

#### FOURTH AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FOURTH AMENDMENT TO PURCHASE AND SALE AGREEMENT (this “**Amendment**”) is made as of the \_\_\_\_ day of June, 2025 (the “**Effective Date**”), by and between the PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida not for profit corporation (“**Seller**”), and FOUR PORT ST. LUCIE LLC, a Delaware limited liability company (“**Buyer**”). The following recitals form the basis of this Amendment:

A. Seller and Buyer are parties to that certain Purchase and Sale Agreement, dated November 14, 2023, as amended by a letter agreement dated February 8, 2024, a Second Amendment to Purchase and Sale Agreement dated June 25, 2024, a letter agreement dated September 10, 2024, a Third Amendment to Purchase and Sale Agreement dated October 28, 2024, and a letter agreement dated May 6, 2024 (collectively the “**PSA**”) pursuant to which Seller has agreed to sell, and Buyer has agreed to purchase approximately 30.95 acres of vacant land located in the Southern Grove DRI, in Port St. Lucie, Florida (the “**Land**”).

B. Seller and Buyer desire to amend the PSA.

NOW, THEREFORE, in consideration of the premises and the mutual covenants, promises and conditions herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference. Defined terms used herein and not defined herein shall have the meaning set forth in the PSA.

2. Closing Date. The Closing Date of the PSA shall be October 21, 2025 (the “Closing Date”).

3. Additional Terms. This Amendment shall be incorporated into and made a part of the PSA. Except for the amendments contained herein, all the provisions of the PSA shall remain unmodified and in full force and effect, and the same are hereby ratified and affirmed in all respects. The parties each hereby acknowledge that this Amendment may be executed in counterparts or by electronic signature exchanged by email and that copies of each party’s respective signature(s) shall be binding as if the same were an original signature. This Amendment shall be binding upon and insure to the benefit of the successors and permitted assigns and, as applicable, the heirs and legal representatives of the parties hereto. The PSA, as hereby amended, constitutes the entire understanding and agreement between the parties and may not be amended, supplemented, or modified except by a writing executed by both of the parties.

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment as of the day and year set forth above.

SELLER:

Port St. Lucie Governmental Finance Corporation,  
a Florida not for profit corporation

By: \_\_\_\_\_  
Shannon M. Martin, President

Buyer:

Four Port St. Lucie, LLC, a Delaware limited liability  
company

By:  \_\_\_\_\_  
Conrad J. Boyle, Authorized Signer