

BANKUNITED, N.A.
7765 N.W. 148th Street
Miami Lakes, FL 33016

May 26, 2026

AERO CENTER PDK WEST, LLC
2200 South Ocean Lane, 2806
Ft. Lauderdale, FL 33316
Attn: S. Michael Scheeringa
Attn: Sanjay Aggarwal

RE: Leasehold Mortgage Consents; DeKalb Peachtree Airport

Dear Mr. Scheeringa and Mr. Aggarwal,

BankUnited, N.A. ("**BKU**") has been asked to review the two (2) Consents attached to this letter and described below (the "Consents"):

1. Consent to Leasehold Deed to Secure Debt and Security Agreement, by and among Dekalb County, Georgia (the "County"), Aero Center PDK West, LLC ("Aero Center"), and BKU, relating to that certain Lease Agreement at DeKalb Peachtree Airport (DeKalb County Contract No. 2025-100117), effective as of September 1, 2025, by and between the County and Aero Center with respect to certain premises located at 1961 Sixth Street, Peachtree Dekalb Airport in Dekalb County, Georgia; and
2. Consent to Leasehold Deed to Secure Debt and Security Agreement, by and among the County, Aero Center, and BKU, relating to that certain Lease Agreement at DeKalb Peachtree Airport, effective as of September 1, 2025, by and between the County and Aero Center with respect to certain premises located at 1950 Airport Road, Peachtree Dekalb Airport in Dekalb County, Georgia.

You have asked BKU to provide a commercial credit facility in favor of Aero Center and have further requested BKU to approve the form of the Consents presented.

BKU confirms that the form of the Consents is acceptable to BKU. The foregoing approval applies only to the specific Consents attached hereto and shall not be deemed to apply to any other event or circumstance.

Although the parties are diligently working towards the goal of ultimately consummating the proposed commercial credit facility, nothing in this letter, or in any related course of conduct, is intended to be, nor should it be construed as, a commitment or offer by BKU to lend money, extend, arrange or underwrite credit to Aero Center or any other entity under any terms. The proposed commercial credit facility is subject to completion of diligence as well as negotiation and execution of mutually acceptable definitive transaction documentation.

Please note that, depending upon the outcome of those negotiations, the approval of the Consents set forth in this letter is subject to change.

Sincerely,



BANKUNITED, N.A.
Roger Mclean, Vice President

[THE 1961 CONSENT]

CONSENT TO LEASEHOLD DEED TO SECURE DEBT AND SECURITY AGREEMENT

This Consent to Leasehold Deed to Secure Debt and Security Agreement (this "Agreement") is executed as of _____, 2026 (the "Effective Date"), by and among:

DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia as landlord ("Landlord");

AERO CENTER PDK WEST, LLC, a Delaware limited liability company ("Tenant"); and

BANKUNITED, N.A., a federally chartered savings association ("Lender").

Reference is made to that certain Lease Agreement at DeKalb Peachtree Airport (DeKalb County Contract No. 2025-100117), effective as of September 1, 2025, by and between Landlord and Tenant (the "Lease") with respect to certain premises identified in the Lease and located at 1961 Sixth Street, Peachtree Dekalb Airport in Dekalb County, Georgia as described in the Lease ("Premises").

Lender intends to loan certain sums to Tenant (the "Loan") which Loan will be secured, in part, by a Leasehold Deed to Secure Debt and Security Agreement to be recorded amongst the official records in form substantially similar to that document attached hereto as **Exhibit "A"** (including any amendments, revisions, modifications, renewals, extensions or replacements thereof, collectively, the "Leasehold Deed to Secure Debt") on Tenant's interest in the property demised under the Lease and all improvements situated or to be constructed thereon by Tenant (the "Leasehold"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Consent. As required by Section 23 of the Lease, Landlord does hereby consent to the Tenant's execution and delivery of the Leasehold Deed to Secure Debt which creates an encumbrance upon the Leasehold as security for the Loan. Further, Landlord hereby confirms that the provisions of Section 23 of the Lease shall continue to apply with respect to the Leasehold Deed to Secure Debt. Notwithstanding such consent, there shall be no further transfer or assignment of such leasehold interest, including any foreclosure thereof, without Landlord's further prior written consent and compliance by any such potential transferee with all applicable Federal Aviation Administration, Transportation Security Administration and other federal and state law requirements, including, without limitation, OFAC and FIRRMA.

2. Effect on Lease. Except as specifically set forth in this Agreement, nothing contained in this Agreement shall have any effect whatsoever on: (i) the Lease or any document related thereto or executed in connection therewith; (ii) the obligations of Tenant under the Lease or any other document executed by and between Tenant and Landlord, whether or not related to the Premises; or (iii) the rights of Landlord under the Lease or any document related thereto or executed in connection therewith or any other document executed by and between Tenant and Landlord, whether or not related to the Premises.

3. Notices. Any notices required or permitted hereunder shall be in writing and shall be given via certified first class mail, postage prepaid, return receipt requested, or overnight courier service that provides a receipt, and addressed as follows:

If to Landlord: DEKALB COUNTY, GEORGIA
The Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

with a copy to: Airport Director, Dekalb County, Georgia
DeKalb Peachtree Airport
212 Administration Building
2000 Airport Road
Atlanta, Georgia 30341

If to Tenant: AERO CENTER PDK WEST, LLC
2200 South Ocean Lane, Unit 2806
Ft. Lauderdale, Florida 33316
Attention: S. Michael Scheeringa;
Sanjay Aggarwal
Email: mscheeringa@sar-trilogy.com;
saggarwal@sar-trilogy.com

with copy to: GRAYROBINSON, P.A.
301 East Pine Street
Suite 1400
Orlando, Florida 32801
Attention: Tucker Thoni; Drew Haggard
Email: Tucker.Thoni@gray-robinson.com;
Drew.Haggard@gray-robinson.com

If to Lender: BANKUNITED, N.A.

Attention: _____
Email: _____

with a copy to: _____

Attention: _____
Email: _____

or to such other address as any party may designate by notice to the other parties. Notices shall be deemed to have been given upon actual receipt or first rejection, as the case may be.

4. Miscellaneous. The provisions of this Agreement shall be binding upon and inure to the benefit of each party's respective successors and assigns. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Georgia, without giving effect to choice of law rules. This Agreement may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. Capitalized and defined terms used in this Agreement shall have the same meanings as those ascribed to them in the Lease, unless the context clearly requires otherwise. Neither Landlord, Lender nor Tenant shall record this Agreement, but Lender may record a memorandum hereof. This Agreement may not be withdrawn, amended or modified except by a written agreement executed by both Landlord and Lender.

[Signature Page Follows]

IN WITNESS WHEREOF, Landlord, Tenant, and Lender have executed and delivered this Agreement under seal as of the date first above written.

LANDLORD:

DEKALB COUNTY, GEORGIA

By: _____ (SEAL)

Name: _____

Title: _____

TENANT:

AERO CENTER PDK WEST, LLC, a Delaware limited liability company

By: _____

Name: _____

Title: Manager

LENDER:

BANKUNITED, N.A., a federally chartered savings association

By: _____

Name: _____

Its: _____