

### THIRD AMENDMENT TO GRANT AGREEMENT

**THIS THIRD AMENDMENT TO GRANT AGREEMENT** (the “Third Amendment”) is made and entered into as of December 3, 2025 by and between the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the “CRA”), having an address at 735 N.E. 125<sup>th</sup> Street, Suite 100, North Miami, Florida 33161, and **SUNSHINE STATE DEVELOPMENT OF SOUTH FLA., INC.**, a Florida corporation (the “Grantee”), whose address is 5793A N.W. 151<sup>st</sup> Street, Miami Lakes, Florida 33014.

#### R E C I T A L S

1. The NMCRA and Reva Development Corporation entered into that certain Grant Agreement dated as of April 14, 2020, as amended by that certain First Amendment to Grant Agreement dated December 15, 2021, and as further amended by that certain Second Amendment to Grant Agreement dated July 8, 2022 (collectively, the “Agreement”).

2. Reva Development Corporation and Grantee entered into that certain Assignment and Assumption of Grant Agreement dated April 9, 2024, whereby Grantee assumed the Agreement.

3. NMCRA and Grantee desire to amend the Agreement as set forth in this Third Amendment.

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto do hereby agree as follows:

**Section 1. Recitals; Defined Terms.** The Recitals set forth above are true and correct and are incorporated in this Third Amendment by reference. Any defined terms not defined herein shall have the means ascribed to them in the Agreement.

**Section 2. Project Completion Date.** The Project Completion Date is hereby extended to December 31, 2025.

**Section 3. Ratification.** Except as set forth in this Third Amendment, the Agreement remains unmodified and in full force and effect and the parties hereby ratify all of the terms and conditions set forth in the Agreement.

**Section 4. Counterparts; Facsimile Signatures.** This Third Amendment may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided however, that all such counterparts shall together constitute one and the same instrument. This Third Amendment may be executed by PDF, DocuSign or similar reprographic format or by facsimile, and by email or facsimile transmission signatures all of which shall be deemed as original signatures.

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**IN WITNESS WHEREOF**, the parties have caused this Second Amendment to be executed by their respective and duly authorized officers the day and year first above written.

**GRANTEE:**

SUNSHINE STATE DEVELOPMENT,  
OF SOUTH FLA., INC., a Florida  
corporation

By: \_\_\_\_\_  
Lynda V. Harris  
President

**CRA:**

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY,  
a public body corporate and politic

By: \_\_\_\_\_  
Anna-Bo Emmanuel, Esq.  
Executive Director

Attest:

By: \_\_\_\_\_  
Vanessa Joseph, Esq.  
CRA Secretary

Approved as to form and legal sufficiency:

By: \_\_\_\_\_  
Taylor Duma LLC  
NMCRA Attorney