Prepared By and
After Recording Return To:
Orin Shakerdge
NextEra Energy Resources, LLC
700 Universe Blvd., LAW/JB
Juno Beach, FL 33408

STATE OF ALABAMA)
:
COUNTY OF ESCAMBIA)

MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT

This Memorandum of Real Estate Purchase Option Agreement is made as of _____ _____, 2026 by and between William Garrett Rollo, joined by his consenting spouse, Meleah Rollo, whose address is 1499 Johnson Road, Perdido, AL 36562 (collectively, "**Seller**"), and Boulevard Associates, LLC, a Delaware limited liability company, having an address at 700 Universe Boulevard, Juno Beach, FL 33408 ("**Purchaser**").

The parties hereby wish to memorialize the following terms of that certain Real Estate Purchase Option Agreement (the "**Agreement**"), with an Effective Date of _____ ____, 2026 between Seller and Purchaser (defined terms not expressly defined herein shall have the meaning ascribed to each in the Agreement):

Seller: William Garrett Rollo and his consenting spouse, Meleah Rollo

Purchaser: Boulevard Associates, LLC, a Delaware limited liability company.

Property: Approximately 56 acres located in the County of Escambia, State of Alabama including the improvements thereon, such land being more particularly described in Exhibit A attached hereto.

Option Term: The term of the Option shall be five (5) years, commencing on the Effective Date.

Option to Purchase: Purchaser is granted an exclusive right and option to purchase the Property at any time during the Option Term by delivering a Notice to the Seller, after which the Agreement shall automatically constitute a contract of sale between the Seller and Purchaser for the sale of Property at the purchase price and pursuant to the terms and conditions set forth in the Agreement.

Exclusivity of Option: During the Option Term, or until the Settlement Date occurs, whichever occurs later, Seller shall not offer any portion of the Property for sale to, accept any offer to purchase any portion of the Property from, nor enter into any contract to sell any portion of the Property with, nor enter into any lease, rental, or occupancy agreement affecting any portion of the Property with, nor enter into any agreement permitting any tenant to occupy any portion of the

Property with, any person other than the Purchaser hereunder without in each instance first obtaining the prior written consent of the Purchaser.

Minerals: Seller makes no representations or warranties regarding: (a) whether any minerals, including oil, gas and other hydrocarbon substances (collectively, "**Minerals**") exist in, on or under the surface of the Property, or may be produced from the Property; or (b) if and to the extent any such Minerals actually exist at, or whether any Minerals may be produced from, the Property, or whether Seller or any entity controlled or owned directly or indirectly by Seller (collectively, "**Mineral Owners**") own, hold or otherwise reserve an interest in such Minerals (collectively, "**Mineral Rights**"). At Settlement, Seller shall convey its Mineral Rights in the Property, if any, to Purchaser without any representations or warranties related thereto. Before Settlement, neither Seller nor any of the other Mineral Owners shall assign, convey or otherwise transfer, and Seller shall prohibit the Mineral Owners from assigning, conveying or otherwise transferring, Mineral Rights or any portion thereof with respect to the Property to a third party, directly or indirectly, without Purchaser's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed as long as the applicable transferee agrees in writing pre-approved by Purchaser that, from and after the Settlement Date, the applicable Mineral Rights will be exercised, if at all, only by exploration and production through directional drilling and/or unitization without surface use, and only in those areas which are at least 500 feet below the surface of the Property (such process, "**Indirect Exploration**"). In addition, after Settlement, Seller will cause any Mineral Rights reserved by the other Mineral Owners to be exercised, if at all, only by Indirect Exploration. Seller shall indemnify, defend and hold Purchaser harmless from and against any and all costs and expenses incurred by Purchaser, including reasonable attorneys' fees, arising from, related to or in connection with a breach of the terms of this Section by Seller, including, but not limited to, any costs incurred by Purchaser to obtain a duly executed, recordable agreement from one or more Mineral Owners or their respective transferees which memorializes such party's agreement to exercise his/her/its Mineral Rights only by Indirect Exploration. The terms of this Section shall survive Settlement and shall not merge into the Deed.

Other: Seller's rights and restrictions as to the Property, and transfer, assignment and leasing rights and restrictions are more particularly set forth in the Agreement.

[*Signatures on Next Page***]**

IN WITNESS WHEREOF, this Memorandum of Real Estate Purchase Option Agreement has been duly executed by the parties as of the Effective Date.

Seller

_____
William Garrett Rollo

_____
Meleah Rollo

STATE OF ALABAMA)
:
ESCAMBIA COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that William Garrett Rollo and wife Meleah Rollo, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of _____, 2026.

_____
Notary Public

[NOTARIAL SEAL] My commission expires: _____

Purchaser:

Boulevard Associates, LLC,
a Delaware limited liability company

By: _____
Anthony Pedroni, Vice President

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me **by means of ☒ physical presence or ☐ online notarization**, this _____ day of _____, 2026 by Anthony Pedroni, as Vice President of Boulevard Associates, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

(*notary seal*)

_____
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: _____

EXHIBIT A TO MEMORANDUM

Legal Description of Property

Commencing at the Northeast corner of Section 8, Township 2 North, Range 5 East, Escambia County, Alabama, said point being an existing PK Nail, and run thence South 00 degrees 26 minutes 47 seconds West along the East line of said Section 8 for a distance of 1331.28 feet to a 1/2" rebar with cap (Bush 25293) at the Northeast corner of the Southeast Quarter of the Northeast Quarter (SE¼NE¼) of Section 8 and the point of beginning of the parcel herein described; thence run South 89 degrees 47 minutes 09 seconds West along the North line of the South Half of the Northeast Quarter for a distance of 1763.08 feet to an existing capped iron (19753LS); thence leaving said North line run South 18 degrees 36 minutes 45 seconds East for a distance of 451.02 feet to an existing capped iron (19753LS); thence run North 88 degrees 26 minutes 31 seconds East for a distance of 542.48 feet to an existing capped iron (19753LS); thence run South 01 degrees 50 minutes 46 seconds East for a distance of 1133.63 feet to an existing capped iron (19753LS); thence run South 32 degrees 48 minutes 21 seconds East for a distance of 579.21 feet to an existing capped iron (19753LS); thence run South 63 degrees 00 minutes 30 seconds East for a distance of 298.00 feet to an existing capped iron (19753LS); thence run South 82 degrees 21 minutes 36 seconds East for a distance of 447.54 feet to an existing 5/8" rebar on the East line of said Section 8; thence run North 00 degrees 26 minutes 47 seconds East for a distance of 2233.96 feet to the point of beginning. Said parcel lying in and being a part of the East Half of Section 8, Township 2 North, Range 5 East, Escambia County, Alabama. LESS AND EXCEPT ANY AND ALL RIGHT-OF-WAYS OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY.

Said parcel subject to acreage of right of way for Rube Steadman Road along the East side of said parcel.

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