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This Instrument was prepared by,  
record and return to:  
Jon I. McGraw Esq.  
McGraw Rauba & Mutarelli PA  
35 SE 1<sup>st</sup> Avenue, Suite 102  
Ocala, Florida 34471

## CONSENT TO MORTGAGE OF LEASEHOLD INTEREST

**THIS CONSENT TO MORTGAGE OF LEASEHOLD INTEREST** made this \_\_\_\_ day of February, 2025, by and between **CITY OF OCALA, a Florida municipal corporation**, ("Lessor"), **CITIZENS FIRST BANK**, and its successors and/or assigns, ("Lender") and **PRP HANGARS LLC, a Florida limited liability company**, ("Lessee" or "Borrower") as follows:

**Whereas**, the Lessor and **WORLDWIDE ALLIANCE, LLC**, a Florida limited liability company, entered into that certain Ground Lease At Airport dated January 1, 2021 ("Lease") on the real property legally described as follows:

SEE ATTACHED EXHIBIT "A" (the "Property"); and

**Whereas**, the Lessee has recently has been assigned the Lease from Worldwide Alliance and Lessor has consented to the same;

**Whereas**, the Lender recently has made, or is in the process of making, a mortgage loan to the Lessee and the Lender wishes to be assured that it can assume and make payments to the Lessor in the event of default by the Lessee under the Leases or under the mortgage loan;

**Now therefore**, in consideration of mutual covenants passing between the parties and other valuable considerations, it is agreed as follows:

1. The recitals above are Incorporated herein and made a part hereof.
2. The term "Lender" as used herein shall refer to **Citizens First Bank** and its successors/assigns. Lender agrees to promptly notify the Lessor of or upon any assignment of the mortgage loan hereunder.
3. The Lessor consents to the Lessee conveying a mortgage interest to the Lender encumbering Lessee's interest in the Lease and Leasehold Interest to the Property. The Lessor further consents that the Lender shall have the right to acquire all of the Lessee's right, title and interest to the Leases through foreclosure or by assignment in lieu of foreclosure in the event the Lessee defaults on said mortgage loan from the Lender to the Borrower. When this event occurs, the Lender shall be bound by all terms and conditions of the Lease, together with all applicable restrictive covenants and governing local, state, and federal rules and regulations.
4. The Lessor hereby agrees to provide the Lender with written notice of any default by the Lessee under the Lease. The Lessor further consents and agrees to give the Lender the right to make payments thereon under the Lease and to cure any default upon written notice and in the same manner as if the Lender were the Lessee upon such notice of default.

5. The Lessor affirmatively warrants that the Lease is in good standing and all payments by the Lessee to the Lessor are current, that there are no offsets or any assessments due or any defenses or other claims that can be made by any party hereunder claiming by or through the Lease as of the date herein.

6. In the event the Lender acquires the Lessee's Interest under the Lease through foreclosure or by deed in lieu of foreclosure, the Lender shall have the right to assign or sublet the Leases, as if the Lessee, as provided for in the Lease.

7. This Consent shall be effective on the date signed by the last party hereto.

**IN WITNESS WHEREOF**, the parties have caused this Instrument to be executed in their respective names and their respective seals to be hereunto affixed and attested by their duly authorized officers or representatives.

Signed, sealed and delivered  
as witnesses to LESSOR

CITY OF OCALA, a Florida municipal  
corporation

Witness \_\_\_\_\_

By: \_\_\_\_\_, as  
\_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_

Witness \_\_\_\_\_

Address: \_\_\_\_\_

Signed, sealed and delivered  
as witnesses to LENDER

CITIZENS FIRST BANK

Witness \_\_\_\_\_

By: \_\_\_\_\_

Address: \_\_\_\_\_

Witness \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of December, 2025 by \_\_\_\_\_, as \_\_\_\_\_, who is known to me (YES \_\_\_\_\_ NO \_\_\_\_\_) to be the person described in and who executed the foregoing instrument, OR who has produced \_\_\_\_\_ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of December, 2025.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Print Name)  
Notary Public, State of Florida  
My Commission Expires:

Signed, sealed and delivered  
as witnesses to LESSEE/BORROWER

PRP HANGARS LLC, a Florida  
limited liability company

Witness \_\_\_\_\_

By: \_\_\_\_\_ CHRISTOPHER PRUSAK, as Manager

Address: \_\_\_\_\_

Witness \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of December, 2025 by CHRISTOPHER PRUSAK, as Manager of PRP HANGARS LLC, a Florida limited liability company, who is known to me (YES \_\_\_\_\_ NO \_\_\_\_\_) to be the person described in and who executed the foregoing instrument, OR who has produced \_\_\_\_\_ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of December, 2025.

\_\_\_\_\_ (Print Name)

Notary Public, State of Florida  
My Commission Expires: