

## GROUND LEASE ESTOPPEL CERTIFICATE

THIS GROUND LEASE ESTOPPEL CERTIFICATE (this "**Estoppel Certificate**") is dated as of October 11, 2022, and executed by **DEKALB COUNTY**, a political subdivision of the State of Georgia ("**Lessor**"), to **PLAZA FIESTA OWNER, LLC**, a Delaware limited liability company, its lenders, and the successors and assigns of the foregoing (collectively, "**Recipients**").

Lessor and BJS Plaza Fiesta, LLC ("**Lessee**") are parties to that certain Lease Agreement at DeKalb Peachtree Airport dated February 1, 2018, whereby Lessor leases to Lessee certain property (the "**Property**") located in the County of Dekalb, State of Georgia and described on Exhibit A attached hereto (the "**Ground Lease**").

Lessor hereby certifies to Recipients as follows as of October 11, 2022:

1. The Ground Lease is in full force and effect, is valid and enforceable in accordance with its terms, and has not been modified or amended. The Ground Lease has not been terminated.
2. There are no outstanding obligations or any amounts owing by Lessee or with respect to the Property under the Ground Lease that remain unsatisfied, nor is Lessee or the Property in default with respect to any obligations under the Ground Lease.
3. The undersigned has the authority to execute this Estoppel Certificate.

IN WITNESS WHEREOF, the undersigned hereby executes this Estoppel Certificate intending reliance hereon by Recipients. Recipients shall have the right to rely on a copy or an electronically signed version of this Estoppel Certificate and the same shall be deemed an original for all purposes.

**DEKALB COUNTY, GEORGIA**

\_\_\_\_\_, by Dir. (SEAL)  
MICHAEL L. THURMOND  
Chief Executive Officer  
DeKalb County, Georgia

## EXHIBIT A

### LEGAL DESCRIPTION

#### Ground Lease Parcel

All that tract or parcel of land lying and being in Land Lot 244 of the 16<sup>th</sup> District of DeKalb County, Georgia and being more particularly described as follows:

To reach the point of beginning: commence at the intersection formed by the southeasterly r/w of Dresden Drive (variable r/w) and the easterly r/w of Clairmont Road (variable r/w) and proceed thence northeasterly along the southeasterly r/w of Dresden Drive (variable r/w) for the following course and distances: North 81 degrees 18 minutes 34 seconds East, 68.88 feet; thence North 74 degrees 06 minutes 44 seconds East, 47.73 feet; thence North 78 degrees 18 minutes 44 seconds East, 27.14 feet; proceed thence South 28 degrees 35 minutes 49 seconds East, and departing the southeasterly r/w of Dresden Drive, for a distance of 172.90 feet to a point; proceed thence North 80 degrees 08 minutes 28 seconds East for a distance of 87.38 feet to a point; proceed thence North 28 degrees 52 minutes 12 seconds West for a distance of 181.08 feet to a point on the southeasterly r/w of Dresden Drive (variable r/w) and which point is the point of beginning; from the point of beginning thus established running thence northeasterly along the southeasterly r/w of Dresden Drive (variable r/w) the following courses and distances: North 79 degrees 03 minutes 57 seconds East, 99.85 feet; thence North 76 degrees 08 minutes 57 seconds East, 99.78 feet; thence North 71 degrees 57 minutes 57 seconds East, 100.02 feet; thence North 65 degrees 26 minutes 57 seconds East, 100.50 feet; thence North 65 degrees 24 minutes 57 seconds East, 100.74 feet; thence North 65 degrees 32 minutes 57 seconds East, 50.81 feet; thence North 00 degrees 47 minutes 57 seconds East, 11.01 feet; thence North 65 degrees 58 minutes 57 seconds East, 144.10 feet; thence North 88 degrees 33 minutes 57 seconds East, 84.87 feet; thence North 72 degrees 10 minutes 42 seconds East, 117.03 feet to an iron pin found; running thence South 01 degrees 52 minutes 37 seconds East, and departing the southeasterly r/w of Dresden Drive, a distance of 414.80 feet to a point; running thence South 57 degrees 12 minutes 23 seconds West a distance of 76.40 feet to a point; thence South 58 degrees 12 minutes 18 seconds West, 117.50 feet; thence North 11 degrees 19 minutes 43 seconds West, 217.00 feet; thence South 61 degrees 08 minutes 17 seconds West, 252.85 feet; thence North 27 degrees 03 minutes 48 seconds West, 39.88 feet; thence South 73 degrees 28 minutes 17 seconds West, 174.85 feet; thence South 76 degrees 50 minutes 16 seconds West, 87.87 feet; thence South 80 degrees 08 minutes 20 seconds West, 68.85 feet; thence North 28 degrees 52 minutes 12 seconds West, 181.08 feet to the southeasterly r/w of Dresden Drive (variable r/w) and the point of beginning; said lease area containing 4.93328 acres or 214,694 sq. ft., as more particularly shown on that certain ALTA/ASCM Land Title Survey for Peachtree DeKalb Crossings, LLC, Prudential Mortgage Company, LLC and First American Title Insurance Company, dated February 18, 1998, last revised July 20, 1999, prepared by Watts & Browning Engineers, Inc., Virgil T. Hammond, R.L.S. No. 2554, which survey is incorporated herein and made a part hereof by reference.