MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

THIS MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER (the "Third Supplement Modification") is made this 3/15/16 day of January, 2016, by DEERFIELD LAND CORPORATION, a Delaware corporation ("Developer"), whose address is 14901 South Orange Blossom Trail, Orlando, Florida 32837.

RECITALS:

A. Developer has previously executed and recorded that certain Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center dated March 13, 2002 and recorded in Official Records Book 2030, Pages 219 through 272, inclusive; as amended by that certain First Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 2033, Page 1829; as further amended by that certain First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 2073, Page 2038; and as further amended by that certain Second Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 2127, Page 639; and as further amended by that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555 (the "Third Supplement"), and further amended by that certain Fourth Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center, recorded in Official Records Book 3215, Page 175; and further amended by that certain Fifth Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center, recorded in Official Records Book 3245, Page 2636; and further amended by that certain Sixth Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center, recorded in Official Records Book 3315, Page 2141; as further amended by that certain Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 3726, Page 234; as further amended by that certain Third Amendment to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 3810, Page 2741; as further amended by that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restriction for Osceola Corporate Center, recorded in Official Records Book 4586, Page 1538; and as further amended by that certain Seventh
Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded August 31, 2015 in Official Records Book 4834, Page 214, all of the Public Records of Osceola County, Florida (collectively “Master Declaration”) which Master Declaration encumbers certain real property more particularly set forth therein (“Properties”).

B. Developer has declared that the Properties, as supplemented from time to time, shall be held, sold, conveyed and encumbered by the Master Declaration.

C. Pursuant to, and in accordance with Article I, Section 2 of the Master Declaration, Developer may record a supplement to the Master Declaration to alter or amend the application of any portion of the Master Declaration as to any specified portion(s) of the Properties (as defined in the Master Declaration) in order to reflect any unique characteristics.

D. Developer recorded the Third Supplement to provide for special assessments against the Benefitted Parcels (as defined in the Third Supplement) which benefitted from the construction by Developer of a master stormwater drainage system within a portion of the Properties (defined in the Third Supplement as the “Stormwater Drainage System”) that services only the Benefitted Parcels. The Benefitted Parcels pay a pro rata share of the ongoing maintenance and repairs of the Stormwater Drainage System according to the formula set forth therein and restated in Section 3(c) hereinbelow.

E. Developer excluded certain real property from the Benefitted Parcels in the Third Supplement, which excluded parcels are identified as “Phase One A” and “Phase One B” on Exhibit “A” to the Third Supplement.

F. Developer desires to modify and spread the Third Supplement to include parcel Phase One “B” legally described on Exhibit “A” attached hereto and made a part hereof (“Phase One B”) as a Benefitted Parcel subject to the same terms and conditions of the Third Supplement applicable to all of the existing Benefitted Parcels currently described in the Third Supplement, such that all rights and obligations under the Third Supplement applicable to the Benefitted Parcels shall be equally applicable to Phase One B, including without limitation, the obligation to pay as special assessments to the Association its pro rata share of the ongoing maintenance and repair costs of the Stormwater Drainage System.

NOW THEREFORE, pursuant to Article 1, Section 2 of the Master Declaration, Developer hereby declares that the Phase One B parcel of real property shall be held, sold, conveyed, encumbered, leased, occupied and improved subject to the covenants, conditions, restrictions, easements and provisions of the Master Declaration, the Third Supplement, and this Third Supplement Modification, as the terms of this Third Supplement Modification are more specifically set forth below:

1. Recitals: Definitions. The recitals stated above are true and correct and are incorporated herein by this reference.

2. Capitalized Terms. Capitalized terms used in this Third Supplement Modification not otherwise defined herein shall have the same meanings as set forth in the Master Declaration.
or the Third Supplement, as applicable.

3. **Stormwater Drainage System.** (a) The Stormwater Drainage System is a master stormwater drainage system constructed to serve the Benefitted Parcels and which shall additionally serve Phase One B as a Benefitted Parcel.

   (b) The Stormwater Drainage System or components thereof, may be owned and maintained by the owner of the land within which they are located (at such owner’s election) or they may be owned and maintained by the Master Association. In either event, the reasonable costs and expenses associated with the repair and maintenance of same shall be allocated as set forth in Paragraph 3(c) hereof.

   (c) Owners of property within the Benefitted Parcels shall be responsible for their respective pro-rata share of the ongoing maintenance and repairs of the Stormwater Drainage System (to the extent the aforementioned parcels utilize the Stormwater Drainage System), such proration to be between and among the parties owning the acreage within the Benefitted Parcels that utilize the Stormwater Drainage System, based upon the relative amounts of net developable acreage. For purposes hereof the term “net developable acreage” shall mean the total acreage within the Benefitted Parcels, including, without limitation, the acreage within Phase One B, utilizing the Stormwater Drainage System less any retention ponds and permanent wetlands located within each parcel.

   (d) The costs set forth in Section 3(c) hereof shall be deemed a Special Assessment for purposes of the Master Declaration.

4. **Master Declaration Unmodified: Conflict.** Except as changed, amended and modified by this Third Supplement Modification, each and every one of the terms and provisions of the Third Supplement and the Master Declaration shall remain in full force and effect. Accordingly, nothing contained in this Third Supplement Modification shall be construed to alter, affect, or impair the charge or encumbrance, or otherwise diminish the operation or effect, of those terms and provisions of the Third Supplement and the Master Declaration which were not expressly and specifically changed, amended and modified hereby. In the event of any inconsistency or conflict between the terms and provisions of this Third Supplement Modification and the terms and provisions of the Third Supplement, the terms and provisions of this Third Supplement Modification shall control. From and after the recording of this Third Supplement Modification, all references to the Third Supplement shall refer to the Third Supplement Modification as modified, amended and spread by this Third Supplement Modification.

5. **Modifications to Third Supplement.** The terms and conditions set forth herein may only be modified in writing by the Developer and the owner of the Benefitted Parcels.

6. **Successors and Assigns.** The terms and provisions hereof shall be binding upon and inure to the benefit of each owner of property within the Benefitted Parcels, including, without limitation, Phase One B and shall run with title to the Benefitted Parcels and the Properties, including, without limitation, Phase One B.
IN WITNESS WHEREOF, this Third Supplement Modification has been executed by the Developer in the manner and form sufficient to bind them as of the date first above stated.

WITNESSES:

Nerida Martinez
Print Name: Nerida Martinez

Susan Coumes Chiono
Print Name: Susan Coumes Chiono

“DEVELOPER”

DEERFIELD LAND CORPORATION,
a Delaware corporation

By: Thomas M. Roehlk
Name: Thomas M. Roehlk
Title: Vice President & Secretary
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 31st day of January, 2016, by Thomas M. Roehlk, as Vice President of DEERFIELD LAND CORPORATION, a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced identification.

Susan Coumes Chiono
(Signature of Notary Public)
Susan Coumes Chiono
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. F P 184795
My commission expires April 19, 2019

OFL 299224201v2 005118.020400

CFN# 2016102746 OFFICIAL RECORDS O DOC_TYPE MOD BK 4987 PG 2471 PAGE 4 OF 23
Exhibit "A"

Phase One B Legal Description

A tract of land being a portion of Tract "A", Osceola Corporate Center as per plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida; and being more particularly described as follows:

Commence at the West 1/4 corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida as per the Plat of Osceola Corporate Center as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida and run South 00°02'15" East along the West line of the Southwest 1/4 of the aforesaid Section 4 for a distance of 1,192.16 feet; thence departing said West line and run along the North line of a tract of land known as Parcel "C" as recorded in Official Records Book 1197, Page 0952 of the Public Records Osceola County, Florida for the following courses: South 89°57'46" East, a distance of 55.00 feet; thence South 44°53'36" East, a distance of 25.00 feet; thence South 89°53'36" East, a distance of 750.07 feet to the POINT OF BEGINNING; thence departing said North line and run North 00°06'24" East, a distance of 147.87 feet; thence North 61°20'21" East, a distance of 89.40 feet; thence North 52°11'19" East, a distance of 100.83 feet; thence North 58°53'38" East, a distance of 122.62 feet; thence North 34°33'58" East, a distance of 156.67 feet; thence North 04°09'50" East, a distance of 93.38 feet; thence North 31°54'37" West, a distance of 55.86 feet; thence North 00°00'00" East, a distance of 421.28 feet; thence South 90°00'00" East, a distance of 174.21 feet to a point on the West right of way line of the Southerly Extension of John Young Parkway (also known as Bermuda Avenue) as per Official Records Book 1111, Page 0476 as recorded in the Public Records of Osceola County, Florida; thence run South 06°43'20" East, a distance of 165.68 feet; thence de parting said West line and run South 83°16'40" West, a distance of 127.00 feet; thence South 06°43'20" East, a distance of 152.00 feet; thence North 83°16'40" East, a distance of 127.00 feet to the aforesaid West right of way line; thence run South 06°43'20" East along said West right of way line for a distance of 475.40 feet; thence South 00°24'10" West, a distance of 70.97 feet to a Point of Curvature of a curve concave Easterly having a radius of 1,900.00 feet; thence run Southerly along the arc of said curve through a central angle of 04°30'18" for a distance of 149.39 feet; thence North 89°53'36" West along the aforesaid North line of Parcel "C" as recorded in Official Records Book 1197, Page 0952 of the Public Records of Osceola County, Florida for a distance of 600.88 feet to the POINT OF BEGINNING.
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT SONOMA POINTE HOUSING, LLC, a Florida limited liability company ("Sonoma"), whose address is 5604 PGA Boulevard, Suite 109, Palm Beach Gardens, Florida 33418, in its capacity as the owner of fee simple title in and to a portion of the real property defined as "Phase One B" and legally described in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement") is spread to include the Phase One B property, does hereby join into and consent to the Third Supplement, and Sonoma does hereby agree that all right, title and interest of Sonoma and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, Sonoma has executed this document on the 2016.

Signed, sealed and delivered in the presence of:

SONOMA POINTE HOUSING, LLC, a Florida limited liability company

By: 
Name: 
Title: 

Print Name: 

Print Name: 
STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of March, 2016, by Ken Roan, as secretary of SONOMA POINTE HOUSING, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me, or produced as identification.

NOTARY STAMP:

NOTARY PUBLIC
Commission Expires: 1-16-2019

Patricia G. Laine

[Notary seal with commission number and expiration date]
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT MONTEREY POINTE HOUSING, LLC, a Florida limited liability company ("Monterey"), whose address is 5604 PGA Boulevard, Suite 109, Palm Beach Gardens, Florida 33418, in its capacity as the owner of fee simple title in and to a portion of the real property defined as "Phase One B" and legally described in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement") is spread to include the Phase One B property, does hereby join into and consent to the Third Supplement, and Monterey does hereby agree that all right, title and interest of Monterey and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, Monterey has executed this document on the 2nd day of March, 2016.

Signed, sealed and delivered
in the presence of:

Print Name: 

Print Name: 

MONTEREY POINTE HOUSING, LLC, a Florida limited liability company

By: 
Name: 
Title: Vice President
STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of March, 2016, by Ken Roan, as Vice President of Monterey Pointe Housing, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me, or produced as identification.

[Signature]

NOTARY STAMP:

[Notary Stamp]

NOTARY PUBLIC
Commission Expires: 1-16-2019

Patricia G. Laine
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT FLORIDA MEDICAL PROPERTIES, LLC, a Florida limited liability company ("Florida Medical"), whose address is 1162 Cypress Glen Circle, Kissimmee, Florida 34741, Attention: Omar A. Fadhli, M.D., in its capacity as the owner of fee simple title in and to a portion of the real property defined as "Phase One B" and legally described in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement") is spread to include the Phase One B property, does hereby join into and consent to the Third Supplement, and Florida Medical does hereby agree that all right, title and interest of Florida Medical and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, Florida Medical has executed this document on the 15 day of June, 2016.

Signed, sealed and delivered in the presence of:

Print Name: __________________________

FLORIDA MEDICAL PROPERTIES, LLC, a Florida limited liability company

By: __________________________
Name: __________________________
Title: __________________________

Print Name: __________________________

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CFN# 2016102746 OFFICIAL RECORDS O DOC_TYPE MOD BK 4987 PG 2477 PAGE 10 OF 23
STATE OF FLORIDA

COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 15th day of June, 2016, by OMAR FOTOH, as managing member of FLORIDA MEDICAL PROPERTIES, LLC, a Florida limited liability company, on behalf of said company. He [x] is personally known to me, or [ ] produced as identification.

NOTARY STAMP:

[Stamp]

WENDY SUE WAGGONER
MY COMMISSION # FF64523
EXPIRES March 01, 2020

Commission Expires: 03/01/2020
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT PARKWAY OFFICE PLAZA PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Parkway"), whose address is 2425 Roat Drive, Orlando, Florida 32835, in its capacity as the owner of fee simple title in and to a portion of the real property defined as “Phase One B” and legally described in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola County, Florida (the “Third Supplement”) is spread to include the Phase One B property, does hereby join into and consent to the Third Supplement, and Parkway does hereby agree that all right, title and interest of Parkway and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, Parkway has executed this document on the 16th day of February, 2016.

Signed, sealed and delivered in the presence of:

PARKWAY OFFICE PLAZA PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By:

Name: KENNETH F. BUCHNER
Title: President

Print Name: Susan Cousea Chiao

Print Name: Thomas H. Robker

ORL 299245497v2

CFN# 2016102746 OFFICIAL RECORDS O DOC_TYPE MOD BK 4987 PG 2479 PAGE 12 OF 23
STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 16th day of February, 2016, by Kenach E. Buikema, as President of Parkway Office Plaza Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of said corporation. He [ ] is personally known to me, or [✓] produced Florida Driver's License as identification.

SUSAN COUMES CHIARA
NOTARY PUBLIC
Commission Expires: April 19, 2019
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT SBC REAL ESTATE HOLDINGS, LLC, a Florida limited liability company ("SBC"), whose address is c/o Swart Baumruk & Company, LLP, SBC Office Center, 1101 Miranda Lane, Kissimmee, Florida 34741, in its capacity as the owner of fee simple title in and to a portion of the real property defined as "Phase One B" and legally described in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement") is spread to include the Phase One B property, does hereby join into and consent to the Third Supplement, and SBC does hereby agree that all right, title and interest of SBC and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, SBC has executed this document on the 8th day of February, 2016.

Signed, sealed and delivered in the presence of:

Print Name: Sharon Hurst

SBC REAL ESTATE HOLDINGS, LLC, a Florida limited liability company

By: Harry J. Sung
Name: Harry J. Sung
Title: Manager, Owner
President, Arc Investments, Inc.

Print Name: Dixie Kennedy
STATE OF FLORIDA

COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 8th day of February 2016, by Harry J. Cuppet, President of SBC Real Estate Holdings, LLC, a Florida limited liability company, on behalf of said company. He [X] is personally known to me, or [ ] produced as identification.

[Signature]

NOTARY STAMP:

[Notary Seal]

NOTARY PUBLIC
Commission Expires: July 7, 2018
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT WK 2010 REALTY, LLC, a Delaware limited liability company ("WK 2010"), whose address is 346 Central Avenue, Brooklyn, NY 11221, in its capacity as the owner of fee simple title in and to a portion of the real property defined as "Phase One B" and legally described in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement") is spread to include the Phase One B property, does hereby join into and consent to the Third Supplement, and WK 2010 does hereby agree that all right, title and interest of WK 2010 and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, WK 2010 has executed this document on the 3rd day of March, 2016.

Signed, sealed and delivered in the presence of:

______________________________
Print Name: ____________________

______________________________
Print Name: ____________________

WK 2010 REALTY, LLC, a Delaware limited liability company

By: ____________________________
Name: __________________________
Title: __________________________
STATE OF FLORIDA Pennsylvania
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 3rd day of March, 2016, by Elido Torres, as President of WK 2010 REALTY, LLC, a Delaware limited liability company, on behalf of said company. He [ ] is personally known to me, or [ ] produced PA Driver's License [ ] as identification.

NOTARY STAMP:

[Signature]
Notary Public
Commission Expires: August 14, 2016

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Martha J. Gillespie, Notary Public
Whitpain Twp., Montgomery County
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT FRONTIER ST. LUCIE WEST, LLC, a Florida limited liability company ("Frontier St. Lucie"), whose address is c/o Frontier Development LLC, 1801 S.W. Third Avenue, Suite 500, Miami, Florida 33129, in its capacity as the owner of fee simple title in and to a portion of the real property defined as a “Benefitted Parcel”, in that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the “Third Supplement”), which Third Supplement is being modified in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER (“Modification of Third Supplement”), to which this Joinder and Consent is attached, in order to spread the Third Supplement to include and encumber the “Phase One B property” legally described in the Third Supplement, does hereby join into and consent to the Modification of Third Supplement, and Frontier St. Lucie does hereby agree that all right, title and interest of Frontier St. Lucie and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement as modified by the Modification of Third Supplement.

IN WITNESS WHEREOF, Frontier St. Lucie has executed this document on the 19th day of April, 2016.

Signed, sealed and delivered in the presence of:

[Signature]

Print Name: Jennifer Zinta

[Signature]

Print Name: Katelyn Fierro

FRONTIER ST. LUCIE WEST, LLC, a Florida limited liability company

By: Eric Gordon

Name: Manager

ORL.29246551v2 006118.020460

CFN# 2016102746 OFFICIAL RECORDS O DOC_TYPE MOD BK 4987 PG 2485 PAGE 18 OF 23
STATE OF FLORIDA

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 19 day of
April, 2016, by Eric Gordon, as manager of FRONTIER
ST. LUCIE WEST, LLC, a Florida limited liability company, on behalf of said company. He
is personally known to me, or [ ] produced
as identification.

NOTARY STAMP:

[Signature]
NOTARY PUBLIC
Commission Expires: 1/25/18

LUCIA M. DIMASCIO
Notary Public - State of Florida
My Comm. Expires Jan 25, 2018
Commission # FF 076282
Bonded Through National Notary Assn.
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT METROPOLITAN LIFE INSURANCE COMPANY ("Metropolitan"), whose address is c/o Kevin Logue, Crossman & Company, 3333 S. Orange Avenue, Suite 201, Orlando, Florida 32806, in its capacity as the owner of fee simple title in and to a portion of the real property defined as a "Benefitted Parcel" in that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement"), which Third Supplement is being modified by that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER ("Modification of Third Supplement"), to which this Joinder and Consent is attached, in order to spread the Third Supplement to include and encumber the "Phase One B property" legally described in the Third Supplement, does hereby join into and consent to the Modification of Third Supplement, and Metropolitan does hereby agree that all right, title and interest of Metropolitan and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement as modified by the Modification of Third Supplement.

IN WITNESS WHEREOF, Metropolitan has executed this document on the ___ day of May 2016.

Signed, sealed and delivered
in the presence of:

__________________________
Print Name: Andrew Kennedy

__________________________
Print Name: Ana C. Regateiro

METROPOLITAN LIFE INSURANCE COMPANY

By: _______________________
Name: Charles C. Davis, Jr.
Title: Director
STATE OF FLORIDA

COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 10th day of May, 2016, by Charles C. Davis Jr., as Director of METROPOLITAN LIFE INSURANCE COMPANY, on behalf of said company. He [✓] is personally known to me, or [___] produced ________________________ as identification.

NOTARY STAMP:

EL SCHMIDT
NOTARY PUBLIC
Commission Expires: October 11, 2019
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT WATERFORD CONSTRUCTION & DEVELOPMENT COMPANY, INC., a Florida corporation ("Waterford"), whose address is 16830 N. Dale Mabry Highway, Tampa, Florida 33618-1400, Attention: John W. Westfall, in its capacity as the owner of fee simple title in and to a portion of the real property defined as "Phase One B" and legally described in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement") is spread to include the Phase One B property, does hereby join into and consent to the Third Supplement, and Waterford does hereby agree that all right, title and interest of Waterford and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, Waterford has executed this document on the 23rd day of _____2016. 

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Sheryi Leach

WATERFORD CONSTRUCTION & DEVELOPMENT COMPANY, INC., a Florida corporation

By: [Signature]
Name: John Westfall
Title: PRESIDENT

[Signature]
Print Name: Rhonda Mathena

ORL 299245563v1 008118.020400

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STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of March, 2016, by John Westfall, as President of WATERFORD CONSTRUCTION & DEVELOPMENT COMPANY, INC., a Florida corporation, on behalf of said corporation. He [✓] is personally known to me, or [ ] produced as identification.

NOTARY STAMP:

NOTARY PUBLIC
Commission Expires: 12/31/19

Sheryl Brash
Commission # FF 539324
Expires December 31, 2019

ORL 29245583/v1 006118.020400
JOINDER AND CONSENT TO MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

KNOW ALL PERSONS BY THESE PRESENTS THAT VACATION FINANCE, LLC, a Florida limited liability company ("Vacation Finance"), whose address is 1451 E. Irlo Bronson Memorial Highway, Saint Cloud, Florida 34771, Attention: William Rocker, in its capacity as the owner of fee simple title in and to a portion of the real property defined as a Benefitted Parcel", in that certain Third Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555, of the Public Records of Osceola County, Florida (the "Third Supplement"), which Third Supplement is being modified in that certain MODIFICATION AND SPREADER OF THIRD SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER, to which this Joinder and Consent is attached, and pursuant to which that certain Third Supplemental Declaration is spread to include the "Phase One B property", does hereby join into and consent to the Third Supplement, and Vacation Finance does hereby agree that all right, title and interest of Vacation Finance and its successors and assigns shall forever be subject and subordinate to, and bound by, the terms and conditions of the Third Supplement.

IN WITNESS WHEREOF, Vacation Finance has executed this document on the 25th day of July, 2016.

Signed, sealed and delivered in the presence of:

[Signature]
Name: William Rocker
Title: Manager

[Signature]
Name: Jennifer Miller

VACATION FINANCE, LLC, a Florida limited liability company