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

THIS ELEVENTH SUPPLEMENTAL DECLARATION TO THE MASTER
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSCEOLA
CORPORATE CENTER (the "Eleventh Supplement") is made this 23rd day of January,
2020, 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 in the Public Records of Osceola
County, Florida, 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 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 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; 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; and as further amended by that certain Seventh Supplemental Declaration to
Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center,
recorded in Official Records Book 4834, Page 214; and 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 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 Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 3810, Page 2741; and as further amended by that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center, recorded in Official Records Book 4586, Page 1538; and as further amended by that certain Eighth Supplemental Declaration to and Fifth Amendment to and Spreader to Orange County Land of Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded in Official Records Book 5087, Page 322; and as further amended by that certain Ninth Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 5208, Page 2365; and as further amended by that certain Tenth Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 5409, Page 453; and as further amended by that certain Amended and Restated Ninth Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 5570, Page 1136; and as further amended by that certain Twelfth Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Osceola Corporate Center recorded in Official Records Book 5606, Page 1388, all of the Public Records of Osceola County, Florida (collectively, the "Master Declaration"), which Master Declaration encumbers certain real property more particularly set forth therein (the "Properties").

B. Developer controls Osceola Corporate Center Master Owner's Association, Inc., a Florida not-for-profit corporation (the "Master Association") and 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 in order to reflect any unique characteristics.

D. Developer has obtained the approval of the Osceola County Board of County Commissioners for OSCEOLA CORPORATE CENTER - REPLAT THIRTY TWO, according to the plat thereof, as recorded in Plat Book 28, Page 75, of the Public Records of Osceola County, Florida ("Replat 32"). Replat 32 replats Lots 3, 4 and 5 of OSCEOLA CORPORATE CENTER - REPLAT SIXTEEN, according to the plat thereof, as recorded in Plat Book 20, Pages 113 – 114, of the Public Records of Osceola County, Florida ("Existing Plat"), and creates three (3) developable lots to convey to third party users, together with a Tract "A" for drainage and retention and an access and utility easement benefitting Lots 1, 2 and 3 of Replat 32 and providing access to Orange Avenue and Tupperware Boulevard (identified on Replat 32 as the adjacent Parcel 215-C).

E. Lots 1, 2, 3 and Tract "A" of Replat 32 are legally described on Exhibit "A" attached hereto and made a part hereof (collectively, the "Benefitted Drainage Parcels or the "Benefitted Roadway Parcels"), which Benefitted Drainage Parcels will benefit from the use of
the retention pond that has been constructed by the Developer on Tract “A” of Replat 32, as part
of the master stormwater drainage system permitted by the South Florida Water Management
District that will accommodate the stormwater and surface water drainage from all development
of the platted Lots in Replat 32 (the “Retention Pond”), as well as the flow of stormwater and
surface water drainage from portions of Orange Avenue and Tupperware Boulevard as required
by Osceola County, Florida (collectively, the “County Road Parcels”).

NOW THEREFORE, pursuant to Article I, Section 2 of the Master Declaration,
Developer hereby declares that the Properties shall be held, sold, conveyed, encumbered, leased,
occupied and improved subject to the covenants, conditions, restrictions, easements and provisions
of the Master Declaration and to the covenants, conditions, restrictions, and provisions of this
Eleventh Supplement.

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

2. Capitalized Terms. Capitalized terms used in this Eleventh Supplement not
otherwise defined herein shall have the same meanings as set forth in the Master Declaration.

3. Access Road and Utilities.

(a) Developer has platted an access easement for vehicular and pedestrian
ingress and egress with a curb cut on Orange Avenue between Lots 1 and 3 of Replat 32, and a
curb cut between Lots 1 and 2 of Replat 32 onto Tupperware Boulevard, for access to and among
Lots 1 through 3 of Replat 32 to Orange Avenue and Tupperware Boulevard, all as more
particularly depicted on the copy of Replat 32 attached hereto as Exhibit “R” and made a part
hereof (the “Access Road”). The Access Road is sixty (60) feet wide with thirty (30) feet of the
width located along the boundary of and within each of the Benefitted Roadway Parcels so that
the Benefitted Roadway Parcels share private ownership of the Access Road. Upon the sale by
the Developer of each of Lots 1, 2 and 3 of Replat 32, the third party purchaser of each applicable
Lot(s) (each, a “Third Party Purchaser”) shall be obligated to construct and be responsible for
the payment of the Access Road Costs (as hereinafter defined) and for the performance of the
construction of the portion of the Access Road located within and adjacent to each of its respective
Lot(s), including, without limitation, the Access Road curb cuts and entranceways into the
development within Replat 32 from Orange Avenue and Tupperware Boulevard which are located
adjacent to such Lots on Replat 32. The first Third Party Purchaser that acquires a Lot within
Replat 32 shall be responsible for the construction of the segment of the Access Road located
within and adjacent to such Lot, including the curb cut onto Orange Avenue and Tupperware
Boulevard if the adjacent portion of the Access Road abuts the curb cut access areas for the Access
Road as shown on Replat 32.

(b) (i) Developer grants, declares and establishes for the benefit of each
applicable Third Party Purchaser a non-exclusive temporary construction easement over, upon, on,
across, under and through the area within each of Lots 1, 2 and 3 of Replat 32, as applicable, as
necessary for the construction activities for the Access Road and for the storage of equipment and materials during construction by such Third Party Purchaser; provided, however, such temporary construction easement shall be no greater than sixty (60) feet into the boundary of the applicable Lot to the adjacent boundary of the Access Road within such Lot. The temporary construction easement shall not unreasonably interfere with the use of the servient parcel and shall terminate automatically upon the issuance of a certificate of completion for the portion of the Access Road constructed by such Third Party Purchaser. Upon termination of the temporary construction easement, all construction materials and equipment shall be removed and any portion of the Lot adjacent to the Access Road shall be restored to its prior condition. Notwithstanding the foregoing, upon request from the Developer or any Third Party Purchaser, the parties agree to execute and record a Termination of Temporary Construction Easement prepared by the Master Association in the public records of Osceola County, Florida.

(ii) In the event any of the Third Party Purchasers of Lots 1, 2 and 3 of Replat 32 acquire Lots prior to the sale of all of Lots 1, 2 and 3 (the Third Party Purchaser of which is obligated to construct the segment of the Access Road located within and adjacent to its respective Lot pursuant to Section 3(a) above), such Third Party Purchaser shall have the right, but not the obligation, to elect to construct the entire Access Road and curb cuts onto Orange Avenue and Tupperware Boulevard, and the temporary construction easement set forth in Section 3(b)(i) above shall benefit and inure to such Third Party Purchaser during any of its construction activities adjacent to Lots 1, 2 and 3 of Replat 32. Once the Access Road construction has been completed and a certificate of completion has been issued by Osceola County, Florida, the temporary construction easement granted under this Eleventh Supplement shall automatically terminate as set forth in Section 3(b)(i) above.

(iii) Developer further hereby grants, declares and establishes reciprocal cross access easements which are non-exclusive and perpetual, for the benefit of Lots 1, 2 and 3 of Replat 32 upon completion of construction of the Access Road, over all paved portions of the Access Road for vehicular ingress and egress and reciprocal cross access easements over any sidewalks adjacent to the Access Road for pedestrian ingress and egress, which easements shall run with title to each of the Lots within Replat 32, to allow for the free access and movement over all of the Access Road, sidewalks and entranceways onto Orange Avenue and Tupperware Boulevard.

(c) (i) Developer has also platted a utility easement within the area of the Access Road. Each Third Party Purchaser of each of Lots 1, 2 and 3 of Replat 32 shall be required to construct, extend and install all utilities, including, without limitation, water and sewer pipes and facilities, stormwater pipes and facilities, natural gas pipes and facilities, and underground electric lines and telecommunications fiber and cabling (hereinafter collectively referred to as the \"Utilities Facilities\") , by tie-in and connection to the existing Utilities Facilities that lie within the right of way of Orange Avenue. The first Third Party Purchaser shall extend the Utilities Facilities from their existing locations in the right of way of Orange Avenue over, under, through, and across portions of the boundary areas of the Access Road in accordance with any permits issued by the
County and any providers of the utilities for which the Utilities Facilities are constructed and within an easement area thirty (30) feet in width within each of Lots 1, 2, and 3 of Replat 32 from the boundary of the Access Road (each such area being hereinafter referred to as a "Utility Easement Area" and collectively as the "Utility Easement Areas") stubbed out and available for tie-in within the Utilities Easement Areas near the applicable boundary of each of Lots 1, 2 and 3 with the adjacent boundary of the Access Road, all pursuant to a master utility plan to be prepared by Harris Civil Engineers and approved by Developer, then under the Access Road, and terminating at points pursuant to such plan. All costs associated with the design, engineering, surveying, tie-in, connection, permitting, construction and installation of the extension of the Utilities Facilities as set forth herein (the "Utilities Extension Costs") shall be borne by the applicable Third Party Purchaser(s) of Lots 1, 2 or 3 of Replat 32 performing such work, subject to the Pro-Rata Share (as defined in Subsection 3(f) below) reimbursements set forth in subsection (d) below. Developer hereby grants, declares, and establishes a non-exclusive temporary construction easement in favor of itself and the first Third Party Purchaser, together with the right of access over, upon, on, across, under and through the portion of the Utilities Easement Areas lying within each respective Lot to provide the right of access and construction as necessary or expedient for the extension of the Utilities Facilities.

(ii) In connection with the extension of the Utilities Facilities to Lots 1, 2 and 3 of Replat 32, each of the Third Party Purchasers of Lots agree to cooperate in good faith and to execute and deliver any reasonably requested utility easements over any of the Utility Easement Areas to the providers of utilities services.

(d) (i) The Third Party Purchaser of any of Lot 1, 2 or 3 of Replat 32 that performs the construction, installation and extension of the Utilities Facilities pursuant to Section 3(c)(i) above, shall be entitled to reimbursement from the other Third Party Purchasers upon (i) the acquisition of each of the other respective Lots; or (ii) within thirty (30) days written notice from the Third Party Purchaser performing the work, together with supporting documentation, to any Third Party Purchasers who have already acquired other Lots within Replat 32 but not constructed the Utilities Facilities, in the amount of its Pro-Rata Share (as hereinafter defined) of the actual and documented Utilities Extension Costs incurred by the Third Party Purchaser performing such work. In this manner, each of the Third Party Purchasers of Lots 1, 2 and 3 of Replat 32 shall pay their Pro-Rata Share of the Utilities Extension Costs for the extension of the Utilities Facilities to their respective Lots. In the event any invoice for reimbursement of a Pro-Rata Share of Utilities Extension Costs has not been paid in full by the expiration of such period, the Third Party Purchaser which incurred such Utilities Extension Costs shall have the right to record a claim of lien in the public records of Osceola County, Florida against the other Third Party Purchasers’ Lot which has not paid its Pro-Rata Share, together with reasonable attorney’s costs and fees, and such unpaid amount shall bear interest at the rate of twelve percent (12%) per annum.

(e) Developer may, in its sole discretion, enter into a master construction contract for the construction of a portion of or the entire Access Road and/or, in Developer’s sole
discretion, for the extension of the Utilities Facilities over, under, across and through the Utility Easement Areas on Lots 1, 2 and 3 of Replat 32. Deerfield hereby grants, declares and establishes a non-exclusive perpetual utility easement, together with related rights of access and a temporary construction easement, for use by Deerfield as the benefitted party for the construction, extension, installation, use, maintenance and repair of the Utilities Facilities on, over, under, through and across all Utility Easement Areas located within Lots 1, 2 and 3 of Replat 32. In the event the Developer enters into a master construction contract and constructs the entire Access Road and/or completes the extension of the Utilities Facilities required of the Third Party Purchasers hereunder, then each of the Third Party Purchasers of Lots 1, 2 and 3 of Replat 32 shall be responsible for paying Developer each respective Lot(s) Pro-Rata Share of the Developer’s Access Road Costs and/or Utilities Extension Costs. In the event any of the Third Party Purchasers of such Lots do not reimburse Developer its Pro-Rata Share of the Access Road Costs and/or Utilities Extension Costs incurred by Developer either (i) thirty (30) days after receipt of written notice with an invoice and supporting documentation if the Third Party Purchaser has already acquired its Lot; or (ii) at the closing of the acquisition of any of Lots 1, 2 or 3 of Replat 32 that may still be owned by Developer, upon the completion of the Access Road and/or extension of the Utilities Facilities, Developer shall be entitled to record a lien upon such applicable Lot in the amount of the unpaid Access Road Costs and Utilities Extension Costs. Such claim of lien shall secure the repayment of such unpaid Access Road Costs and Utilities Extension Costs, together with Developer’s reasonable attorney’s fees and costs, as applicable, and such amount shall bear interest in favor of Developer at a rate of twelve percent (12%) per annum from the recording of such lien in the public records of Osceola County, Florida until payment in full. In the alternative, the Developer may cause the Master Association to levy a special assessment pursuant to the Declaration against each of the Lots within Replat 32 in the amount of each Lot Owner’s Pro-Rata Share of the Developer’s Access Road Costs and/or Utilities Extension Costs together with reasonable attorney’s fees and costs. The Master Association shall have all rights and remedies with respect to collection of the special assessments as set forth in the Declaration.

(f) In the event any Third Party Purchaser of any of Lots 1, 2 and 3 of Replat 32 shall fail to commence construction of the portion of the Access Road located adjacent to its respective Lot as depicted on Replat 32 within six (6) months of its acquisition thereof (hereafter, a “Non-Performing Owner”), Developer or any of the other Third Party Purchasers of any of Lots 1, 2 and 3 of Replat 32 as may then be the owner of any of such Lots(s) (hereafter, a “Performing Owner”) shall have the right to construct or complete any construction already commenced on the Access Road adjacent to such Non-Performing Owner’s Lot, and, upon completion thereof, the Non-Performing Owner shall pay to Developer or the Performing Owner, as applicable, its Pro-Rata Share of the Access Road Costs. In order for a Performing Owner to exercise its right to construct the portion of the Access Road lying within a Non-Performing Owner’s Lot, such Performing Owner must provide thirty (30) days prior written notice to both the Non-Performing Owner and the Developer, in accordance with the notice provisions of the Declaration. Developer, upon request, shall provide the requesting Performing Owner with the contact information for notices to a Non-Performing Owner. In the event Developer or the Non-Performing Owner shall provide written notice to the Performing Owner within such thirty (30)
day period stating that it will begin construction and provide a copy of the construction contract or joinder to an existing master construction contract for the entire Access Road, the Performing Owner shall not have the right to undertake construction of such portion of the Access Road unless such Non-Performing Owner shall fail to commence such construction within said time period. The Non-Performing Owner shall be obligated to reimburse the Performing Owner for all of its actual documented Access Road Costs, together with interest thereon at a rate of twelve percent (12%) per annum, and reasonable attorney’s fees and costs. The Performing Owner or the Developer, as applicable, may record a lien against the Non-Performing Owner’s Lot in the amount of the unpaid Access Road Costs, together with reasonable attorney’s fees and costs, which lien shall be subordinate to any purchase money mortgage then of record or recorded in the future against the Non-Performing Owner’s Lot. The Performing Owner shall release the lien for Access Road Costs upon payment in full by the Non-Performing Owner. The Developer, in the alternative, may cause the Master Association to levy a special assessment pursuant to the Declaration against the Non-Performing Owner’s Lot in the amount of such Non-Performing Owner’s unpaid Pro-Rata Share. The Master Association shall have all rights and remedies with respect to collection of the special assessments as set forth in the Declaration.

For the purposes hereof, “Access Road Costs” shall mean the total cost for the design, alignment, engineering, permitting, grading and the construction of the Access Road, together with any sidewalks, gutters and landscaping and the costs of street lighting; and “Pro-Rata Share” shall mean the actual Pro-Rata Share of the Access Road Costs and/or Utilities Extension Costs, as applicable, based upon the relative amounts of Net Developable Acreage (as hereinafter defined) of each of Lots 1, 2 and 3 of Replat 32, respectively and as applicable, to the total combined Net Developable Acreage within Lots 1, 2 and 3 of Replat 32. “Pro-Rata Share” may also mean, when used in the context of dividing costs between a subset of less than all of the Lots, the Pro-Rata Share of the particular Lot based on the Net Developable Acreage within such Lot to the total Net Developable Acreage of all Lots that are cost sharing an expense hereunder. “Net Developable Acreage” shall mean the total acreage within each Benefitted Roadway Parcel, and shall be applicable to the calculation of the Pro-Rata Share of both Access Road Costs and Utilities Extension Costs, less any retention ponds located within each Benefitted Roadway Parcel and less any permanent wetlands located within each Benefitted Roadway Parcel and any areas located within the Access Road.

(g) (i) After completion of construction of the Access Road and issuance of a certificate of completion by the County, or its equivalent, each of the Lot owners within Replat 32 shall be responsible for paying, and demonstrating payment to Developer, of its Pro-Rata Share of the Access Road Costs. To the extent any of the Third Party Purchasers of Lots within Replat 32 has paid more than its Pro-Rata Share of the Access Road Costs, such Third Party Purchaser shall have a right to payment from the other Third Party Purchasers of Lots in the amount of each Lot’s Pro-Rata Share to reimburse it for the amount spent in excess of such Third Party Purchaser’s Pro-Rata Share. In order to facilitate the orderly collection of reimbursement funds from Third Party Purchasers of Lots that have not contributed their Pro-Rata Share of the total Access Road Costs, each Third Party Purchaser which has incurred Access Road Costs shall provide written
notice to the Developer documenting the total Access Road Costs paid, together with supporting documentation. Developer shall then notify each Third Party Purchaser of a Lot within Replat 32 of the amount of additional funds that are required to be paid so that all Third Party Purchasers shall have paid no more than its Pro-Rata Share. The Developer shall appoint an escrow agent to receive all required additional Pro-Rata Share payments from the Third Party Purchasers which have not paid their Pro-Rata Share. Upon receipt of all required payments, the Developer shall direct the escrow agent to disburse the funds to each Third Party Purchaser that incurred Access Road Costs in the amount required to reduce the costs paid to their respective Pro-Rata Share. In the alternative, the Developer may cause the Master Association to levy a special assessment against each of the Lots (which is also a personal obligation under the Declaration of the Owners of such Lots) which have not paid their respective Pro-Rata Share contributions of the Access Road Costs and Utilities Extension Costs in the amount of such unpaid amounts. All Third Party Purchasers which have not paid its Pro-Rata Share within thirty (30) days of the levy of a special assessment by the Association shall be subject to the Association’s right to record a claim of lien in the public records of Osceola County, Florida against such Third Party Purchaser’s Lot, together with any other rights and remedies available to the Master Association under the Declaration, including, without limitation, the accrual of interest, and attorney’s fees and costs.

(h) After the completion of construction of the Access Road and receipt of a certificate of completion from the County, or its equivalent, the Master Association shall be responsible for the performance of the ongoing maintenance and repair of the paved areas of the Access Road and all sidewalks, street landscaping, lighting, and related improvements required by the County and any additional improvements constructed as part of the Access Road (the costs of such maintenance and repair is hereinafter referred to as the “Roadway Maintenance Costs”). The Master Association shall levy special assessments on the respective Owners of each of the Benefitted Roadway Parcels for its respective Pro-Rata Share of the Roadway Maintenance Costs, in accordance with the terms of the Declaration relating to special assessments and shall have all rights and remedies available under the Declaration to enforce the collection of the Roadway Maintenance Costs, including, without limitation, recording a claim of lien in the public records of the County, and charging interest and attorney’s fees and costs.

(i) Nothing contained herein shall be deemed to grant any access rights over any of the platted lands within Replat 32 other than the Access Road and any Utility Easement Areas, but with respect to the Utility Easement Areas, only to the extent necessary to exercise a party’s rights under a utility easement granted in or pursuant to this Eleventh Supplement.

4. Stormwater Drainage System. Developer has constructed the Retention Pond as set forth in the approved site development plan under SDP #16-0001 (“SDP”), and which is designed to accommodate all of the stormwater and surface water drainage flow from the Benefitted Drainage Parcels. Developer has also constructed drainage pipes that serve the County Road Parcels and which drainage pipes run along the northern boundary of Tupperware Boulevard adjacent to Replat 32 and along the eastern boundary of Orange Avenue adjacent to Replat 32 and which terminate at and empty into the Retention Pond. Each of the Third Party Purchasers of each
of Lots 1, 2 and 3 of Replat 32 shall be required to construct, in addition to its portion of the Access Road, and at the time of the extension of the Utilities Facilities (if applicable to such Lot) or construction of the Access Road, the construction and installation of drainage pipes and any necessary or required related berms, swales, or other drainage facilities, together with all design and engineering work required to connect to the master stormwater and surface water drainage system that drains into the Retention Pond and sized adequately to accommodate the drainage from each of such Benefitted Drainage Parcels and County Road Parcels. The Developer or the owner of each of the other Benefitted Drainage Parcels shall construct and install any remaining drainage pipes, any necessary or required berms or swales, and any other drainage facilities necessary to connect any remaining Benefitted Drainage Parcel to the master stormwater and surface water drainage system in accordance with the SDP and sized adequately to accommodate the flow of drainage from each of such other Benefitted Drainage Parcels.

The Master Association shall be responsible for the performance of all ongoing maintenance and repair obligations for the entire stormwater and surface water management system located within the common areas of Replat 32 serving the development on Replat 32 and the County Road Parcels, including, without limitation, the Retention Pond, drainage pipes, swales, catch basins and other drainage facilities located within Replat 32, together with landscaping maintenance and water treatment (the costs of such maintenance and repair is hereinafter referred to as the “Drainage System Maintenance Costs”).

The Master Association shall levy a special assessment for the Drainage System Maintenance Costs incurred by it upon each of Lots 1, 2 and 3 of Replat 32 for payment of each Lot’s respective Pro-Rata Share of the Drainage Maintenance Costs. The Pro-Rata Share for the purpose of calculating the amount of the special assessment for the costs incurred by the Master Association is set forth for each of Lots 1, 2 and 3 on the Pond Pro-Rata Calculation Table attached hereto as Exhibit “C” and incorporated by reference (the “Pond Pro-Rata Table”); provided, however, that the Developer reserves the right to modify and adjust the Pond Pro-Rata Table from time to time based upon any changes that Developer’s civil engineer determines need to be made to reflect changes in the Pro-Rata Shares to conform to the replatting of any of the Lots. Any adjustments to the Pond Pro-Rata Table may be made by Developer in its sole discretion and effectuated by executing and recording an amendment to this Eleventh Supplement that substitutes the Pond Pro-Rata Table and is recorded in the public records of Osceola County, Florida.

5. Prohibited Uses. Each of Lots 1, 2 and 3 of Replat 32 may be used for any use permitted under the Osceola Corporate Center Planned Development Zoning, the Master Declaration, and the General Development Guidelines of Osceola Corporate Center except as limited below in this Section 5 (the “Permitted Uses”). The Permitted Uses shall not include the following uses which are prohibited upon any of the Lots and Tracts within Replat 32: (a) any restaurant concept such as Hooters, Redneck Heaven, Tilted Kilt Pub & Eatery, Twin Peaks, Bombshells, Bone Daddy’s, Ojos Locos, Bikinis Sports Bar & Grill, Show-Me’s, Mugs & Jugs and Heart Attack Grill, or any similarly-themed female sex appeal restaurant is prohibited; (b) no free-standing bars are permitted unless they are part of a sit down restaurant or a hotel and so long
as the establishment on the parcel generates less than fifty percent (50%) of its sales from the sale of alcohol; (c) for a period until September 27, 2022, no uses for any assisted living facility; (d) for a period until June 28, 2020, no uses for any self-storage facility; (e) no medical or medical office uses are permitted, but the following uses shall not be deemed medical office uses: optometry practices, chiropractic practices, dental practices, orthodontic practices, medical spas, and pharmacies that do not contain walk-in clinics or otherwise provide any medical care or treatment within; (f) for so long as Hallmark Equity Partners, LLC, a Texas limited liability company, or its assigns (the “Lot 6 Replat 31 Purchaser”), operates a hotel on Lot 6, OSCEOLA CORPORATE CENTER-REPLAT THIRTY-ONE, according to the plat thereof, recorded in Plat Book 27, Page 24, of the public records of Osceola County, Florida (the “Lot 6 of Replat 31”) and until the date which is two (2) years after the closing of the acquisition of Lot 6 of Replat 31 by the Lot 6 Purchaser (the “Hotel Prohibition Period”), the development or use of Lot 1, Lot 2, and Lot 3 of Replat 32 as a hotel or for use as a multifamily residential apartment complex offering leases that constitute “short term rentals” as set forth in Article I, Section N, of the General and Specific Development Guidelines dated January 2016 (of which a copy or access to a copy has been provided to all Third Party Purchasers of Lots within Replat 32) is strictly prohibited and (g) no hospital facilities, any emergency department or urgent care facility or any other uses prohibited under Section 5 of that certain Ninth Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for Osceola Corporate Center recorded September 18, 2017, in Official Records Book 5208, Page 2365, of the public records of Osceola County, Florida. With respect to the Hotel Prohibition Period, upon the expiration of the Hotel Prohibition Period, so long as the Lot 6 Purchaser is operating a hotel on Lot 6 of Replat 31, such Lot 6 Purchaser then operating the hotel shall be entitled to a Right of First Refusal from any of the Third Party Purchasers of Lots within Replat 32 that enters into a contract with any entitlements granted or any intended or permitted use of the respective Lot as a hotel or motel (the “ROFR”). The ROFR will be a document recorded by the Developer against all of the Lots in Replat 31 and Replat 32.

6. **Additional Prohibited Uses.** The Developer hereby amends the Master Declaration to provide that no structure on any part of the Properties subject to this Eleventh Supplement may install, have or allow to remain any Window Border Lighting, which is hereby expressly prohibited. For the purposes hereof, “**Window Border Lighting**” shall mean any and all window border lighting, such as and including without limitation, LED display strips, neon, rope lights, tape lights or strip lights.

7. **Master Declaration Unmodified: Conflict.** Except as changed, amended and modified by this Eleventh Supplement, the Master Declaration shall remain in full force and effect. Accordingly, nothing contained in this Eleventh 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 Eleventh Supplement and the terms and provisions of the Master Association, the terms and provisions of this Eleventh Supplement shall control. From and after
the recording of this Eleventh Supplement, in the Public Records of Osceola County, Florida, all
references to the Master Association shall refer to and include this Eleventh Supplement.

8. Successors and Assigns. The terms and provisions hereof shall be binding upon
and inure to the benefit of each owner of the Lots and Tracts within Replat 32, and their respective
successors and assigns.

9. Construction Standards. All construction work performed by Third Party
Purchasers hereunder shall be performed in a good and workmanlike manner, lien free, in
accordance with all approved plans and specifications, and in compliance with all applicable
permits, laws, statutes, ordinances, and regulations.

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

WITNESSES:

Nereida Delgado
Print Name: Nereida Delgado

Susana Cournes Chiono
Print Name: Susana Cournes Chiono

DEVELOPER:

DEERFIELD LAND CORPORATION,
a Delaware corporation

By: Thomas M. Roehlk
Vice President and Secretary

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of January, 2020, by Thomas M. Roehlk, as Vice President and Secretary of DEERFIELD LAND CORPORATION, a Delaware corporation, on behalf of the corporation. He [✓] is personally known to me or has produced ________________________________ as identification.

(Affix Notary Stamp/Seal Below)

SUSANA Cournes CHIONO
MY COMMISSION # GG 285921
EXPIRES: April 19, 2023
Notary Public

Active 31978822v12

NOTARY PUBLIC
EXHIBIT "A"

Benefitted Drainage Parcels

Lots 1, 2, 3 and Tract "A", OSCEOLA CORPORATE CENTER - REPLAT THIRTY TWO, according to the plat thereof, as recorded in Plat Book 28, Pages 75 and 76, of the Public Records of Osceola County, Florida.
# EXHIBIT “C”

Pond Pro-Rata Table

## LOT 21N POND SHARE CALCULATIONS

<table>
<thead>
<tr>
<th>LOT</th>
<th>BUILDABLE AVERAGE PER LOT (ACRES)</th>
<th>ROADWAY SHARE (ACRES)</th>
<th>ROADWAY AREA WITHIN LOT (ACRES)</th>
<th>POND SHARE (ACRES)</th>
<th>LOT SIZE (ACRES) PER PLAT</th>
<th>PERCENTAGE OF TOTAL AREA %</th>
<th>TOTAL AREA (ACRES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 1</td>
<td>3.400</td>
<td>0.469</td>
<td>0.726</td>
<td>1.004</td>
<td>4.126</td>
<td>30.94%</td>
<td>4.872</td>
</tr>
<tr>
<td>LOT 2</td>
<td>5.086</td>
<td>0.650</td>
<td>0.633</td>
<td>1.391</td>
<td>5.719</td>
<td>42.88%</td>
<td>7.127</td>
</tr>
<tr>
<td>LOT 3</td>
<td>3.335</td>
<td>0.397</td>
<td>0.157</td>
<td>0.849</td>
<td>3.492</td>
<td>26.18%</td>
<td>4.582</td>
</tr>
<tr>
<td>Pond 904</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3.244</td>
</tr>
<tr>
<td>Roads</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1.515</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11.822</td>
<td>1.515</td>
<td>1.515</td>
<td>3.244</td>
<td>13.937</td>
<td>100.00%</td>
<td>16.581</td>
</tr>
</tbody>
</table>