

CITY OF OCALA, FLORIDA

ESTOPPEL CERTIFICATE

THIS ESTOPPEL CERTIFICATE is given this 7th day of July 2026 by the CITY OF OCALA, FLORIDA, a Florida municipal corporation, whose address is 110 S.E. Watula Avenue, Ocala, Florida 34471, and in conjunction herewith the CITY OF OCALA, FLORIDA certifies as follows:

Lease Agreement(s):

- GROUND LEASE AT AIRPORT Agreement dated November 15, 2016 between the City of Ocala, Florida, a Florida municipal corporation (Landlord), and Gabriels Wing House, LLC, a Florida limited liability company (Tenant); together with
 - Amendment Number 1 to GROUND LEASE AT AIRPORT Agreement dated April 26, 2017 for the premises as defined therein (aforesaid November 15, 2016 lease agreement), located at the Ocala International Airport; together with
 - Amendment Number 2 to GROUND LEASE AT AIRPORT Agreement dated January 1, 2021 for the premises as defined therein (aforesaid April 26, 2017 lease amendment no. 1), located at the Ocala International Airport.
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THE UNDERSIGNED, as Lessor (Landlord) with regard to the aforementioned lease agreement(s), hereby certifies to Kelli D. Larsen, as Title Agent for Boss Law, as Title Underwriter; and to TRUIST BANK, as the Administrative Agent, Lender and Mortgagee on that certain first leasehold mortgage on the lease as may be amended, as follows:

1. The aforementioned lease agreement(s) remain in full force and effect;
 2. There has been no default in the payment of rent under said lease agreement(s);
 3. There are no defaults under any other terms, covenants or conditions of said lease agreement(s);
 4. There are no charges which the Lessor (Landlord) claims to be additional liens upon the leasehold estate; and
 5. There are no defenses, claims against the Lessee (Tenant) or offsets which are presently known to the Lessor (Landlord) in respect to the aforementioned lease agreement(s).
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CITY OF OCALA, FLORIDA,
a Florida municipal Corporation,

by: Ire J. Betha Sr., as its
City Council President