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

THIS SEVENTH SUPPLEMENTAL DECLARATION TO MASTER
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
OSCEOLA CORPORATE CENTER (this “Seventh Supplement”) is made this 27th
day of August, 2015, 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; 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; 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; and as 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; and as further amended by that certain Third Amendment to the
Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center
recorded in Official Records Book 3810, Page 2741, all of the public records of Osceola County,
Florida (collectively "Master Declaration") which Master Declaration encumbers certain real property more particularly set forth therein (the "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 II, 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 in order to reflect any unique characteristics.

D. Developer has conveyed certain real property to Osceola Crossings Owner, LLC, a Florida limited liability company ("Crosslands") pursuant to and as described in that certain Special Warranty Deed dated of February 28, 2014, and recorded in Official Records Book 4581, Page 2074, of the public records of Osceola County, Florida, and as legally described on Exhibit "A" attached hereto and made a part hereof (the "Crosslands Parcel").

Crosslands has developed the Crosslands Parcel and has, in connection with such development, constructed a stormwater and surface water management system on the Crosslands Parcel, including, without limitation, construction of two (2) retention and detention ponds (the "Ponds") that provide for the storage and drainage of stormwater and surface water discharges from the Crosslands Parcel and the real property located to the east of and adjacent and contiguous to the Crosslands Parcel, and which is owned by Developer and is legally described on Exhibit "B" attached hereto and made a part hereof (the "Trailside Parcel").

E. Subsequent to the conveyance of the Crosslands Parcel, the Developer and Crosslands replatted the Crosslands Parcel and the Trailside Parcel and dedicated the portion of Centerview Blvd. from Osceola Parkway to Orange Blossom Trail to Osceola County, Florida, pursuant to that certain plat identified as Osceola Corporate Center – Replat Twenty-three recorded in Plat Book 23, Page 189, of the Public Records of Osceola County, Florida (the "Replat"). The Crosslands Parcel is Lot 1 and Lot 2 of the Replat, the Trailside Parcel is Lots 3 through 8 of the Replat, and Centerview Blvd. is Tract A of the Replat.

F. Developer and Crosslands are parties to that certain Reciprocal Easement Agreement dated October 7, 2014, and recorded in Official Records Book 4769, Page 2176, of the public records of Osceola County, Florida (the "REA").

G. The REA provides, inter alia, that the Association shall maintain and repair the Drainage Facilities (as defined in the REA) and the Drainage Easement Area (as defined in the REA), including, without limitation, the stormwater retention Ponds on the Crosslands Parcel.

H. Developer desires to supplement the Declaration to provide that the costs of the maintenance, upkeep and repair required of the Association under the REA shall be separately assessed as a special assessment against the Trailside Parcel and the Crosslands Parcel based upon the prorata developable acreage within each parcel as set forth herein.

NOW THEREFORE, pursuant to Article II, Section 2 of the Master Declaration,
Developer hereby declares that the Crosslands Parcel and the Trailside Parcel 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 Seventh Supplement, as the terms of this Seventh 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 Seventh Supplement not otherwise defined herein shall have the same meanings as set forth in the Master Declaration.

3. **Stormwater Drainage System.** Crosslands has constructed a master stormwater and surface water drainage system to serve the Crosslands Parcel and the Trailside Parcel defined in the REA as the “Stormwater Management System”, which includes the two (2) stormwater retention and detention Ponds located on the Crosslands Parcel together with related piping, swales, ditches, and other Drainage Facilities. Pursuant to the terms of the REA, the Association has agreed that it is responsible for the maintenance and repair of the Stormwater Management System in accordance with the provisions of the SFWMD Permit (defined in the REA), including, without limitation, the Drainage Facilities and the Ponds.

4. **Maintenance Obligations.** The Stormwater Management System, including, without limitation, the Ponds and the Drainage Facilities are permitted and constructed to serve and accommodate the stormwater and surface water discharge from, *inter alia*, both the Crosslands Parcel and the Trailside Parcel (the “Benefitted Parcels”). The Replat provides that the owner of the Crosslands Parcel and the owner of the Trailside Parcel shall maintain the portion of the stormwater management system located within each of their respective properties, which obligations were delegated to the Association pursuant to the REA.

5. **Special Assessments.** The Association shall levy Special Assessments against the Benefitted Parcels for reimbursement of all costs incurred by the Association for the ongoing maintenance, repair and upkeep of the Stormwater Management System (collectively, the “Association Maintenance Costs”) in the performance of its obligations under the SFWMD Permit, so that the expenses incurred by the Association relating to the ongoing maintenance and repair of the Stormwater Management System are allocated to and borne by the respective owners of the Benefitted Parcels and their successors and assigns, as owners of the Benefitted Parcels. The amount of the Special Assessments levied upon the owner of all or any portion of the Benefitted Parcels shall be the respective prorata share of the Association Maintenance Costs allocated to such parcel based upon the percentage of the total net developable acreage located within such parcel as set forth below. Initially, while Crosslands owns all of the Crosslands Parcel and the Developer owns all of the Trailside Parcel, the Association Maintenance Costs shall be allocated based upon the formula of 88% of the total Association Maintenance Costs payable by Crosslands, and 12% of the Association Maintenance Costs payable by the Developer as the owner of the Trailside Parcel. Upon the sale of any of the platted lots created pursuant to the Replat within either the Crosslands Parcel and/or the Trailside Parcel, such platted lots shall be subject to the obligation to pay Special Assessments as herein provided, the amount of which shall be based on the relative percentage amounts of net developable acreage of within
each platted lot to the total amount of net developable acreage located within both the Crosslands Parcel and the Trailside Parcel. For purposes hereof, the term “net developable acreage” shall mean the total combined acreage within the Crosslands Parcel and the Trailside Parcel less any retention ponds, permanent wetlands, property subject to conservation easement, and areas within the twenty-five foot (25′) wetland setback.

6. Master Declaration Unmodified: Conflict. Except as changed, amended and modified by this Seventh 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 Seventh 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 Seventh Supplement and the terms and provisions of the Master Declaration, the terms and provisions of this Seventh Supplement shall control. From and after the recording of this Seventh Supplement, all references to the Master Declaration shall refer to the Master Declaration as supplemented and amended by this Seventh Supplement and to the degree that any Section of the Master Declaration is cross-referenced to in this Seventh Supplement, the Section shall be deemed to be this Section, as modified by this Seventh Supplement.

7. Modifications to Seventh Supplement. The terms and conditions set forth herein may only be modified in writing by the Developer and the owner of the Crosslands Parcel and the owner of the Trailside Parcel.

8. Successors and Assigns. The terms and provisions hereof shall be binding upon and inure to the benefit of the owner of the Crosslands Parcel and the owner of the Trailside Parcel, and shall run with title to the Crosslands Parcel, the Trailside Parcel, and the Properties.

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

WITNESSES:

Nerida Montalvo
Print Name: Nerida Montalvo

Susan Counes Chiono
Print Name: Susan Counes Chiono

“DEVELOPER”

DEERFIELD LAND CORPORATION,
a Delaware corporation

By: [Signature]
Name: Thomas M. Roehlk
Title: Vice President/Executive

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 24th day of August, 2015, 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.

(Signature of Notary Public)
Susan Counes Chiono
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. FF 184795
My commission expires: April 19, 2019

SUSAN COUMES CHIONO
MY COMMISSION # FF 184795
EXPIRES: April 19, 2019
Notary Public Underwriter
JOINDER OF MASTER ASSOCIATION

OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation, hereby agrees to accept all of the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Seventh Supplement to the Master Declaration and Exhibits attached hereto, and hereby delegates to Crosslands the responsibility for the operation, maintenance, and repair of the portions of the Master Stormwater Management System, including, without limitation, the Ponds, which are located on the Crosslands Parcel, as set forth in Section 4 of the attached Seventh Supplement.

IN WITNESS WHEREOF, OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida non-for-profit corporation, has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this 24th day of AUGUST, 2015.

WITNESSES:

[Signatures]

OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation

By: [Signature] THOMAS M. ROETHICK
Title: VICE PRESIDENT & SECRETARY

Print Name: Noreida Montalvo
Print Name: Susan Cournes Chiano

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 24th day of August, 2015, by THOMAS M. ROETHICK, as Vice President & Secretary of OSCEOLA CORPORATE CENTER MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced as identification.

[Signature of Notary Public]

(Signature of Notary Public)

Susan Cournes Chiano

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. FF 184795
My commission expires: April 19, 2019
JOINDER AND CONSENT OF MORTGAGEE TO SEVENTH SUPPLEMENT TO MASTER DECLARATION

BANK UNITED, N.A., a national banking association ("Mortgagor"), the holder of that certain Mortgage and Security Agreement from Osceola Crossings Owner, LLC, a Florida limited liability company, dated as of March 12, 2014, recorded March 13, 2014, in Official Records Book 4581, Page 2124 (the "Mortgage"), of the Public Records of Osceola County, Florida, which Mortgage constitutes a lien and encumbrance upon the Property, hereby consents to and joins in this Seventh Supplement. Notwithstanding the execution of this Joinder and Consent, nothing herein shall be construed to render the undersigned Mortgagor responsible or liable for the performance of any of the covenants or undertakings of the Master Association or the Crosslands under the Master Declaration or the Seventh Supplement, nor shall this consent affect the priority of lien of the Mortgage or the interest of the Mortgagor.

IN WITNESS WHEREOF, the Mortgagor has hereunder set its hand and affixed its seal as of this 26th day of August 2015.

WITNESSES:

[Signature]

Print Name: Kelly D. O. 2

[Signature]

Print Name: Joan M. Scrapper

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of August, 2015, by Patrick Fitzgerald, as Sr. V.P. of BANK UNITED, N.A., a national banking association, on behalf of the association. He/She is personally known to me or has produced ________________ as identification.

[Signature]

(Signature of Notary Public)

JOAN M. SCRAPER
MY COMMISSION # EE879359
EXPIRES March 26, 2017
(407) 398-0193
FloridaNotaryService.com

(Printed name of Notary Public)
Notary Public, State of Florida
Commission No.
My commission expires:
JOINDER AND ASSUMPTION AGREEMENT OF CROSSLANDS

OSCEOLA CROSSINGS OWNER, LLC, a Florida limited liability company ("Crosslands") hereby joins in and consents to the terms and conditions of this Seventh Supplement to the Master Declaration and hereby subordinates its interest in the Crosslands Parcel to the terms and conditions of this Seventh Supplement. Crosslands hereby agrees to be bound by the terms and conditions of the Seventh Supplement, including, without limitation, the provisions of Sections 4 and 5 of the foregoing Seventh Supplement.

This assumption agreement may be relied upon by, and is made for the benefit of, the Master Association and Developer, and shall inure to their respective successors and/or assigns, and shall be governed by the laws of the State of Florida. This Agreement may not be amended without the consent of the Master Association and Developer.

WITNESSES:

Print Name: Thomas H. Quinn

Print Name: Jessica Jones

CROSSLANDS:

OSCEOLA CROSSINGS OWNER, LLC, a Florida limited liability company

By:

Name: Thomas E. Quinn

Title: EVP CFO

STATE OF FLORIDA
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 21st day of July, 2015, by Thomas E. Quinn, as EVP CFO of OSCEOLA CROSSINGS OWNER, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced as identification.

(Signature of Notary Public)

Angela Cotrone

(Typed name of Notary Public)

Notary Public, State of Florida
Commission No.
My commission expires:

Angela Cotrone
Notary Public, State of New York
No. 01002070959
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires March 11, 2018
Exhibit “A”

Crosslands Parcel

Lots 1 and 2, Osceola Corporate Center – Replat Twenty-three, according to the plat thereof, as recorded in Plat Book 23, Pages 189 through 192, inclusive, of the Public Records of Osceola County, Florida.
Exhibit "B"

Trailside Parcel

Lots 3, 4, 5, 6, 7 and 8, OSCEOLA CORPORATE CENTER – REPLAT TWENTY-THREE, according to the plat thereof, as recorded in Plat Book 23, Pages 189 through 192, inclusive, of the Public Records of Osceola County, Florida.