SIXTH SUPPLEMENTAL DECLARATION TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR OSCEOLA CORPORATE CENTER

THIS SIXTH SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA CORPORATE CENTER (this “Sixth Supplement”) is made this 22nd day of September, 2006, 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 of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 2472, Page 2555; and Joinder to Third Supplemental Declaration to Master Declaration of Covenants Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 2681, Page 2110; and as 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 as 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 2836, 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 desires to construct or have constructed a master internal roadway system within a portion of the Properties that will service only those portions of the Properties, as more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (“Benefited Parcels”).

E. Greenfield Realty Company, LLC has entered into a contract with Developer, as amended to acquire that certain real property located in Osceola County, Florida, being a portion of the Benefited Parcels.

NOW THEREFORE, pursuant to Article 1, Section 2 of the Master Declaration, Developer hereby declares that the Benefited Parcels shall be held, sold, conveyed, encumbered, leased, occupied and improved subject to the covenants, conditions, restrictions, easements and provisions of the Master Declaration and this Sixth Supplement, as the terms of this Sixth Supplement 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 Sixth Supplement not otherwise defined herein shall have the same meanings as set forth in the Master Declaration.

3. Master Internal Roadway System. (a) A master internal roadway system shall ultimately be constructed within portions of the Benefited Parcels owned by Developer (“Master Internal Roadway System”) which will serve the Benefited Parcels.

(b) The Master Internal Roadway 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, unless, or until the roads are dedicated and/or conveyed to Osceola County, Florida. In the event same are maintained by the owner of the land or the Master Association as hereinbefore provided, 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 Benefited Parcels shall be responsible for their respective pro-rata share of the ongoing maintenance and repairs of the Master Internal Roadway System, such proration to be between and among the parties owning the acreage within the Benefited Parcels, based upon the relative amounts of net developable acreage, unless, or until the roads are dedicated and/or conveyed to Osceola County, Florida. For purposes hereof the term “net developable acreage” shall mean the total acreage within the Benefited Parcels less: (i) any retention ponds located within each parcel; and (ii) Triathlon Drive, Batts Road and Dart Avenue, but specifically including 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 Sixth Supplement, each and every one of the terms and provision of this Master Declaration shall remain in full force and effect. Accordingly, nothing contained in this Sixth Supplement 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 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 Sixth Supplement and the terms and provisions of the Master Declaration, the terms and provisions of this Sixth Supplement shall control. From and after the recording of this Sixth Supplement, all references to the Master Declaration shall refer to the Master Declaration as supplemented and amended by this Sixth Supplement and to the degree that any Section of the Master Declaration is cross-referenced to in this Sixth Supplement, the Section shall be deemed to be this Section, as modified by this Sixth Supplement.

5. **Modifications to Sixth Supplement.** The terms and conditions set forth herein may only be modified in writing by the Developer and the owner of the Benefited 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 Benefited Parcels, and shall run with title to the Benefited Parcels and the Properties.

[SIGNATURE PAGE FOLLOWS]
IN WITNESS WHEREOF, this Sixth Supplement has been executed by the Developer in the manner and form sufficient to bind them as of the date first above stated.

WITNESSES:

Vickie S. Hisee  
Print Name: Vickie S. Hisee

Nereida Montalvo  
Print Name: Nereida Montalvo

"DEVELOPER"

DEERFIELD LAND CORPORATION,  
a Delaware corporation

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

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 22nd day of September, 2006, 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 _______________________ as identification.

Nereida Montalvo  
(Signature of Notary Public)

Nereida Montalvo  
(Typed name of Notary Public)
Notary Public, State of Florida  
Commission No.
My commission expires: 12/26/07

NEREIDA MONTALVO  
Notary Public - State of Florida  
My Commission Expires Dec 26, 2007  
Commission # DD245282
Bonded By National Notary Assn.
Exhibit “A”

Benefited Parcels

A Tract of land lying in Section 4, Township 25 South, Range 29 East, Osceola County, Florida and 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; being more particularly described as follows:

Begin at the West 1/4 corner of Section 4, Township 25 South, Range 29 East, according to the Plat of Osceola Corporate Center as per the plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida and run North 00° 10' 26" East along the West line of the Northwest 1/4 of said Section 4, according to the Plat of Osceola Corporate Center as per the plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida for a distance of 466.70 feet; thence departing said West line and run along the South right of way line of Osceola Parkway for the following courses: North 86° 51' 00" East, 877.61 feet; North 89° 36' 02" East, 250.06 feet; North 86° 51' 00" East, 163.43 feet; and South 46° 15' 13" East, 54.71 feet to the West right of way line of the John Young Parkway Extension known as Bermuda Avenue; thence run Southerly along said West right of way line for the following courses: South 00° 24' 10" West, 679.32 feet; South 06° 43' 20" East, 806.23 feet; South 00° 24'10" West, 70.97 feet to the Point of Curvature of a curve concave Easterly and having a radius of 1900.00 feet; thence continue Southerly along the arc of said curve through a central angle of 04° 30' 18" for a distance of 149.39 feet to the North right of way line of Centerview Boulevard; thence departing said West right of way line and run along the North right of way line of Centerview Boulevard for the following courses: North 89° 53' 36" West, 1350.96 feet; thence North 44° 53' 36" West, 25.00 feet; thence North 89° 57' 46" West, 55.00 feet to a point on the West line of the Southwest 1/4 of said Section 4, according to the Plat of Osceola Corporate Center as per the plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida; thence run North 00° 02' 15" West, along said West line for a distance of 1192.16 feet to the POINT OF BEGINNING.

Contains: 53.403 Acres, more or less.

LESS AND EXCEPT:

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; 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 North 00°10'26" East along the West line of the Northwest 1/4 of the aforesaid Section 4 for a distance of 466.70 feet to a point on the South right of way line of Osceola Parkway as recorded in Official Records Book
1167, Page 1038 of the Public Records of Osceola County, Florida; thence departing said West line and run North 88°51’00” East along the aforesaid South right of way line for a distance of 55.09 feet to the POINT OF BEGINNING; thence continue along the aforesaid South right of way line North 86°51’00” East, for a distance of 358.33 feet; thence departing the aforesaid South right of way line and run South 03°09’00” East, a distance of 168.16 feet; thence South 60°18’59” West, a distance of 39.05 feet; thence South 50°27’08” West, a distance of 51.61 feet; thence South 28°21’40” West, a distance of 25.61 feet; thence South 32°02’03” West, a distance of 116.93 feet; thence South 39°23’41” West, a distance of 16.75 feet; thence North 49°51’46” West, a distance of 5.68 feet to a Point of Curvature of a curve concave Southwesterly and having a radius of 205.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 39°57’48” for a distance of 142.99 feet to the Point of Tangency, thence run North 89°49’34” West, a distance of 73.67 feet; thence run North 00°10’25” East, along a line being 55.00 feet East of and parallel to the aforesaid West line of the Northwest ¼ of Section 4 for a distance of 282.55 feet to the Point of Beginning.