

Commercial Contract

1 **1. PARTIES AND PROPERTY:** Hallandale Beach Community Redevelopment Agency ("Buyer")
2 agrees to buy and Broward Multifamily LLC, a Florida limited liability company ("Seller")

3 agrees to sell the property at:
4 Street Address: 725 , 801, 805 and 809 N.W. 7th Avenue, and 806, 808 and 814 N.W . 7th Terrace, Hallandale Beach, Florida 33009
5 Folio Numbers: 5142- 2127-0070, 5142- 2127-0080, 5142- 2127-0090 , 5142- 2127-0100, 5142- 2127-0190, 5142- 2127-0200 and 5142- 2127-0210

6 Legal Description: Lots 4, 5, 6 , 7, 18, 19 and 20 of GIBSONS ADDITION, according to the Plat thereof, as recorded
7 in Plat Book 25, Page 7, of the Public Records of Broward County, Florida.

8 and the following Personal Property: all personal property owned by Seller located in, on or under the real property
9 and improvements.

10 (all collectively referred to as the "Property") on the terms and conditions set forth below.

11 **2. PURCHASE PRICE:** \$ 7,492,000.00

12 (a) Deposit held in escrow by: Steven W. Zelkowitz, P.A. \$ 749,200.00
13 ("Escrow Agent") (checks are subject to actual and final collection)

14 Escrow Agent's address: 2 S. Biscayne Blvd, 34th Floor, Miami, FL 3 Phone: 305-301-5533

15 (b) Additional deposit to be made to Escrow Agent
16 within ___ days (3 days, if left blank) after completion of Due Diligence Period or
17 within ___ days after Effective Date \$ _____

18 (c) Additional deposit to be made to Escrow Agent
19 within ___ days (3 days, if left blank) after completion of Due Diligence Period or
20 within ___ days after Effective Date \$ 0.00

21 (d) Total financing (see Paragraph 5) \$ 0.00

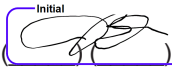

22 (e) Other \$ 0.00

23 (f) All deposits will be credited to the purchase price at closing.
24 Balance to close, subject to adjustments and prorations, to be paid
25 via wire transfer. \$ 6,742,800.00

26 For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of
27 Buyer's written notice of acceptability.

28 **3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by **Seller**
29 and **Buyer** and an executed copy delivered to all parties on or before June 12, 2026, this offer
30 will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be
31 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the**
32 **last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or**
33 **N/A**. Calendar days, based on where the Property is located, will be used when
34 computing all time periods. Other than time for acceptance and Effective Date as set forth above, any time periods
35 provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, ending
36 or occurring on a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed will
37 extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national
38 legal holiday is observed . **Time is of the essence in this Contract.**

39 **4. CLOSING DATE AND LOCATION:**

Buyer  and Seller  (_____) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

40 (a) **Closing Date:** This transaction will be closed on See Addendum (Closing Date), unless
41 specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods
42 including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended
43 on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after
44 the insurance underwriting suspension is lifted.

45 ~~(b) **Location:** Closing will take place in Broward County, Florida. (If left blank, closing will take place in the~~
46 ~~county where the property is located.) Closing may be conducted by mail or electronic means.~~

47 **5. THIRD PARTY FINANCING:**

48 **BUYER'S OBLIGATION:** On or before ____ days (5 days if left blank) after Effective Date, **Buyer** will apply for third
49 party financing in an amount not to exceed ____% of the purchase price or \$ _____, with a fixed
50 interest rate not to exceed ____% per year with an initial variable interest rate not to exceed ____%, with points or
51 commitment or loan fees not to exceed ____% of the principal amount, for a term of ____ years, and amortized
52 over ____ years, with additional terms as follows:



53 N/A

54 **Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any
55 lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within ____ days (45 days if left
56 blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close
57 the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage
58 broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon
59 obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable
60 diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within ____ days (3 days if left blank)
61 deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract.
62 If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter.
63 Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of
64 those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer**
65 has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and
66 thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or
67 before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both
68 parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving
69 the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use
70 ~~good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the~~ transaction
71 does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms
72 and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-
73 approval letter not a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

74 **6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by statutory warranty
75 deed special warranty deed other _____, free of liens, easements and
76 encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants,
77 restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other
78 matters to which title will be subject) None

79 _____;
80 provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the
81 Property as multi-family rental housing

82 (a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent
83 and pay for the title search and closing services. **Seller** will, at (check one) **Seller's** **Buyer's** expense and
84 within ____ days after Effective Date or at least ____ days before Closing Date deliver to **Buyer** (check one)
85 (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by
86 **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase
87 price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and
88 **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date (ii.) an
89 abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm.
90 However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed

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91 insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy
92 exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or
93 **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such
94 an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

95 **(b) Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller**
96 of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2)
97 **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days from receipt of the notice
98 ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the
99 Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the
100 scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be
101 cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days
102 from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept
103 title subject to existing defects and close the transaction without reduction in purchase price.

104 **(c) Survey:** (check applicable provisions below)

105 (i.) **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys,
106 plans, specifications, and engineering documents, if any, and the following documents relevant to this
107 transaction:

108 _____
109 prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this
110 transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the
111 date this Contract is terminated.


112 **Buyer** will, at **Seller's** **Buyer's** expense and within the time period allowed to deliver and examine
113 title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals
114 encroachments on the Property or that the improvements encroach on the lands of another, **Buyer** will
115 accept the Property with existing encroachments such encroachments will constitute a title defect to be
116 cured within the Curative Period.

117 **(d) Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

118 **7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition,
119 ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller**
120 makes no warranties other than marketability of title. In the event that the condition of the Property has materially
121 changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a
122 refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required
123 condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$_____ (1.5% of
124 the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any
125 defects in the Property. (Check (a) or (b))

126 **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is"
127 condition.

128 **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 60 days from Effective Date ("Due
129 Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the
130 term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which
131 **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural,
132 environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision
133 regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local,
134 state and regional growth management and comprehensive land use plans; availability of permits, government
135 approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground
136 water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to
137 **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property
138 is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in
139 its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the
140 Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable
141 notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter
142 the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from
143 losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from
144 liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**

Buyer  and Seller  (_____) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

145 will not engage in any activity that could result in a mechanic's lien being filed against the Property without
146 **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the
147 Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the
148 Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a
149 result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that
150 **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

151 **(c) Walk-through Inspection:** **Buyer** may, on the day prior to closing or any other time mutually agreeable to the
152 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and
153 to ensure that all Property is on the premises.

154 **8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** **Seller** will continue to operate the Property and any
155 business conducted on the Property in the manner operated prior to Contract and will take no action that would
156 adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting
157 vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted only with
158 **Buyer's** consent without **Buyer's** consent.

159 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with
160 the norms where the Property is located.

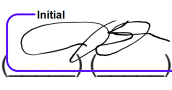

161 **(a) Possession and Occupancy:** **Seller** will deliver possession and occupancy of the Property to **Buyer** at
162 closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks,
163 mailboxes, and security systems.

164 **(b) Costs:** **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing
165 statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and
166 recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or
167 prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

168 **(c) Documents:** **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable
169 service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each
170 service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its
171 contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer,
172 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium
173 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if
174 applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or
175 **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the
176 change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the
177 **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will
178 deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the
179 appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the
180 requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement,
181 mortgages and notes, security agreements, and financing statements.

182 **(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond
183 payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance
184 premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the
185 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due
186 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request
187 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

188 **(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date
189 will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will
190 pay all installments due and payable on or before the Closing Date, with any installment for any period extending
191 beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the
192 Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing
193 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially
194 completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last
195 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and
196 does not apply to condominium association special assessments.

Buyer  and Seller  () acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

197 (f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA,
198 **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will
199 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply
200 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or
201 Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the
202 withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the
203 requirement.

204 **10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive,
205 deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the
206 terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to
207 **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent
208 has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed
209 items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator
210 determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over
211 the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all
212 liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate
213 broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items
214 or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs
215 incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs
216 in favor of the prevailing party.

217 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged
218 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-
219 complying party specifying the non-compliance. The non-complying party will have ____ days (5 days if left blank) after
220 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

221 **12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable
222 to each other for damages so long as performance or non-performance of the obligation, or the availability of services,
223 insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure.
224 "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual
225 transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the
226 non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will
227 be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this
228 Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than
229 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other
230 and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

231 **13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is
232 not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit
233 will be returned in accordance with applicable Florida Laws and regulations.

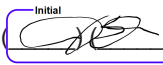

234 **14. DEFAULT:**

235 (a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make
236 the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby
237 waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek
238 specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the
239 brokerage fee.

240 (b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1)
241 retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the
242 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek
243 specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1)
244 terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without
245 waiving any remedy for **Buyer's** default.

246 **15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the
247 prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable
248 attorneys' fees, costs, and expenses.

249 **16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or
250 electronic means. Parties agree ^{DS} I all notices to addresses specified on the signature page(s). Any notice,

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251 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
252 representing a party will be as effective as if given by or delivered to that party.

253 **17. DISCLOSURES:**

254 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales
255 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of
256 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the
257 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not
258 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

259 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special
260 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
261 liens, if any, shall be paid as set forth in Paragraph 9(e).

262 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
263 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
264 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
265 and radon testing may be obtained from your county public health unit.

266 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by
267 Section 553.996, Florida Statutes.

268 **18. RISK OF LOSS:**

269 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will
270 bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to
271 **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and
272 **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim
273 to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any
274 such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of
275 the **Buyer**.

276 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
277 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this
278 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of
279 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at
280 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate
281 with and assist **Buyer** in collecting any such award.

282 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise is not
283 assignable is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement
284 to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or plural. This
285 Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if
286 assignment is permitted).



287 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.
288 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
289 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
290 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
291 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
292 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
293 construed under Florida law and will not be recorded in any public records.

294 **21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a
295 licensed real estate Broker other than:

296 **(a) Seller's Broker:** Marcus & Millichap Joseph T. Thomas
297 (Company Name) (Licensee)

(Address, Telephone, Fax, E-mail)

298 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated _ by
299 **Seller** **Buyer** both parties pursuant to a listing agreement other (specify) _____

302 **(b) Buyer's Broker:** CBRE Clarissa V. Willis
Buyer  and Seller  (_____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

(Company Name)

(Licensee)

303

(Address, Telephone, Fax, E-mail)

304 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated by
305 Seller's Broker Seller Buyer both parties pursuant to other (specify)

306
307 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
308 inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to
309 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
310 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
311 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
312 Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of
313 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
314 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.



315 **22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to
316 this Contract):

- | | | |
|---|--|---|
| 317 <input type="checkbox"/> Arbitration | <input type="checkbox"/> Seller Warranty | <input type="checkbox"/> Existing Mortgage |
| 318 <input type="checkbox"/> Section 1031 Exchange | <input type="checkbox"/> Coastal Construction Control Line | <input type="checkbox"/> Buyer's Attorney Approval |
| 319 <input type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone | <input type="checkbox"/> Seller's Attorney Approval |
| 320 <input type="checkbox"/> Seller Representations | <input type="checkbox"/> Seller Financing | <input checked="" type="checkbox"/> Other Addendum |

321 **23. ADDITIONAL TERMS:**

322 See attached Addendum Number One
323 _____
324 _____
325 _____
326 _____
327 _____
328 _____
329 _____
330 _____
331 _____

332 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE**
333 **ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL**
334 **FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE**
335 **PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE**
336 **EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR**
337 **REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**
338 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**
339 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**
340 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**
341 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND**
342 **GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND**
343 **FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

Buyer  and Seller  (_____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

344 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
345 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
346 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
347 to do so.

348 **ATTENTION: SELLER AND BUYER**

349 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
350 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
351 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
352 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
353 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property
354 in violation of the Act.**

355 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**
356 Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

357 _____ Date: _____
(Signature of Buyer)

358 See attached Signature Page Tax ID No.: _____
(Typed or Printed Name of Buyer)

359 Title: _____ Telephone: _____

360 _____ Date: _____
(Signature of Buyer)

361 _____ Tax ID No.: _____
(Typed or Printed Name of Buyer)

362 Title: _____ Telephone: _____

363 Buyer's Address for purpose of notice _____

364 Facsimile: _____ Email: _____

365 _____ Date: _____
(Signature of Seller)

366 See attached Signature Page Tax ID No.: _____
(Typed or Printed Name of Seller)

367 Title: _____ Telephone: _____

368 _____ Date: _____
(Signature of Seller)


369 _____ Tax ID No.: _____
(Typed or Printed Name of Seller)

370 Title: _____ Telephone: _____

371 Seller's Address for purpose of notice: _____

372 Facsimile: _____ Email: _____

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Buyer  and Seller  (_____) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

**SIGNATURE PAGE TO
COMMERCIAL CONTRACT BETWEEN
HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, AS BUYER,
AND
BROWARD MULTIFAMILY LLC, AS SELLER**

<p>SELLER:</p> <p>BROWARD MULTIFAMILY LLC, a Florida limited liability company</p> <p>DocuSigned by: By: <u>Mark Shub</u> CC336FFDA0A2442... Mark Shub, Manager</p> <p>Dated: <u>06/09/2026</u>, 2026</p>	<p>BUYER:</p> <p>HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY</p> <p>Signed by: By: <u>[Signature]</u> 3B0006A0A0F0410... Jeremy Earle Executive Director</p> <p>ATTEST:</p> <p>DocuSigned by: By: <u>[Signature]</u> 98DA02DBF26F494... Jenorgen M. Guillen HBCRA Secretary</p> <p>Approved as to form and legal sufficiency:</p> <p>Signed by: By: <u>[Signature]</u> BA5674369CC442C... Steven W. Zelkowitz, P.A. HBCRA Attorney</p> <p>Dated: <u>6/11/2026</u>, 2026</p>
--	---

**ADDENDUM NUMBER ONE
TO COMMERCIAL CONTRACT BETWEEN
HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, AS BUYER,
AND
BROWARD MULTIFAMILY LLC, AS SELLER**

THIS ADDENDUM NUMBER ONE shall be construed as part of that certain Commercial Contract executed by the parties of even date herewith (the “Contract”).

1. Addendum Number One Controls. In the event of any conflict between this Addendum Number One and the Contract, it is agreed that this Addendum Number One shall control.

2. This Contract. All references herein to “this Contract” shall include Addendum Number One of the Contract.

3. Purchase Price Allocation; Deposit.

3.1 Purchase Price Allocation. The Purchase Price of \$7,492,000 shall be allocated as follows: \$4,572,000 to 806-814 NW 7th Terrace and \$2,920,000 to 725-809 N.W. 7th Avenue.

3.2 Deposit. The Deposit shall be made by Buyer to Escrow Agent within twenty (20) business days following Effective Date.

4. Buyer’s Closing Contingencies.

4.1 HBCRA Board Approval. Buyer’s obligation to close the transaction and purchase the Property is expressly subject and contingent upon Buyer obtaining the approval of the Board of the Hallandale Beach Community Redevelopment Agency to purchase the Property (the “HBCRA Board Approval”). Buyer shall have up to and including thirty (30) days after the Effective Date (the “HBCRA Board Approval Date”) to obtain the HBCRA Board Approval. Buyer shall use good faith and due diligence to process the HBCRA Board Approval. Notwithstanding anything to the contrary in this Contract, if Buyer cannot obtain the HBCRA Board Approval by the HBCRA Board Approval Date, then (a) this Contract shall be terminated without the need for any further action by the parties, and of no further force and effect except for those provisions which expressly survive termination; (b) if the Deposit was made, the Deposit shall be returned to the Buyer; and (c) the parties shall have no further liability to one another under this Contract except for any liability in connection with those provisions which expressly survive termination. If Buyer has not provided written notice to Seller of receipt of the HBCRA Board Approval within thirty (30) days after the Effective Date, Seller shall have the option, exercisable by written notice to Buyer, to terminate this Contract, whereupon the Deposit shall be returned to Buyer and the parties shall have no further obligations to one another except for those provisions which expressly survive termination

4.2 Environmental and Survey. In addition to and without limiting the rights of the Buyer to terminate this Agreement as set forth in Section 7 of the Contract, Buyer’s obligation to close the transaction and purchase the Property is expressly subject to and contingent upon (a) the Property being free and clear of any environmental issues that are unacceptable to Buyer in its sole

discretion and/or (b) there not being any matters shown on the survey that are unacceptable to Buyer in its sole discretion. Notwithstanding anything to the contrary in this Contract, if (a) or (b) does occur, then the Buyer may immediately terminate this Contract upon written notice to the Seller prior to the expiration of the Due Diligence Period, in which case, (x) this Contract shall be of no further force and effect except for those provisions which expressly survive termination; (y) if the Deposit was made, the Deposit shall be returned to the Buyer; and (z) the parties shall have no further liability to one another under this Contract except for any liability in connection with those provisions which expressly survive termination. Buyer shall be responsible for obtaining and paying for the environmental assessment (Phase 1 and Phase 2, if necessary) and the survey. Buyer's right to terminate under this Section shall expire upon the expiration of the Due Diligence Period; provided, however, that if a material new environmental contamination or material new survey encroachment first arises after the expiration of the Due Diligence Period and could not reasonably have been discovered through the exercise of due diligence during the Due Diligence Period, Buyer shall retain the right to terminate on account of such matter upon written notice to Seller prior to closing.

5. Closing Date. Provided the Buyer has not terminated this Contract as provided for herein, or the Closing Date is not extended by the terms of this Contract or the mutual agreement of the parties, this transaction shall be closed and the deed and other closing documents delivered thirty (30) days following the expiration of the Due Diligence Period, or such earlier date as agreed upon by the parties, provided that such Closing Date may be rescheduled as necessary to address the availability of the parties and the requirements of Section 7.4 below. Closing shall take place at the office of Buyer or such other place as mutually agreed upon by the parties and at a time mutually agreed upon by the parties.

6. Ad Valorem Real Estate Taxes. Seller acknowledges and agrees that the Property is being purchased by an exempt governmental entity and that the Seller must comply with Section 196.295, Florida Statutes, regarding real estate taxes.

7. Seller's Representations and Warranties. Notwithstanding anything herein to the contrary, Seller hereby represents and warrants to Buyer as follows:

7.1 Seller's Ownership and Authority. Seller owns the Property in fee simple and has full power and authority to own and sell the Property and to comply with the terms of this Contract. The execution and delivery of this Contract by Seller and the consummation by Seller of the transaction contemplated by this Contract are within Seller's capacity.

7.2 Litigation. There are no actions, suits, proceedings or investigations pending or, to the knowledge of Seller, threatened against Seller or the property and Seller is not aware of any facts which might result in any such action, suit or proceeding. If Seller is served with process or receives notice that litigation may be commenced against it, Seller shall promptly notify Buyer.

7.3 No Legal Bar. The execution by Seller of this Contract and the consummation by Seller of the transaction hereby contemplated does not, and on the Closing Date will not result in a breach of or default under any indenture agreement, instrument or obligation to which Seller is a party and which affects all or any portion of the Property.

7.4 Parties in Possession. Seller agrees to deliver the Property to Buyer on the

Closing Date vacant and free and clear of any tenants currently in possession any portion of the Property as lessees, tenants at sufferance, licensees, trespassers or otherwise. Notwithstanding anything herein to contrary, Seller shall not be required to terminate any leases or relocate any tenants prior to the expiration of the Due Diligence Period. In order to expedite this process, upon written notice to Seller, Buyer may agree to shorten the Due Diligence Period following satisfactory performance of all due diligence investigations. If Seller is unable to terminate all leases and/or relocate all tenants in order to comply with this Section 7.4 by the Closing Date, upon written notice from Seller to Buyer, the Closing Date may be extended by up to two (2) periods of thirty (30) provided that Seller is actively engaged in the termination of leases and/or relocation of tenants. If Seller is unable to deliver the Property vacant and free and clear of all tenants and occupants by the Closing Date, as the same may be extended pursuant to this Section, Buyer shall have the option, exercisable by written notice to Seller prior to the Closing Date, to either (a) waive the vacancy condition and proceed to closing, or (b) terminate this Contract, in which case the Deposit shall be returned to Buyer and the parties shall have no further obligations to one another except for those provisions which expressly survive termination.

7.5 Contracts. Other than this Contract, there are no contracts, written or oral, with respect to the Property including, but not limited, to service contracts. Seller shall deliver the Property to Buyer free and clear of all contracts and agreements. Other than this Contract, there shall be no contracts in effect at the time of closing.

7.6 Property Information. Within seven (7) days following the Effective Date, Seller agrees to disclose to Buyer any and all information which Seller has regarding the Property, including but not limited to past and current financial reports, inspection reports, site surveys, engineering studies, architectural plans, title reports and policies, warranties, environmental studies or assessments including the presence and location of hazardous materials and underground storage tanks in, on, or about the Property, capital needs studies, rent rolls and tenant deposits.

7.7 Hazardous Materials. Seller hereby represents and warrants to Buyer that (a) Seller has conducted no activity on the Property involving the generation, treatment, storage or disposal of hazardous materials, substances or pollutants; (b) no portion of the Property is now being used or, to the best of Seller's knowledge and except as previously disclosed by Seller in writing to Buyer, has ever been used to treat, store, generate or dispose of hazardous materials, substances or pollutants; (c) Seller has received no written notice that any previous owner or tenant conducted any such activity; (d) Seller has no knowledge of and has received no written notice of any discharge, spill, or disposal of any hazardous materials, substances or pollutants on or under the Property including any discharge, spill, or disposal of any hazardous materials, substances or pollutants from other properties onto or into the Property; (e) Seller has received no written notice from any governmental authority or any other party of any hazardous materials, substances or pollutants violations concerning the Property or any portion thereof, nor is Seller aware of any such violation; (f) Seller has received no written notice as to any locations off the Property where hazardous materials, substances or pollutants generated by or on the Property have been treated, stored, deposited or disposed of; and (g) Seller has no knowledge of the presence of any hazardous materials, substances or pollutants upon the Property whether generated, treated, stored or disposed of on the Property or from locations off the Property. Seller hereby indemnifies, defends and holds harmless Buyer and the City of Hallandale Beach from any and all claims, judgments, liabilities, losses, damages, actions, causes of actions, suits, response costs, remediation costs, fines, penalties, fees, and expenses

(including reasonable attorneys' fees and expenses, incurred at both the trial and appellate levels) arising out of or in any way relating to (i) any breach by Seller of the representations and warranties set forth above and (ii) the existence, use, or misuse, handling or mishandling, storage, spillage, discharge or seepage into the ground, in water bodies or the ground water (including aquifers) at any time prior to Closing of any hazardous materials, substances or pollutants in, on, under, at or used upon the Property by Seller.

7.8 Adverse Information. Seller has no information or knowledge of (a) any action by adjacent landowners, or (b) any other fact or condition of any kind or character which could materially adversely affect the Property.

7.9 Survival of Representations. All of the representations of Seller set forth in this Contract must be true upon the execution of this Contract, and must be true as of the Closing Date. The representations, warranties and agreements of Buyer or Seller set forth in this Contract shall survive the Closing for a period of one (1) year.

8. Real Estate Commission. Except for the obligation of the Buyer to pay a one percent (1%) brokerage commission to CBRE, Inc., Seller shall be responsible and pay for all brokerage commissions to all brokers, salespersons or finders involved in this transaction including, but not limited to, Marcus & Millichap. Each party agrees to indemnify and hold the other party harmless from any and all claims for any brokerage fees or similar commissions asserted by brokers, salespersons or finders claiming by, through or under such party. The provisions of this Section shall expressly survive the closing or termination of this Contract.

9. Notices. Any notice, request, demand, instruction or other communication to be given to either party hereunder shall be in writing and shall be hand-delivered or sent by Federal Express or a comparable overnight mail service, or mailed by U.S. certified mail, return receipt requested, postage prepaid, to Buyer, Seller, Buyer's attorney, and Seller's attorney, at their respective addresses set forth below. Notice shall be deemed to have been given upon receipt or refusal of delivery of said notice. Notices may be given by email or telecopy provided a hard copy of such notice is delivered in accordance with this Section on the next business day following such email or telecopy delivery. The addresses for the purpose of this paragraph may be changed by giving notice. Unless and until such written notice is received, the last addressee and address stated herein shall be deemed to continue in effect for all purposes hereunder.

Seller: Mark Shub
Broward Multifamily LLC
915 N.E. 125th Street, Suite 202
North Miami Beach, FL 33161
Telephone No. ~~787-354-8244~~
Facsimile No. ()

Copy to: VHL LAW
Attn: Steven Herzberg
4300 Biscayne Blvd Ste. 101
Miami, FL 33137
sh@vhllaw.com

305-371-8064

Buyer: Jeremy Earle, Executive Director
Hallandale Beach Community Redevelopment Agency
400 S. Federal Highway
Hallandale Beach, FL 33009
Telephone No. (954) 457-1300
Facsimile No. (954) 457-1454

Copy to: Steven W. Zelkowitz
Steven W. Zelkowitz, P.A.
2 S Biscayne Boulevard, 34th Floor
Miami, FL 33131
Telephone No. (305) 301-5533

10. Miscellaneous.

10.1 This Contract represents the entire and integrated Contract between the Buyer and Seller and supersedes all prior negotiations, representations or contracts, either written or oral. In the event of any conflicts between the terms and condition of this Addendum Number One and the Contract, the terms and conditions of this Addendum Number One shall control.

10.2 Neither of the parties intend to directly or substantially benefit any third party by this Contract. Therefore, the parties agree that there are no third party beneficiaries to this Contract and that no third party shall be entitled to assert a claim against either of them based upon this Contract.

10.3 Both parties have substantially contributed to the drafting and negotiation of this Contract and this Contract shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

10.4 If any term or provision of this Contract, or the application thereof to any person or circumstance is determined to be invalid or unenforceable, then to the extent that the invalidity or unenforceability thereof does not deprive a party of a material benefit afforded by this Contract, the remainder of this Contract or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, will not be affected thereby, and each term and provision of this Contract will be valid and will be enforced to the full extent permitted by law.

10.5 Buyer and Seller acknowledge that Escrow Agent represents the Buyer in connection with this Contract and will continue to represent the Buyer. Buyer and Seller agree that Escrow Agent may continue to represent Buyer in any disputes arising under this Contract, including, without limitation, any disputes as to the Deposit, and that Escrow Agent acting as an escrow agent shall not preclude their representation of the Buyer in any such disputes.

10.6 If any party commences an action against the other party to interpret or enforce any of the terms of this Contract or as the result of a breach by the other party of any terms

hereof, the non-prevailing party shall pay to the prevailing party all reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including those incurred in any appellate proceedings, and whether or not the action is prosecuted to a final judgment.

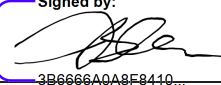
11. WAIVER OF TRIAL BY JURY. SELLER AND BUYER HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, SUIT OR COUNTERCLAIM ARISING IN CONNECTION WITH, OUT OF OR OTHERWISE RELATING TO THIS CONTRACT AND ANY OTHER DOCUMENT OR INSTRUMENT NOW OR HEREAFTER EXECUTED AND DELIVERED IN CONNECTION THEREWITH.

12. Violations and Permits. Buyer shall take title to the Property subject to all open permits, code enforcement matters, code enforcement citations, fines, penalties, special assessments, and violations of record affecting the Property pertaining to the City of Hallandale Beach, whether or not of record, and Buyer's obligation to close shall not be conditioned upon the cure, resolution, or satisfaction of any such matters, all of which shall be assumed by Buyer at closing.

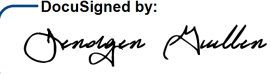
[SELLER'S SIGNATURE ON FOLLOWING PAGE]

BUYER:

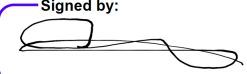
HALLANDALE BEACH
COMMUNITY REDEVELOPMENT AGENCY

Signed by:

By: _____
3B6666A0A8F8410...
Jeremy Earle
Executive Director

ATTEST:

DocuSigned by:

By: _____
98DA02DBF26F494...
Jenorgen M. Guillen
HBCRA Secretary

Approved as to form and legal sufficiency:

Signed by:

By: _____
BA5874369CG442C...
Steven W. Zelkowitz, P.A.
HBCRA Attorney

Dated: 6/11/2026, 2026