

EXCLUSIVE AUTHORIZATION TO LEASE

Date: April 29, 2026 (the “**Effective Date**”)

Axiom Capital Advisors, LLC (“**Broker**”)
18205 Biscayne Boulevard
Suite 2202, Aventura, Florida 33160
Roberto@axiom-cap.com
Tel. 305-932-8550 C. 305-528-3283
License Number: 39RI0915546

1. Parties and Property. Tanamoshi Investments, LLC (“**Owner**”), hereby grants to Broker the sole and exclusive authorization and right to lease the property located at 202 Old Federal Hwy, Hallandale Beach, FL 33009 (herein the “**Property**”) on behalf of Owner. Broker hereby agrees to perform said service in accordance with the terms of this Authorization to Lease (“**Agreement**”).

2. Term. The term of this Agreement shall commence on the Effective Date, and expire at midnight on October 31, 2026.

3. Broker’s Obligations.

3.1 Broker will take all actions reasonably necessary and in accordance with industry practice to lease the Property with due diligence, using efforts comparable to other full-service brokers for similar properties in the same geographic area. These actions shall include, but shall not be limited to: (i) preparing (or causing to be prepared) promotional materials regarding the Property; (ii) showing the Property to prospective buyers; (iii) negotiating letters of intent with prospective buyers; (iv) cooperating with outside brokers who represent prospective buyers; and (v) aiding Owner and its representatives in negotiating purchase and lease agreements and other documents necessary for the lease of the Property. All advertising and marketing language on the listing are to be approved in advance by Owner.

3.2 Broker will use commercially reasonable efforts to attempt to secure financial and reference information from the prospective tenants before confirming a showing of the Property.

5. Broker’s Commission and Reimbursements.

5.1 In consideration of this authorization and Broker’s performance of its obligations hereunder, Owner agrees to pay Broker a 6% leasing commission based on the base rent in the initial lease term up to 10 years. The Co-Broker fee shall be 3% depending on the request of the Tenant’s broker.

5.2 Transactions shall be deemed to have occurred as of the date the closing of the transaction is fully executed. Except with respect to a termination pursuant to Section 8.2 hereof, Owner agrees to pay a 6% commission in accordance with the provisions of this Agreement for the lease of the property which is fully executed within one hundred and eighty days (180) days following the termination hereof, if all of the following conditions are met: (i) within fourteen (14) days following the termination of this Agreement, Broker shall have submitted to Owner in writing a list of the prospective tenants to whom Broker has shown the Property and which Broker reasonably and in good faith believes to be active prospects (“**Broker’s Prospect List**”), and (ii) the tenant entering into a lease agreement within such one hundred and eighty day (180) day period is included on Broker’s Prospect List. Notwithstanding the foregoing, if at the end of such one hundred and eighty day (180) day period, Owner and a prospective tenant on the Broker’s Prospect List are negotiating in good faith, then such period shall be extended until the earlier of (a) the date of Execution of Lease Agreement by Owner and such prospective tenant (b) the

date on which such good faith negotiations end without a Lease Agreement being entered into between Owner and such prospective tenant, and (c) one hundred and eight days (180) days following the termination of this Agreement.

5.3 In the event a cooperating broker participates in procuring a tenant with whom Owner executes a closing, Broker shall indemnify and hold Owner harmless against any allegations or claims by the cooperating broker with respect to an associated commission based upon the cooperating broker's dealing with Broker, unless Owner agrees in writing prior to its execution of the Purchase and Lease Agreement to pay a leasing commission to the cooperating broker. Broker's indemnification obligation under this Section 4.3 shall be limited, in each case, to the amount of commission paid to Broker hereunder for the transaction giving rise to the claim.

6. [Intentionally Deleted]

7. Compliance with Laws. Broker shall comply with all statutes, regulations, ordinances, judicial decisions and other governmental requirements applicable to any activities which Broker performs in furtherance of this Agreement.

8. Indemnification and Hold Harmless. Broker acknowledges that it is an independent contractor to Owner, and Broker hereby agrees to hold harmless, indemnify, and defend Owner (with counsel reasonably acceptable to Owner) from any and all loss, liability, damages, reasonable costs or expenses, including legal fees and disbursements resulting from claims by third parties based upon the negligent conduct or negligent misrepresentations of any kind by Broker or its agents. In no event will Broker be liable for any consequential, punitive, indirect or special damages. Owner agrees to hold harmless, indemnify and defend Broker (with counsel reasonably acceptable to Broker) from any and all loss, liability, damages, reasonable costs or expenses, including legal fees and disbursements, resulting from claims by third parties caused by Owner's negligent misrepresentation to Broker or Owner's negligent failure to disclose any adverse condition concerning the Property.

9. Termination.

9.1 After the initial six (6) months of the Term, Owner and Broker shall each have the right to terminate this agreement without cause upon thirty (30) days written notice of termination to the other. Notwithstanding the foregoing, Owner and Broker shall each have the right to terminate this agreement upon twenty-four (24) hours written notice should cause for termination exist. Sufficient cause shall include any breach of the covenants of this agreement by Broker, including failure to use due diligence in the opinion of Owner to solicit prospective tenants for the Property.

9.2 This Agreement and authorization shall terminate automatically upon the lease of the Property by Owner and the acceleration and payment in full of all earned commissions.

10. Broker's Signs and Advertising. Broker is hereby granted the right to place its signs upon the Property in a reasonable manner during the term of this Agreement, subject to the approval of Broker's signs and the location of such signs by Owner and Broker's compliance with all applicable laws. Broker is to remove its signs promptly upon the expiration or termination of this Agreement and to repair any damage caused thereby at its own expense.

11. General Provisions.

11.1 Entire Agreement. This Agreement contains the entire understanding of Owner and Broker; and no covenant, condition or representation not contained herein shall be binding or valid.

11.2 Waiver and Severability. No failure by Owner to insist upon the strict performance of any provision contained herein shall constitute a waiver of that provision or of any breach thereof. Moreover, the invalidity or illegality of any provision contained herein shall not affect the remaining provisions of this Agreement.

11.3 Attorneys' Fees. In the event that a dispute arises between Owner and Broker under the terms of this Agreement and such dispute results in judicial action, the prevailing party shall be entitled to recover as a part of such action its reasonable attorneys' fees and court costs.

11.4 Prohibition Against Assignment. Assignment of the rights and obligations of the Broker contained in this Agreement is strictly prohibited and any attempted assignment shall constitute a default under this Agreement and shall be void.

11.5 Governing Law. This authorization and agreement shall be governed by the law of the state where the property is located.

11.6 Broker's Liens. Broker hereby agrees (a) to execute and deliver, if requested by Owner, a lien waiver pursuant to any applicable Lien Law in connection with each payment received by Broker, including a final waiver of lien once all payments are received and will deliver such lien waiver simultaneously with or after each payment is received; and (b) that any and all rights which Broker, and all persons claiming by, through or under Broker may have to a lien under the Lien Law on the Property or any interest therein or portion thereof shall be at all times subject and subordinate to the lien of any mortgage now or hereafter placed thereupon, and Broker further agrees, upon Owner's request, to execute and deliver to the holder of any mortgage against the Building or any interest therein a subordination agreement expressly subordinating any and all such lien rights to the lien of such mortgage.

12. Insurance. Owner shall have no responsibility for providing workmen's compensation insurance or any other type of insurance for the employees or agents of Broker who are engaged in the performance of this Agreement. Broker shall maintain in full force and effect during the term of this Agreement, Worker's Compensation Insurance and Employer's Liability Insurance in amounts and form to meet all applicable statutory requirements, and such other insurance required by applicable law for its employees and agents. Broker shall also carry Commercial General Liability Insurance (including Contractual Liability) and Comprehensive Crime Insurance and such other policies of insurance and in such amounts as are generally carried by real estate brokers similarly engaged as Broker for properties similar to the Property in the area in which the Property is located. All policies of insurance provided for in this Section shall be in form and with companies reasonably acceptable to Owner, and shall designate Owner as an additional insured along with Broker. Broker shall provide to Owner thirty (30) days notice prior to cancellation of the policy for any reason, except the non-payment of premium where at least ten (10) days notice shall be required.

13. Claims Against Owner. Redress for any claims against Owner under this Agreement shall only be made against Owner to the extent of Owner's interest in the Property. The obligations of Owner under this agreement shall not be personally binding on, nor shall any resort be had to the private properties of, any of its trustees or board of directors and officers, as the case may be, the general partners thereof or any beneficiaries, stockholders, employees or agents of Owner or its investment manager. In no event will Owner be liable for any consequential, punitive, indirect or special damages.

14. Notices. All notices under this Agreement shall be in writing and either hand-delivered (and accepted in writing by the recipient), sent by registered mail or certified mail, return receipt requested or by recognized overnight courier service to the following addresses:

Notice to Owner:

Tanamoshi Investments, LLC
Yaakov Cohen
13315 NE 6th Ave,
North Miami, FL 33161
Kc2618@aol.com

Notice to Broker:

Axiom Capital Advisors, LLC
18205 Biscayne Boulevard
Suite 2202, Aventura, Florida 33160
Attention: Roberto Susi
Tel. 305-932-8550 C. 305-528-3283
roberto@axiom-cap.com

(signatures on following page)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

OWNER:

Tanamoshi Investments, LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____

BROKER:

AXIOM CAPITAL ADVISORS, LLC, a Florida limited liability company

By: _____
Name: Roberto Susi
Title: Principal