

February 15, 2024

Bastrop Economic Development Corporation
Attention: Executive Director
301 Highway 71 W, Suite 214
Bastrop TX 78602

Attn: Executive Director

Re: MVNL Lease Intent with Moca Financial Inc

Ladies and Gentlemen:

I am providing this letter at the request of Moca Ventures Nebraska, LLC (“Landlord”) with an address of 114 N. Custer Ave, Grand Island, NE 68803. Landlord has entered into a lease with Moca Financial Inc (“Tenant”) with an address of 702 Main Street, Suite 102, Bastrop, TX 78602, for the development of 27.954 acres of land located in the Bastrop Industrial Park, which is to include build-to-suit improvements to be designed and constructed by Landlord for use by Moca Financial Inc.

The lease commences upon completion of construction of Phase I of the improvements and receipt of a Certificate of Occupancy from the City of Bastrop. The improvements for Phase I of the development have been revised, as reflected in a revised Development Plan to be submitted to the BEDC. The lease remains in effect, and Tenant intends on being the first occupant of the development.

Warm regards,



Shawn Sinner
President
MOCA Financial Inc

Cc: Mr. John Baasch
Moca Ventures Nebraska, LLC
114 N. Custer Ave
Grand Island, NE 68803