi-governmental authorities; and (ii) neither party shall take any action to unreasonably restrict or obstruct access to or use of the Access Easement Area, including, without limitation, by parking vehicles or storing other personal property in the Access Easement Area, constructing any walls, fences, gates or other improvements on the Access Easement Area (other than as expressly permitted herein), or otherwise interfering with or delaying the conduct and operations of the business of either party conducted on its property.

8. Indemnity. AGAP shall indemnify, defend and hold Huntley and its successors and assigns, employees, agents, managers, members, tenants, invitees and licensees harmless from and against any and all loss or liability caused by AGAP's use of the Access Easement Area, except for any loss or liability resulting from the grossly negligent acts or omissions of Huntley or its successors and assigns, employees, agents, managers, members, tenants, invitees and licensees.

9. Estoppel Certificate. Huntley and AGAP each hereby agree to execute and deliver to the other party hereto, within ten (10) business days after receipt of written request therefor, a written estoppel certificate addressed to the requesting party (and/or to such other third party addressee as such requesting party hereto may reasonably instruct, including, without limitation, prospective third party purchasers and/or lenders) which certifies that, except as otherwise expressly identified therein: (i) this Agreement is in full force and effect and has not been modified, supplemented or amended in any way; (ii) the property owned by such requesting party is in full compliance with the requirements, conditions, obligations and covenants contained in this Agreement; (iii) no party is in default under this Agreement (or has given or received notice of any such default), and no event has occurred or failed to occur, which, with the giving of notice, the passage of time, or both, would constitute a default hereunder; and (iv) no monetary obligations which would be binding on such requesting party are presently due from such requesting party under this Agreement.

44420878;12

BK: 3655 PG: 295

10. Binding Effect. The easements and covenants contained in this Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, grantees, successors and assigns.

11. Notices. Any notices required or permitted to be given under this Agreement shall be in writing and shall be deemed given if delivered by hand, sent by recognized overnight courier or transmitted via e-mail addressed as follows:

If to Huntley:	Huntley Properties, LLC 7801 Park Blvd. Pinellas Park, Florida 33781 Attention: Dawn Huntley Mattox email: dawn.huntleyproperties@gmail.com
With a copy to:	Huntley Properties, LLC 2033 West McDermott Drive #320-228 Allen, Texas 75013 Attention: Dawn Huntley Mattox email: dawn.huntleyproperties@gmail.com
If to AGAP:	AGAP Spring Hill LLC & AGAP Spring Hill Land LLC c/o Andover Properties, LLC 215 East 58 th Street, #4C New York, New York 10022 Attention: Brian R. Cohen email: bcohen@andoverprop.com
With a copy to:	Akerman LLP Three Brickell City Centre 98 Southeast 7 th Street, Suite 1100 Miami, FL 33131 Attention: Daniel P. Faust, Esq. email: daniel.faust@akerman.com

Notices personally delivered or sent by overnight courier shall be deemed given on the date of receipt. Notices sent by e-mail shall be deemed sent upon transmission if sent to the recipient party's e-mail address shown above and the e-mail message is not returned to the sender as being undeliverable. For the purposes of this Agreement, the attorney for any of the parties to this Agreement shall be permitted to deliver any and all notices under this Agreement on behalf of his or her client, and any notice so delivered by said attorney shall be deemed as delivered by his or her client as if his or her client had delivered the same directly.

12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

13. WAIVER OF JURY TRIAL. THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT THAT ANY PARTY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY OTHER DOCUMENTS EXECUTED IN CONNECTION HERewith, OR IN RESPECT OF ANY COURSE OF CONDUCT, STATEMENTS (WHETHER ORAL OR WRITTEN), OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR EACH OF THE PARTIES TO ENTER INTO THIS AGREEMENT.

44420878;12

BK: 3655 PG: 296

14. Prevailing Party. In the event of any litigation between the parties under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and court costs through all trial and appellate levels and proceedings (including without limitation fees to determine fees). The provisions of this paragraph shall survive the Closing and any earlier termination of this Agreement.

15. No Agency. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent, or create any partnership, joint venture or other association between the parties hereto.

16. Subordination. Any mortgage, lien or other encumbrance hereafter encumbering or otherwise affecting any portion of the Access Easement Area shall at all times be subject and subordinate to the terms of this Agreement (and any modifications thereto, from time to time), and any party foreclosing any such mortgage, lien or other encumbrance, or acquiring title by deed in lieu of foreclosure, shall acquire title subject to all of the terms and provisions of this Agreement (and any modifications thereto, from time to time).

17. Remedies. In the event of default by a party hereto in its respective obligations hereunder, the non-defaulting party shall have (in addition to any other remedies which may be contained herein) all remedies available to it at law or in equity. Notwithstanding the foregoing, no breach of this Agreement shall entitle either party to cancel, rescind, or otherwise terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such non-defaulting party may have hereunder by reason of any breach of this Agreement.

18. Self-Help. In addition to all other remedies available at law or in equity, upon the failure of AGAP to comply in any material respect with the obligation(s) of AGAP hereunder within thirty (30) days following receipt of written notice from Huntley (other than in the event of an emergency, in which case no prior written notice from Huntley shall be required), Huntley shall have the right to perform such obligation(s) on behalf of AGAP and shall be reimbursed by AGAP upon demand for the reasonable costs incurred by Huntley in connection therewith.

19. Amendment. This Agreement may not be changed, altered or modified except in writing signed by both parties hereto (or their successors and assigns) and recorded in the Public Records of Hernando County, Florida.

20. Severability. Each provision of this Agreement and the application thereof are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision of this Agreement is determined to be illegal or otherwise invalid, then this Agreement shall be construed as if such illegal or otherwise invalid provision had never been contained and the remainder of this Agreement shall be construed to be in full force and effect.

21. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

22. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be binding as of the date first written above, and all of which shall constitute one and the same instrument. Each such copy shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such copy.

[Signature(s) on following page(s).]

44420878;12

BK: 3655 PG: 297

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

WITNESSED BY:

Chris Cheatham
Name: Chris Cheatham
Cyril Ramos
Name: Cyril Ramos

HUNTLEY:

HUNTLEY PROPERTIES, LLC,
a Florida limited liability company

By: [Signature]
Name: Manager, Dawn Huntley Mather
Title: Manager

STATE OF Texas
COUNTY OF Collin

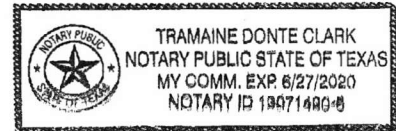
The foregoing instrument was acknowledged before me this 3 day of December, 2018 by Dawn Huntley Mather, as Manager of HUNTLEY PROPERTIES, LLC, a Florida limited liability company, who is personally known to me or who has produced Dawn License as identification.

[Signature]
Notary Public

Print Name: Tramaine Donte Clark

My Commission Expires:

[Signature(s) continue on following page(s).]



44420878;12

BK: 3655 PG: 298

WITNESSED BY:

Matthew P. Hennessy
 Name: Matthew P. Hennessy

Grisette Bethancourt
 Name: Grisette Bethancourt

AGAP SH:

AGAP SPRING HILL LLC,
 a Delaware limited liability company

By: AGAP STORAGE PARENT LLC,
 a Delaware limited liability company,
 its sole member

By: AG REAL ESTATE MANAGER, INC.,
 a Delaware corporation,
 its manager

By: Scott GlassbergName: Scott GlassbergTitle: Vice President

STATE OF New York
 COUNTY OF New York

The foregoing instrument was acknowledged before me this 20 day of December, 2018 by Scott Glassberg as Vice President of AG Real Estate Manager, Inc., a Delaware corporation, as manager of AGAP Storage Parent LLC, a Delaware limited liability company, as sole member of AGAP SPRING HILL LLC, a Delaware limited liability company, who is personally known to me or who has produced as identification.

Odessa S. Morgan
 Notary Public

Print Name: Odessa S. MorganMy Commission Expires: 4/20/22

[Signature(s) continue on following page(s).]

ODESSA S. MORGAN
 Notary Public, State of New York
 No. 01M080641324
 Qualified in Kings County
 Commission Expires April 07, 2022

44420878;12

BK: 3655 PG: 299

WITNESSED BY:

Matthew P. Hennessy
Name: Matthew P. Hennessy

Griselle Beltran Cort
Name: Griselle Beltran Cort

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 20 day of December, 2018 by Scott Glassberg as Vice President of AG Real Estate Manager, Inc., a Delaware corporation, as manager of AGAP Storage Parent LLC, a Delaware limited liability company, as sole member of AGAP SPRING HILL LAND LLC, a Delaware limited liability company, who is personally known to me or who has produced as identification.

on
Notary Public
Print Name: Odessa S. Morgan
My Commission Expires: 4/2/22

ODESSA S. MORGAN
Notary Public, State of New York
No. 01MO50541324
Qualified in Kings County
Commission Expires April 07, 20 22

44420878;12

AGAP SHL:

AGAP SPRING HILL LAND LLC,
a Delaware limited liability company

By: AGAP STORAGE PARENT LLC,
a Delaware limited liability company,
its sole member

By: AG REAL ESTATE MANAGER, INC.,
a Delaware corporation,
its manager

By: SG
Name: Scott Glassberg
Title: Vice President

BK: 3655 PG: 300

EXHIBIT A**LEGAL DESCRIPTION OF THE HUNTLEY PROPERTY**

For a Point of Beginning, commence at the Northeast Corner of Section 16, Township 23 South, Range 17 East, said Northeast Corner being monumented with a 4"x4" concrete marker with nail & disk, bearing the number 3903; thence run South 37°29'11" East, a distance of 391.82 feet, to a point on the Northwestern Right of Way of U.S. Highway No. 19, said point being monumented with a 3" x 3" concrete marker bearing no inscription; thence run along said Right of Way line, South 39°17'31" West, a distance of 159.66 feet, to a 4"x4" concrete monument bearing no inscription; thence continue along said Right of Way line, South 39°18'12" West, a distance of 1227.06 feet, to an intersecting point with the Northerly line of a 50 foot wide street, as recorded in Official Record Book 898, Page 0971, inclusive, Public Records of Hernando County, Florida, said intersecting point being monumented with a 4"x4" concrete marker bearing no inscription; thence leaving the Northwestern Right of Way of U.S. Highway No. 19, run North 50°39'48" West, along the said Northerly line of a 50 foot wide street, a distance of 200.15 feet, to an intersecting point with the Northwestern line of Weeki Wachee Woodlands, Unit Two, as recorded in Plat Book 7, Page 10, inclusive, Public Records of Hernando County, Florida, said intersecting point being monumented with a 4" x 4" concrete marker bearing no inscription; thence run along the said Northwestern line of Weeki Wachee Woodlands, Unit Two, South 39°11'03" West, a distance of 49.90 feet, to the Southerly line of said 50 foot wide street, said point being monumented with a 4" x 4" concrete marker bearing no inscription; thence run along the Southerly line of said 50 foot wide street, South 50°38'55" East, a distance of 200.11 feet, to a point on the Northwestern Right of Way of U.S. Highway No. 19, said point being monumented with a 4"x4" concrete marker bearing no inscription; thence run along the said Northwestern Right of Way line of U.S. Highway No. 19, South 39°19'23" West, a distance of 499.69 feet, to the Northeast Corner of a property described in Official Record Book 570, Pages 1664 & 1665, inclusive, Public Records Hernando County, Florida, said Northeast Corner being monumented with a 4"x4" concrete marker bearing the number 3903; thence leaving the said Northwestern Right of Way line of U.S. Highway No. 19, run along the Northerly line of said property described in Official Record Book 570, Pages 1664 & 1665, North 50°42'37" West, a distance of 1149.04 feet, to the Northwest Corner of said property described in Official Record Book 570, Pages 1664 & 1665, said Northwest Corner being monumented with a 5/8" Iron Rod unnumbered; thence run North 50°42'32" West, a distance of 996.87 feet, to a point on the West Boundary line of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, said point being monumented with a 1/2" Iron Rod bearing the number LB 5232; thence run along the said West line of the Northeast 1/4 of said Section 16, North 00°35'26" East, a distance of 468.95 feet, to the Northwest Corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, said Northwest Corner being monumented with a 4"x4" concrete marker bearing no inscription; thence run along the North line of the Northeast 1/4 of said Section 16, South 89°36'08" East, a distance of 1322.22 feet, to the Northeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 16, said North Corner being monumented with a 4"x4" concrete marker bearing the number 3903; thence continue to run along the said North line of the Northeast 1/4 of said Section 16, South 89°35'30" East, a distance of 1321.98 feet, to the Point of Beginning.

Together with that certain 50 foot street, vacated and described by Resolution No. 2009-18, recorded on January 14, 2009 in Official Record Book 2622, Page 506, of the Public Records of Hernando County, Florida.

44420878;12

BK: 3655 PG: 301

EXHIBIT B-1**LEGAL DESCRIPTION OF THE AGAP SH PROPERTY****Parcel 3**

A portion of the NE 1/4 of Section 16, Township 23 South, Range 17 East in Hernando County, Florida and known as Tract C of Holtz's 3000 complex more particularly bounded and described as follows:

Commence at the NE corner of Section 16, Township 23 South, Range 17 East, in Hernando County, Florida; thence run South 00° 24' 37" W 608.56 feet to the Northwesterly right-of-way line-of U.S. Highway 19; thence run South 39° 18' 20" W 1852.36 feet along said right-of-way line to the point of beginning; thence continue South 39°18'20" W 300 feet; thence run North 50° 41' 40" W 600.00 feet; thence run North 39° 18' 20" E 300.00 feet; thence run South 50° 41' 40" East 600.00 feet to the point of beginning.

Parcel 4

A Parcel of land lying in and being a part of the Northeast 1/4 of Section 16, Township 23, Range 17 East, Hernando County, Florida, and being more particularly described as follows:

Commence at the Northeast Corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida; Thence run S 00°24'37" W along the East Boundary Line of the Northeast 1/4 of said Section 16, a distance of 608.56 feet to a point on the Northwesterly Right-of-Way Line of U.S. Highway No. 19 (also known as Commercial Way); Thence run S 39°18'20" W along the afore mentioned Right-of-Way Line of U.S. Highway No. 19, a distance of 1552.36 feet; to the Northeast Corner of Property described in O.R. Book 570, Pages 1664 & 1665 for a POINT OF BEGINNING; Thence run N 50°41'40" W, a distance of 1150.00 feet to the Northwest Corner of Property described in O.R. Book 570, Pages 1664 & 1665, Thence run S 39°18'20" W, a distance of 800.00 feet, Thence run S 50°41'40" E. a distance of 550.00 feet to the Northwest Corner of Property described in O.R. Book 699, Pages 225 & 226; Thence run N 39°14'50" E, a distance of 500.00 feet; Thence run S 50°41'40" E, a distance of 600.00 feet to a point on said Northwesterly Right-of-Way Line of U.S. Highway No. 19 (also known as Commercial Way); Thence run N 39°14'50" E along the afore mentioned Right-of-Way Line a distance of 300.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcel of land:

Commence of the Northeast Corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida; Thence run S 00°24'37" W along the East Boundary Line of the Northeast 1/4 of said Section 16, a distance of 608.56 feet to a point on the Northwesterly Right-of-Way Line of U.S. Highway No. 19 (also known as Commercial Way); Thence run S 39°18'20" W along the afore mentioned Right-of-Way Line of U.S. Highway No. 19, a distance of 1552.36 feet; to the Northeast Corner of Property described in O.R. Book 570, Pages 1664 & 1665; Thence run N 50°41'40" W. a distance of 1150.00 feet to the Northwest Corner of Property described in O.R. Book 570, Pages 1664 & 1665, Thence run S 39° 18' 20" W, a distance of 600.00 feet, to the POINT OF BEGINNING; Continue thence S 39°18'20" W, a distance of 200.00 feet; thence run S 50°41'40" E, a distance of 550.00 feet; thence run N 39°14'50" E, a distance of 200.00 feet; thence run N 50°41'40" W, a distance of 549.80 feet to the POINT OF BEGINNING.

44420878;12

BK: 3655 PG: 302

EXHIBIT B-2**LEGAL DESCRIPTION OF THE AGAP SHL PROPERTY****Parcel 1**

A portion of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 16, thence South 00°24'37" West, along the East boundary of the Northeast 1/4 of said Section, a distance of 608.56 feet to the Westerly Right-of-Way Line of U.S. #19 (Commercial Way); thence South 39°18'20" West along said Westerly Right-of-Way line, a distance of 2620.40 feet to a point on the South boundary line of said Northeast 1/4; thence North 89°35'05" West along said South boundary line, a distance of 726.91 feet to the Point of Beginning; thence continue North 89°35'05" West, a distance of 280.00 feet to the Southwest corner of the Northeast 1/4 of said Section 16; thence North 00°35'39" East along the West boundary line of said Northeast 1/4 a distance of 2178.90 feet; thence South 50°41'40" East, a distance of 996.40 feet; thence South 39°18'20" West, a distance of 800.00 feet; thence South 50°41'40" East, a distance of 283.39 feet; thence South 39°18'20" West, a distance of 349.09 feet; thence South 00°35'39" West, a distance of 481.00 feet to the Point of Beginning.

Parcel 2

Commence at the Northeast Corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida; Thence run S 00°24'37" W along the East Boundary Line of the Northeast 1/4 of said Section 16, a distance 608.56 feet to a point on the Northwestern Right-of- Way Line of U.S. Highway No. 19 (also known as Commercial Way), Thence run S 39°18'20" W along the aforementioned Right-of-Way Line of U.S. Highway No. 19, a distance of 1552.36 feet; to the Northeast Corner of Property described in O.R. Book 570, Pages 1664 & 1665; Thence run N 50°46'07" W, a distance of 1149.02 feet to the Northwest Corner of Property described in O.R. Book 570, Pages 1664 & 1665, Thence run S 39°18'20" W, a distance of 600.00 feet to the POINT OF BEGINNING; Thence run S 50°41'40" E, along the Northwest Line of Property described in O.R. Book 570 Pages 1664 & 1665, a distance of 550.00 feet; Thence run S 39°18'20" W, along the Northeast Line of Property described in O.R. Book 699, Pages 225 & 226, a distance of 200.00 feet; Thence run N 50°41'40" W, a distance of 550.00 feet; Thence run N 39°18'20" E, a distance of 200.00 feet to the POINT OF BEGINNING.

Parcel 5

A portion of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 16, thence South 00°24'37" West, along the East boundary of the Northeast 1/4 of said Section, a distance of 608.56 feet to the Westerly Right-of-Way Line of U.S. #19 (Commercial Way); thence South 39°18'20" West along said Westerly Right-of-Way line, a distance of 2352.36 feet to the Point of Beginning; Continue thence South 39°18'20" West, along said Westerly Right-of-Way line, a distance of 268.04 feet to a point on the South boundary line of said Northeast 1/4; thence North 89°35'05" West along said South boundary line, a distance of 726.91 feet; thence North 00°35'39" East, a distance of 481.00 feet; thence North 39°18'20" East, a distance of 349.09 feet; thence South 50°41'40" East, a distance of 866.61 feet to the Point of Beginning.

Parcel 6

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida.

44420878;12

BK: 3655 PG: 303

EXHIBIT C

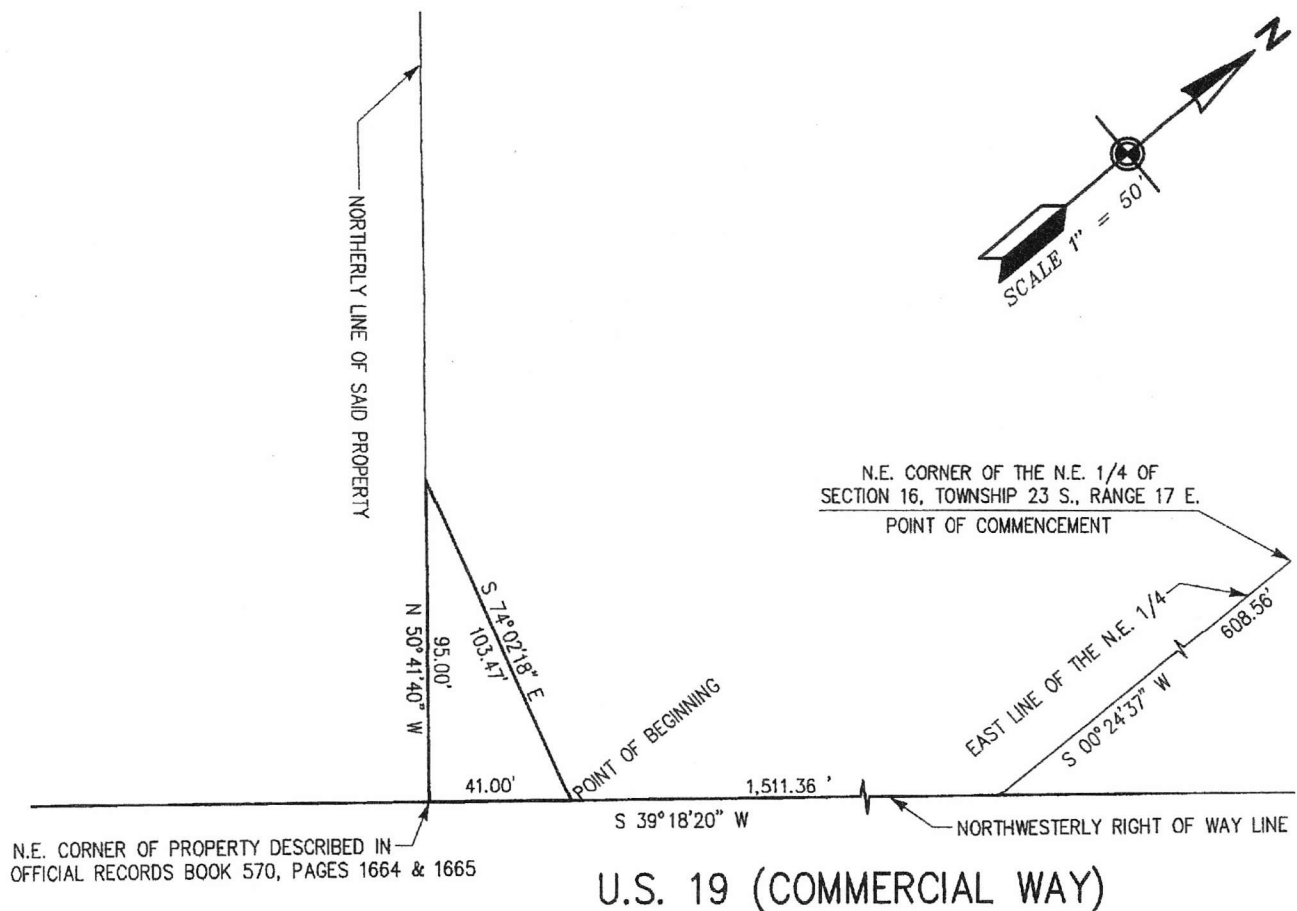
DESCRIPTION OF THE ACCESS EASEMENT AREA

See attachment.

44420878;12

BK: 3655 PG: 304

DESCRIPTION SKETCH NOT A SURVEY



DESCRIPTION:

A Parcel of land lying in and being a part of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida, and being more particularly described as follows:

Commence at the Northeast Corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida; Thence run S 00°24'37" W along the East Boundary Line of the Northeast 1/4 of said Section 16, a distance of 608.56 feet to a point on the Northwestern Right-of-Way Line of U.S. Highway No. 19 (also known as Commercial Way); Thence run S 39°18'20" W along the aforementioned Right-of-Way Line of U.S. Highway No. 19, a distance of 1,511.36 feet to the Point of Beginning; thence continue S 39°18'20" W, along said Right-of-Way Line, a distance of 41.00 feet to the Northeast Corner of Property described in O.R. Book 570, Page 1664; thence N 50°41'40" W, along the East Line of said Property, a distance of 95.00 feet; thence S 74°02'18" E, a distance of 103.47 feet to the Point of Beginning.

Containing 0.04 acres, more or less.

JOB No. 180001

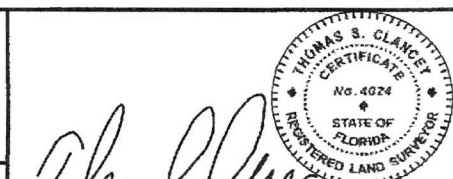
CLANCEY & COMFORT LAND SURVEYORS LLC

PROFESSIONAL SURVEYORS AND MAPPERS
30029 LYNNE DRIVE

WESLEY CHAPEL, FLORIDA 33543

LB 8196 TOM 813 245-4556 JIM 813 995-4930

INGRESS / EGRESS EASEMENT



Thomas S. Clancey
Thomas S. Clancey
Florida Professional Land Surveyor Number 4024
11/08/2018
Date of Signature



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 11814

Date	PO#
08/01/21	
SalesRep	Terms
Scott LeRoy	Net 30

Bill To

Gateway Business Centre POA
c/o Gateway Business Centre POA
2033 W. McDermott Dr., Suite 320-228
Allen, TX 75013

Property Address

Gateway Business Centre POA
2891 Gateway Centre Pkwy
Pinellas Park, FL 33782

Item	Qty / UOM	Rate	Ext. Price	Amount
#5078 - 2020-2021 Maintenance Contract	August 2021		\$4,400.01	\$4,400.01

Sales Tax	\$0.00
Grand Total	\$4,400.01

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com