

CONSENT AND JOINDER BY MORTGAGEE

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (the "**Mortgagee**") being the owner and holder of the Security Documents (as defined below) covering the property described in the Security Documents (the "**Property**"), does hereby agree to provide such consents or partial releases and other documents, in connection with the purchase and transfer of development rights pursuant to the City of Fort Lauderdale development code under the Purchase and Sale Agreement by and between Urban North LLC as seller (also known as "Borrower"), and Claridge Homes 3000 Waterside LP, a Florida limited partnership ("Claridge"), as purchaser, dated January 17, 2024 ("**Agreement**") and agrees to release the Transferable Development Rights ("TDR") as defined in the Agreement from the lien of the Security Documents at the time of the Closing under the Agreement, provided the lien and security interest in the remainder of the Property is not impaired and remains in full force and effect and provided the Borrower and any tenants on the Property continues to operate the businesses and maintains the Property.

The Security Documents shall include the following:

- a.** Mortgage by Borrower in favor of Mortgagee, in recorded Instrument No. 116590962 of the Public Records of Broward County Florida; and
- b.** Mortgage by Borrower in favor of Mortgagee, in recorded Instrument No. 114574421 of the Public Records of Broward County Florida.

IN WITNESS WHEREOF, these present have/has been executed as of the ____ day of _____, 2024.

WITNESSES:

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163

Print Name: _____
Print Address: _____

By: _____
Greg Chavarria, Executive Director

Print Name: _____
Print Address: _____

ATTEST:

APPROVED AS TO FORM AND CORRECTNESS:
Thomas J. Ansbro, General Counsel

David R. Soloman,
CRA Secretary

Lynn Solomon,
Assistant General Counsel

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this by means of physical presence or online, this ____ day of _____, 2024, by Greg Chavarria, Executive Director of the Fort Lauderdale Community Redevelopment Agency.

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____