

JOINDER AND CONSENT OF TENANT

KNOW ALL MEN BY THESE PRESENTS:

THAT POPSTROKE WEST PALM BEACH, LLC, a Florida limited liability company, having its office and principal place of business at 1001 North U.S. Highway 1, Suite 500, Jupiter, FL 33477 (hereinafter "Tenant"), hereby certifies it is the Tenant under that certain DEVELOPMENT SITE LEASE AGREEMENT between Palm Beach County, a political subdivision of the State of Florida ("County") and Tenant, dated August 22, 2023 (R2023-1154) (hereinafter "Lease") which encumbers the property described on Exhibit "A" attached hereto and incorporated herein, owned by County. Tenant hereby joins in and consents to the above referenced Utility Easement Agreement.

IN WITNESS WHEREOF, this Joinder and Consent is executed by the undersigned this 12th day of May, 2025

POPSTROKE WEST PALM BEACH, LLC

By: [Signature]

Print Name: Greg Bartol

Title: CEO

WITNESSES

[Signature]

Print Name: John Smith

Address: 1001 N US Hwy Suite 500 Jupiter, FL 33477

[Signature]

Print Name: Joni Taylor

Address: 1001 N US Hwy 1, Ste 500, Jupiter FL 33477

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May 2025 by Jacqueline Weible OR _____ as _____ for _____

Personally Known _____ OR Produced Identification .
Type of Identification Produced Drivers License

[Signature]
Signature of Notary Public

Jacqueline Weible
Printed Name Notary Public

Commission No. HH600468

My Commission Expires: October 6, 2028

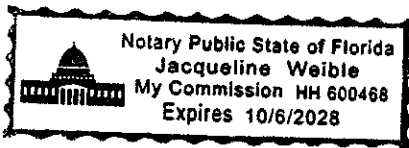


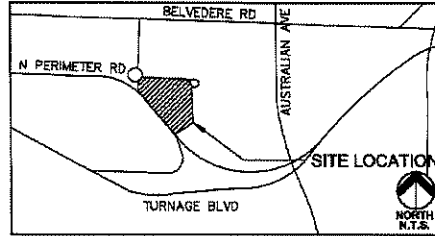
EXHIBIT "A"

LEGEND:

- ☉ - CENTERLINE
- D.B. - DEED BOOK
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- L.B. - LICENSED BUSINESS
- (PLAT) - REFERS TO PLAT

- R/W - RIGHT-OF-WAY
- 32-43-43 - SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST
- LAE - LIMITED ACCESS EASEMENT
- UE - UTILITY EASEMENT
- △ - DELTA (CENTRAL ANGLE)
- L - LENGTH
- R - RADIUS
- RB - RADIAL BEARING
- UTILITY EASEMENT

LOCATION MAP



SURVEYOR'S NOTES:

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SKETCH AND LEGAL DESCRIPTION HAVE BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND THAT IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OR RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE N.E. 1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST HAVING A GRID BEARING OF S88°26'29"E, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). AS DETERMINED BY PALM BEACH COUNTY AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 4, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 6

CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by
 Jeffrey R. Wagner
 Date: 2025.04.25
 10:06:54 -04'00'
 Adobe Acrobat
 version:
 2025.001.20435

JEFFREY R. WAGNER
 REGISTERED LAND
 SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

DATE	2/18/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10495

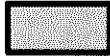
**POPSTROKE WEST PALM BEACH
 FPL EASEMENT
 SKETCH OF DESCRIPTION**

LEGEND:

EXHIBIT "A"

- CL - CENTERLINE
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- (PLAT) - REFERS TO PLAT

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- UE - UTILITY EASEMENT
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- L - LENGTH
- R - RADIUS
- RB - RADIAL BEARING
- UTILITY EASEMENT



DESCRIPTION:

A PORTION OF PALM BEACH INTERNATIONAL AIRPORT PARCEL, ACCORDING TO THE OFFICIAL RECORD BOOK THEREOF, AS RECORDED IN O.R.B 619, PAGE 344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 43S, RANGE 43E; THENCE S88°26'29"E, ALONG NORTH LINE THEREOF, A DISTANCE OF 434.39 FEET; THENCE S01°33'31"W, A DISTANCE OF 561.85 FEET TO THE POINT OF BEGINNING; THENCE S65°05'07"E, A DISTANCE OF 23.64 FEET; THENCE S20°47'48"W, A DISTANCE OF 9.94 FEET; THENCE S06°13'55"E, A DISTANCE OF 64.66 FEET; THENCE S01°00'20"W, A DISTANCE OF 54.45 FEET; THENCE S87°48'51"E, A DISTANCE OF 3.39 FEET; THENCE S02°11'09"W, A DISTANCE OF 14.80 FEET; THENCE N87°48'51"W, A DISTANCE OF 16.50 FEET; THENCE N02°11'09"E, A DISTANCE OF 14.80 FEET; THENCE S87°48'51"E, A DISTANCE OF 3.11 FEET; THENCE N01°00'45"E, A DISTANCE OF 53.83 FEET; THENCE N06°30'57"W, A DISTANCE OF 62.96 FEET; THENCE N73°58'21"W, A DISTANCE OF 24.90 FEET; THENCE N03°18'58"E, A DISTANCE OF 15.25 FEET; THENCE S86°40'53"E, A DISTANCE OF 15.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA

CONTAINING 2,006.91 SQUARE FEET/0.0461 ACRES, MORE OR LESS.

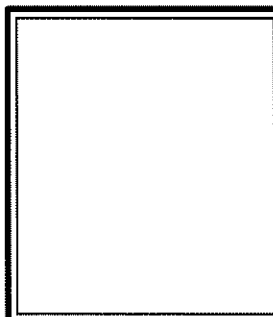
**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.000044878
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

THIS IS NOT A SURVEY

SHEET 2 OF 6

CAULFIELD & WHEELER, INC.
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 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	2/18/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10495

**POPSTROKE WEST PALM BEACH
FPL EASEMENT
SKETCH OF DESCRIPTION**



0 25' 50'
1 INCH = 50 FEET

EXHIBIT "A"

P.O.C.

N. 1/4 CORNER OF
SECTION 32, TOWNSHIP 43S, RANGE 43E
P.B.C.P.C.
N 857935.051
E 956911.202

BELVEDERE ROAD
(PUBLIC RIGHT-OF-WAY)
(WIDTH VARIES)
(ROAD PLAT BOOK 3, PAGE 94)
(PBCR)

NORTH LINE OF THE N.E. 1/4 OF
SECTION 32, TOWNSHIP 43 SOUTH,
RANGE 43 EAST, BEARING BASIS

S88°26'29"E 434.39'

79.94'

40.00'
S01°33'31"W

40.00'

U.E.
(ORB 28860, PG. 812)
(PBCR)

SIDEWALK EASEMENT

R=251.80
Δ=18°54'41"
L=83.11'

N47°19'57"E
155.80'
53.01'

W LINE
P.B.I.A. LEASE
PARCEL N-11 WPB

P.B.I.A. LEASE PARCEL
@ FLORIDA MANGO
P.B.C. DRAWING
S-3-99-1336

NORTH-SOUTH QUARTER-SECTION LINE
OF SECTION 32-43S-43E
(PBCR)

FLORIDA MANGO ENTRANCE

F.P.L. ESMT.
(ORB 1461, PG. 68)
(PBCR)

N01°41'56"E
216.44'

10' U.E.
(ORB 27982, PG. 221)
(PBCR)

25' F.P.L. ESMT.
(ORB 5466, PG. 1898)
(PBCR)

P.B.I.A. LEASE PARCEL N-11 WPB
S-3-14-3524
(ORB 619, PG. 344)
(PBCR)

MATCHLINE SEE SHEET 4

THIS IS NOT A SURVEY

SHEET 3 OF 6



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POPSTROKE WEST PALM BEACH
FPL EASEMENT
SKETCH OF DESCRIPTION

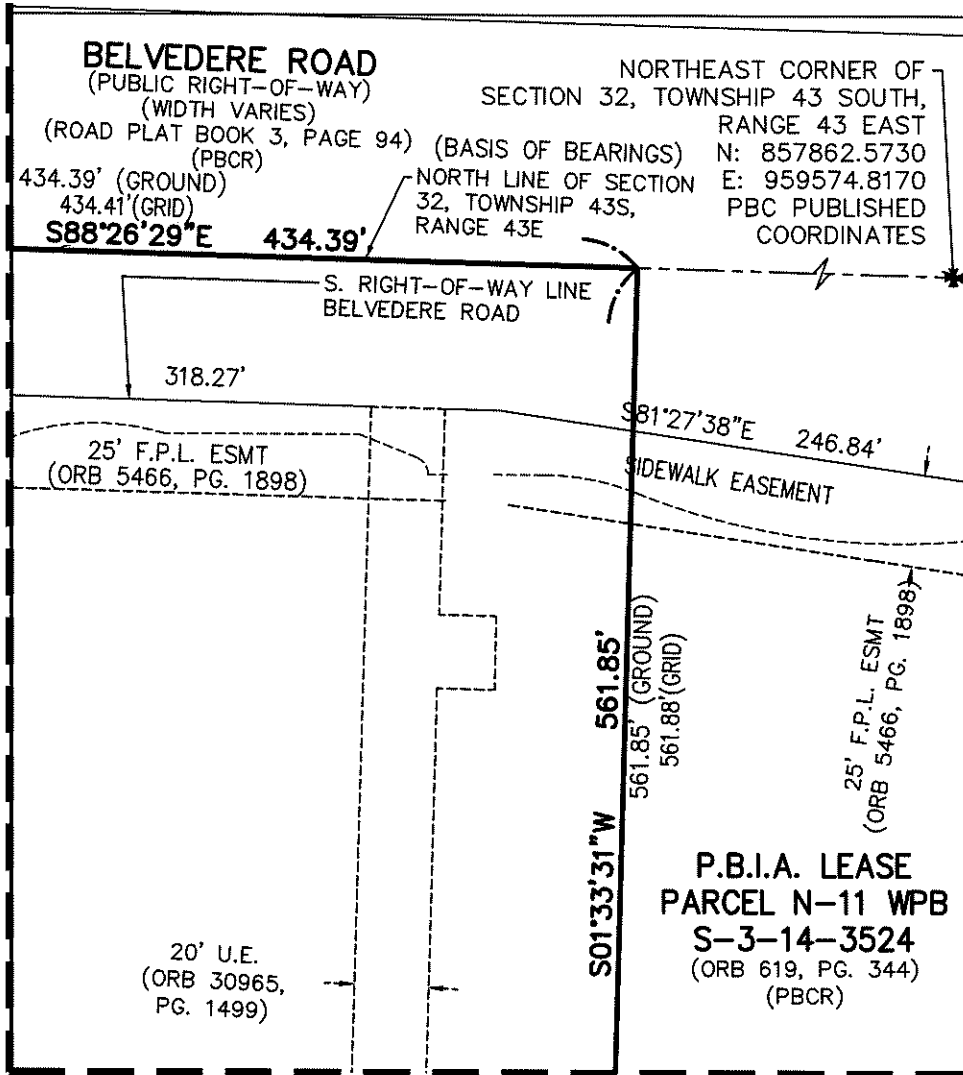
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F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	10495



0 25' 50'
1 INCH = 50 FEET

EXHIBIT "A"

MATCHLINE SEE SHEET 3

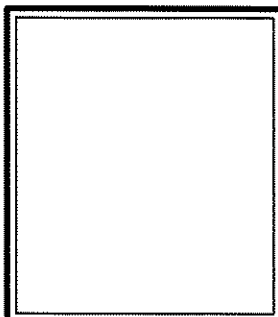


MATCHLINE SEE SHEET 5

THIS IS NOT A SURVEY

SHEET 4 OF 6

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
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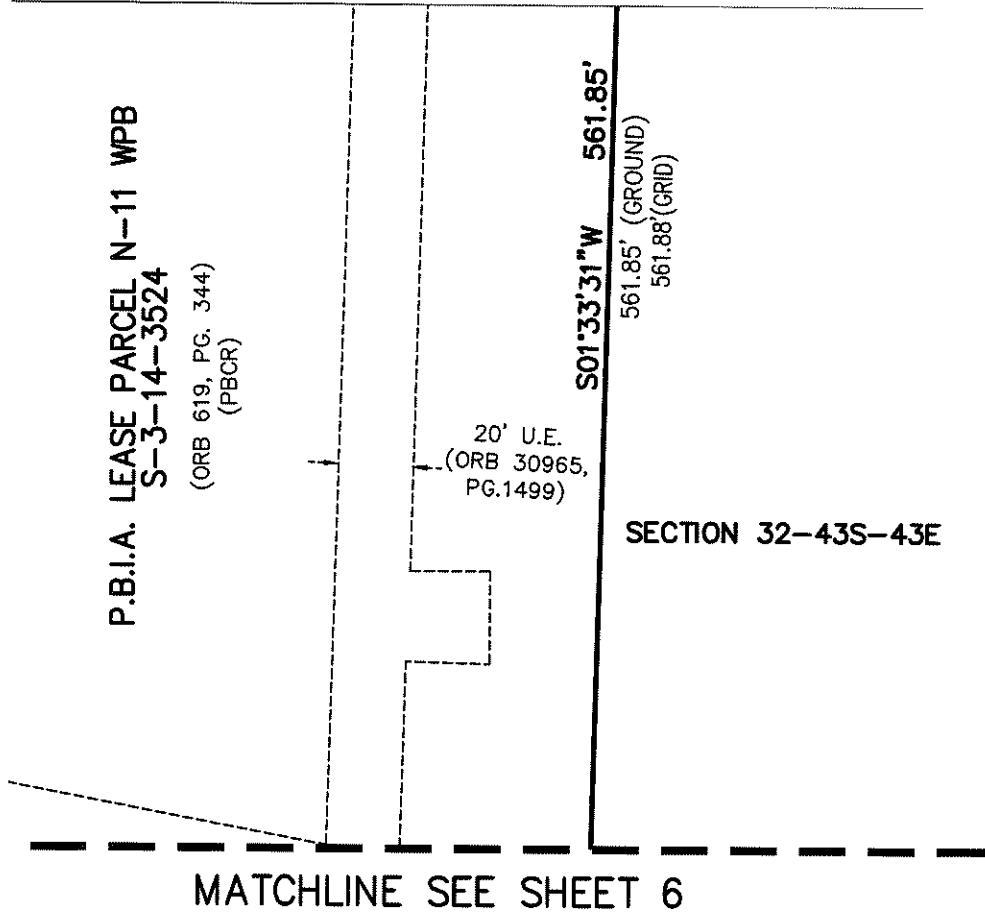
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**POPSTROKE WEST PALM BEACH
FPL EASEMENT
SKETCH OF DESCRIPTION**




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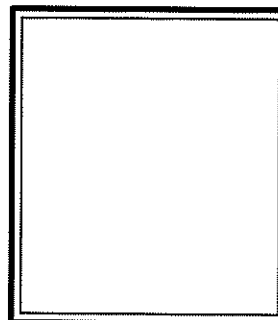
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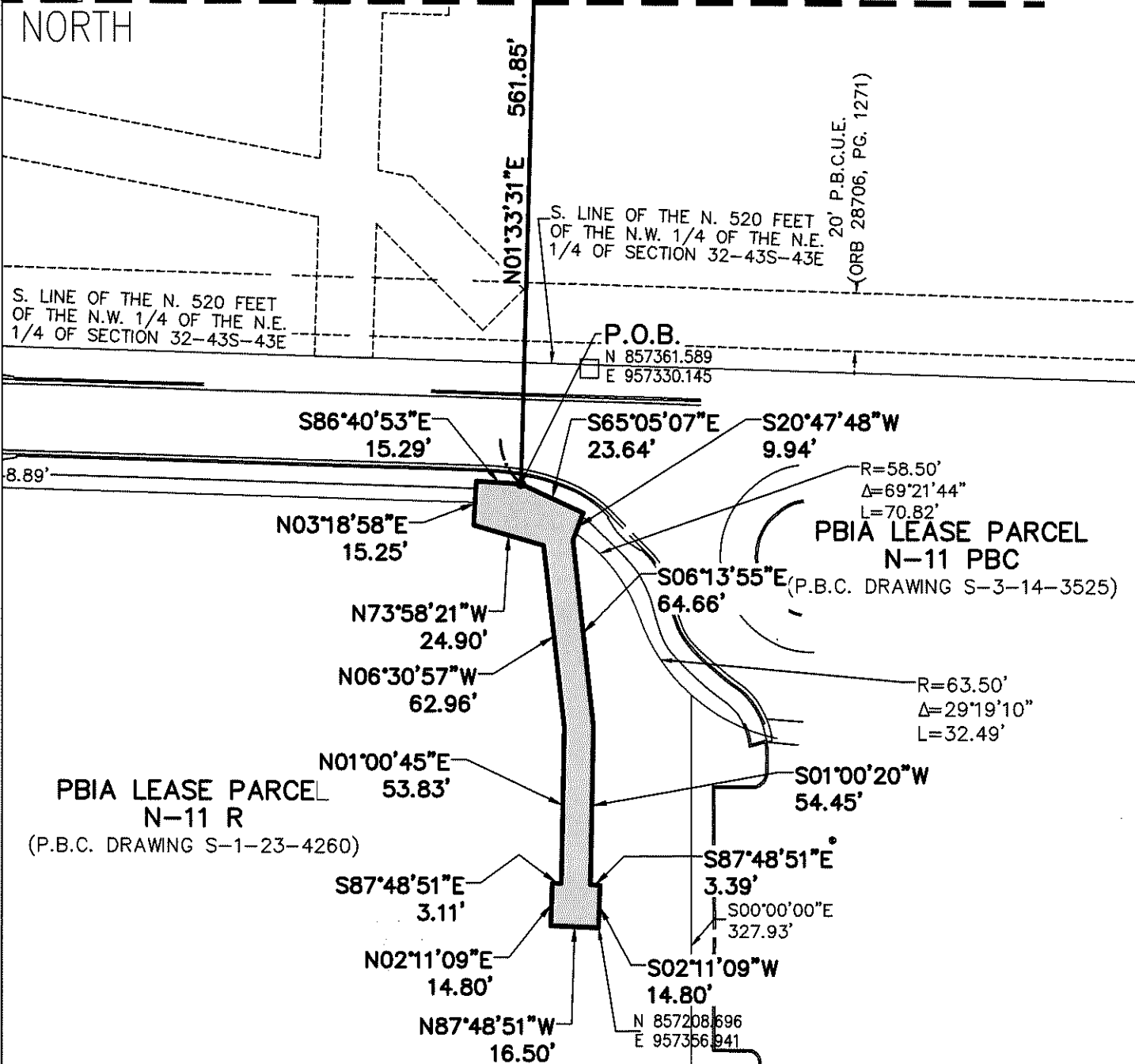
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POPSTROKE WEST PALM BEACH
FPL EASEMENT
SKETCH OF DESCRIPTION



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1 INCH = 50 FEET

EXHIBIT "A"
MATCHLINE
SEE SHEET 5

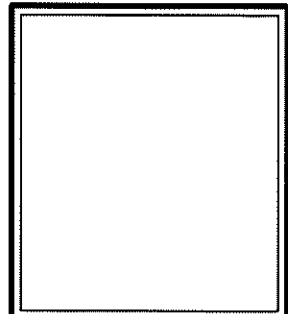


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