

Lease and Referral Fee Contract

THIS LEASE AND REFERRAL FEE CONTRACT (the "Contract"), made and entered into as of as of the 1st day of January, 2026, by and between OCEAN GALLERY PROPERTY OWNERS ASSOCIATION and OCEAN GALLERY PROPERTIES, INC., ("LANDLORD"), 4600 A1A South, St. Augustine, Florida 32080, and SCHMIDT REAL - ESTATE FLORIDA MIDSTATE, LLC DBA Coldwell Banker Premier Properties (CBPP), ("TENANT"), 661 A1A Beach Blvd, St. Augustine, FL 32080

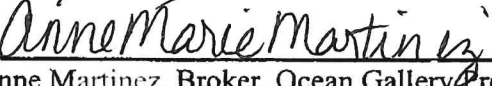
Term: The Term of this agreement is for the calendar year: January 1, 2026 - December 31, 2026 with annual extensions to be mutually agreed by October 31st of each term.

Tenancy & Conditions: The Coldwell Banker Premier Properties (CBPP) (Tenant) will have exclusive use of the Ocean Gallery (OG) sales office and pay tenancy by referral fees from sales in Ocean Gallery and a guaranteed minimum for the year.

Referral Fee: The Referral Fee is 20% of gross commissions from the listing and / or purchaser's side by a Coldwell Banker Premier Properties (CBPP) Tenant representative, Carmen Gilliland) for any condo units, houses, or garages in Ocean Gallery

Minimum Guarantee: If the referral fee commissions do not reach a minimum of \$28,000 for the calendar year, CBPP agrees to pay the remaining unpaid amount to reach the \$28,000 minimum payment for the 2026 contract year.

Records: After each property settlement, CBPP will provide the Ocean Gallery Properties broker a copy of the **Brokers Disbursement Commission Form** that includes the **closing settlement's commission percentage**, along with a running total of fees paid for the year to date.

<u>DEC 19, 25</u>	Signature 
Date	Steve Cupolo, Broker, Coldwell Banker Premier Properties
<u>12/24/2025</u>	Signature 
Date	Jason Rice, Director of Growth & Operations, Florida Schmidt Family of Companies
<u>1/5/26</u>	Signature 
Date	Ray Belz, President, Ocean Gallery Property Owners Association
<u>1/6/26</u>	Signature 
Date	Anne Martinez, Broker, Ocean Gallery Properties, Inc.
<u>1/6/26</u>	Signature 
Date	William Loughhead, President, Ocean Gallery Properties, Inc.