

PREPARED BY AND RETURN TO:

McNeese Title, LLC
Peggy S. Owens
42 Business Centre Drive, Suite 106
Miramar Beach, FL 32550
File No. 24-0145PO

ASSIGNMENT OF SUBLEASE

THIS ASSIGNMENT OF SUBLEASE, made this May 6, 2024 A.D. entered into by and between IRA Innovations LLC FBO Carol D. McKeithen IRA# 1103405, as to 59.5% interest, an Alabama Limited Liability Company, David McKeithen and Carol D. McKeithen, husband and wife, as to 32% and IRA Innovations LLC. FBO Carol D. McKeithen IRA# 1203406, as to 8.5% interest, an Alabama Limited Liability Company, whose address is: PO Box 360750, Birmingham, AL 35236, 714 Oak Bluff Dr, Daphne, AL 36526, respectively, hereinafter called the Assignor(s), to PCB Fountainbleau Investments, LLC. a Wyoming limited liability company, whose post office address is: 100 Grapvine Highway, Hurst, TX 76054, hereinafter called the Assignee(s):

(Whenever used herein the term "assignor" and "assignee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WHEREAS an interest in said sublease was subsequently assigned to Assignors as recorded in Official Records Book 1704, Page 1138, of the Public Records of Bay County, Florida.

NOW THEREFORE for Ten Dollars, (\$10.00) and other valuable consideration and the mutual covenants and agreements herein described to be kept and performed by the Assignee, the Assignor does hereby sell, transfer, set over to, convey, and assign all rights, title and interest to Assignee, in and to the following described Leasehold Estate, located in Bay County, Florida, to-wit:

A Proprietary Leasehold Interest in Apartment #225 of FONTAINEBLEAU TERRACE, A COOPERATIVE, located upon land described as follows:

Commencing at the Southwest corner of Block "G" of Bid-A-Wee Subdivision, according to plat on file in the Public Records of Bay County, Florida, and running Northwesterly along the Northerly Right of Way line of U.S. Highway 98, a distance of 40 feet across Nautilus Street for a Point of Beginning; thence continue Northwesterly along said Northerly Right of Way line 207 feet; thence South 31°00' West to the water's edge of the Gulf of Mexico; thence Southeasterly along said water's edge to the intersection of said water's edge with the projection of the Westerly line of said Nautilus Street; thence Northeasterly along said projection to the Point of Beginning. Less and Except Right of Way of U.S. Highway 98, being a part of Section 28, Township 3 South, Range 16 West.

Parcel ID Number: **34511-531-000**

Said property is NOT the homestead property of the Grantor as defined by the Constitution of the State of Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, and taxes for the current year.

The Assignors warrant that they have a good right to assign that interest herein assigned under the terms of the original lease, that the Assignors have made no prior assignment of this leasehold interest, and that such interest is clear of all encumbrances, save and except the taxes for the year subsequent to December 31, 2023 and subsequent years.

TO HAVE AND TO HOLD the same throughout the remainder of the terms of the above-mentioned lease, subject to the covenants, restrictions and conditions in said lease.

In Witness Whereof, the said assignor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Gloria M Banes

Witness Printed Name Gloria M Banes

Witness Address: 4748 Circle Lane
Gardendale, AL 35071

Witness Signature: Denise Jackson

Witness Printed Name Denise Jackson

Witness Address: 100 Concourse Pkwy Ste 170
Bham AL 35244

IRA Innovations LLC FBO Carol D. McKeithen IRA# 1103405, as to 59.5% interest LLC, an Alabama Limited Liability Company

By: [Signature]
Christina Babineaux, Authorized Representative

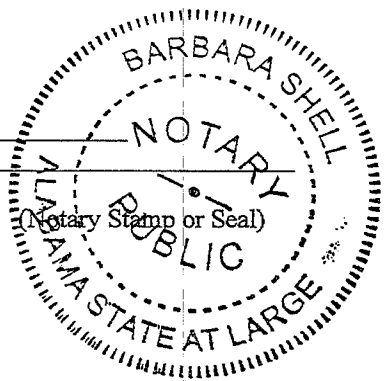
STATE OF Alabama
COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of May, 2024, by Christina Babineaux, Authorized Representative of IRA Innovations LLC FBO Carol D. McKeithen IRA# [REDACTED].

Barbara Shell
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification:
Type of Identification Produced: _____

My commission expires: 07/31/27



In Witness Whereof, the said assignor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Witness Printed Name: BENNETT CHRISTOPHER WRAY III

[Signature]
David McKeithen

Witness Address: 42 Business Centre Dr. Unit-106
Miramar Beach, FL 32550

Carol D. McKeithen by David M. McKeithen
Carol D. McKeithen by David M. McKeithen, her Attorney-In-Fact
her attorney in fact

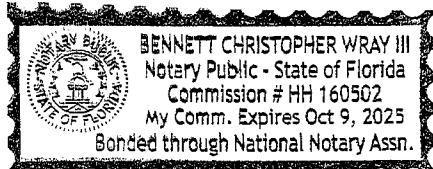
Witness Signature: [Signature]
Witness Printed Name: CHRISTINA OWENS

Witness Address: 42 BUSINESS CENTRE DR. #106
MIRAMAR BEACH FL 32550

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6 day of May, 2024, by David McKeithen, individually as as attorney in fact for Carol D. McKeithen.

[Signature]
Signature of Notary Public: BENNETT CHRISTOPHER WRAY III
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: DL
My commission expires: _____ (Notary Stamp or Seal)

In Witness Whereof, the said assignor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

IRA Innovations LLC, FBO Carol D. McKeithen IRA# [REDACTED], as to 8.5% interest LLC, an Alabama Limited Liability Company

Witness Signature: Gloria M Banes

By: [Signature]
Christina Babineaux, Authorized Representative

Witness Printed Name Gloria M Banes

Witness Address: 4748 Circle Lane
Gardendale, AL 35071

Witness Signature: [Signature]

Witness Printed Name Denise Jackson

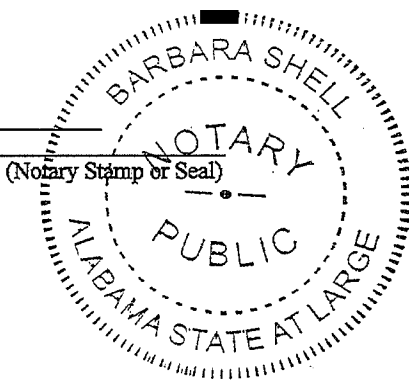
Witness Address: 100 Concourse Pkwy Ste 170
Birmingham AL 35244

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16 day of May, 2024, by Christina Babineaux, Authorized Representative of IRA Innovations LLC, FBO Carol D. McKeithen IRA# [REDACTED].

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification:
Type of Identification Produced: _____
My commission expires: 07/31/27



ACCEPTANCE OF SUBLEASE

By acceptance of this instrument, Assignee covenants and agrees to do and perform each and all of the commitments and covenants of the Assignors contained in the original lease insofar as such commitments and covenants therein pertain to the property hereby assigned, including but not limited to, the payment of all amount required to be paid thereunder promptly when due.

In Witness Whereof, the said assignee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature [Signature]

Witness Printed Name Charles E. Gomer

Witness Address: 4100 William D. Tate
Grapevine, Tx 76051

PCB Fountainbleau Investments, LLC, a Wyoming Limited Liability Company

By: [Signature]
Jessica Stangenwald, Chief Executive Manager

Witness Signature: [Signature]

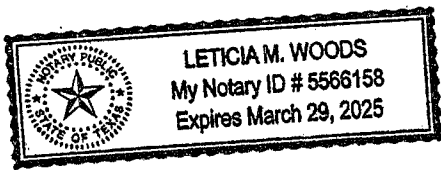
Witness Printed Name Andrea Simmons

Witness Address: 4100 William D. Tate
Grapevine, Tx 76051

STATE OF Texas
COUNTY OF Datt Tarrant

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of May, 2024 by Jessica Stangenwald, Chief Executive Manager of PCB Fountainbleau Investments, LLC, a WY Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: Drivers License

Type of Identification Produced: Tx Drivers License
My commission expires: 3/29/25

(Notary Stamp or Seal)