UNCONDITIONAL GUARANTY
OF REPAYMENT AND PERFORMANCE

THIS UNCONDITIONAL PERSONAL GUARANTY OF REPAYMENT AND PERFORMANCE ("GUARANTY") is made as of the 18th day of November, 2026 by David Brady (the "Guarantor") having an address at 1100 Fairview Lane, Riviera Beach, FL 33404.

WHEREAS, the Town of Lake Park Community Redevelopment Agency (the "CRA" or "Grantor") has awarded a Grant to Brady David & Suzanne Family Trust (the "GRANTEE") in the amount of ONE HUNDRED THOUSAND Dollars ($100,000) (the "Grant"). The Grant was made pursuant to that certain Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the "Grant Agreement") dated November 18, 2026; and

WHEREAS, the Grant is for improvements to property located at 1408 & 1414 10th Street, Lake Park, FL 33403 ("Project"); and

WHEREAS, Guarantor has a material business or ownership interest in the Property and expects to derive a benefit from the grant extended to GRANTEE; and

WHEREAS, as a condition of the grant, the Guarantor has agreed to give to the CRA a continuing and unconditional personal guaranty as set forth herein.

NOW, THEREFORE, for good and valuable consideration, intending to be legally bound hereby, the Guarantor irrevocably and unconditionally agrees as follows:

1. The recitals set forth above are true and correct and are incorporated herein.

2. Guarantor hereby guarantees the prompt and full payment and performance by GRANTEE of each item, covenant, condition, provision and obligation to be paid, kept, observed and performed by GRANTEE under the Grant Agreement , and any subsequent amendments, extensions or restatements thereof (the "Repayment Guaranty").

3. Grantor hereby agrees to provide the Guarantor with 60 days' advance written notice (the "Written Notice") of any default made by the GRANTEE under the provisions of the Grant. Provided the Guarantor is provided written notice, Guarantor waives any rights by reason of any forbearance, modification, waiver, or renewal or extension which Grantor may grant, or to which Grantor and GRANTEE may agree, with respect to the Grant Agreement, to waive notice of acceptance of this Guaranty.

4. The obligations of the Guarantor under this GAURANTY and the Grant Agreement are primary, absolute, independent, irrevocable and unconditional. This shall be an agreement of suretyship as well as of a personal guaranty provided Guarantor is provided written notice of a default and, may be exercised by the CRA without being required to proceed first against any other security for GRANTEE's obligations to Grantor.

5. To secure performance by the GRANTEE, Guarantor hereby personally guarantees repayment of the Grant pursuant to the terms and conditions of the Grant Agreement. It is expressly agreed that all the covenants, conditions and agreements contained in the Grant Agreement are made a part of this Guaranty.

6. Guarantor hereby consents to any extension or renewal of the Grant Agreement, or any part thereof, without notice, and agrees that Guarantor will remain liable under this Guaranty during extension or renewal thereof, until the GRANTEE has fully performed its obligations under the Grant Agreement.

7. The obligations of Guarantor under this GUARANTY and the Grant Agreement shall be unconditional and irrevocable, irrespective of either (a) the genuineness, validity or enforceability, of the Grant Agreement, (b) any limitation of liability of the Grantee contained in the Grant Agreement, (c) the existence of any other security given to secure the Grant, (d) any defense that may arise by reason of the incapacity or lack of authority of GRANTEE or the Guarantor or the failure of Grantor to file or enforce a claim against the GRANTEE or any bankruptcy or other proceeding, or (e) any other circumstances, occurrence or condition whether similar or dissimilar to any of the foregoing, which might otherwise constitute a legal or equitable defense, discharge or release of a Guarantor.

8. If Guarantor shall advance any sums to GRANTEE or their successors or assigns, or if the GRANTEE or their successors or assigns shall now be or hereafter become indebted to Guarantor, such sums or indebtedness shall be subordinate in payment and in all other respects to the amounts then or thereafter due and owing to Grantor under the Grant Agreement. If Guarantor collects any of such sums or indebtedness from GRANTEE at any time when either GRANTEE are in default under the Grant Agreement, such collected funds shall be deemed collected and received by Guarantor in trust for Grantor and shall be paid over to Grantor, upon written demand by Grantor, for application, when received, on account of GRANTEE's obligations under the Grant Agreement. Nothing herein contained shall be construed to give Guarantor any right of subrogation in and to the Grant Agreement or all or any part of the Grantor's interest in the Grant Agreement, until all amounts owing to Grantor have been paid in full.

9. Guarantor hereby represents and warrants that (a) Guarantor has either examined the Grant Agreement or have had an opportunity to examine the Grant Agreement and has waived the right to examine them; (b) that Guarantor has the full power, authority and legal right to enter into, execute and deliver this Agreement; (c) that this Agreement is a valid and a binding legal obligation of Guarantor, and is fully enforceable against Guarantor in accordance with its terms; (d) that the execution, delivery and performance by Guarantor of this GAURANTY does not violate or constitute a default under any indenture, note, ban or credit agreement or any other agreement or instrument to which Guarantor are a party

or are bound; (e) Guarantor shall derive direct, substantial benefit from the Grant Agreement to GRANTEE; and (f) if Guarantor or GRANTEE have delivered to Grantor financial statements of Guarantor, there has been no material adverse change in the financial condition of Guarantor from the financial condition of Guarantors shown on such financial statement delivered to Grantor.

All notices between the parties shall be in writing and be made by certified mail, return receipt requested or by hand delivery at the following addresses:

Town of Lake Park
Community Redevelopment Agency
Attn: Executive Director
535 Park Avenue Lake Park, Fl. 33403

David Brady
1100 Fairview Lane
Riviera Beach, FL 33404

10. All rights and remedies of Grantor under this GUARANTYe, or by law are separate and cumulative, and the exercise of one shall not limit or prejudice the exercise of any other such rights or remedies. The enumeration in this GUARANTY of any waivers or consents by Guarantor shall not be deemed exclusive of any additional waivers or consents by Guarantor which may be deemed to exist, in law or equity. No delay or omission by Grantor in exercising any such right or remedy shall operate as a waiver thereof. No waiver of any rights and remedies hereunder, and no modification or amendment of this Agreement shall be deemed made by Grantor unless in writing and duly signed by Grantor. Any such written waiver shall apply only to the instance specified therein and shall not impair the further exercise of such right or remedy or of any other right or remedy of Grantor, and no single or partial exercise of any right or remedy under this GUARANTY shall preclude any other or further exercise thereof or any other right or remedy.

11. If Grantor employs counsel to enforce this GUARNTY by suit or otherwise, Guarantor shall reimburse Grantor, upon demand, for all expenses incurred in connection therewith (including, without limitation, reasonable attorneys, fees incurred at trial, on appeal or in connection with any bankruptcy proceedings) whether suit is actually instituted.

12. This GUARANTY shall be binding upon the Guarantor, and its respective heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor (and its affiliates as appropriate) and its successors and assigns.

13. The obligations and liabilities of Guarantor hereunder and pursuant to the Grant Agreement are and shall be joint and several and are and shall be joint and several with

the obligations and liabilities of Grantee and the Guarantor of obligations arising under the Grant Agreement. For purposes of this GUARANTY the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require.

14. If any provision of the GUARANTY is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions shall remain in full force and effect and shall be liberally construed in favor of Grantor in order to affect the provisions of this GUARANTY.

15. Guarantors and Grantor agree that this GUARANTY shall be governed by and construed according to the laws of the state of Florida regardless of where the residence or domicile of the Guarantor is now or may hereafter be located.

16. Guarantor and Grantor hereby waive any and all rights to a trial by jury in any action, proceeding, counterclaim or subsequent proceeding, brought by either Grantor or either of the Guarantor of any obligation created under the Grant Agreement or any of the other documents executed and delivered in connection therewith against any or all of the others on any matters whatsoever arising out of, or in any way related to the Grant, the Grant Agreement, any of the other documents executed and delivered in connection therewith.

IN WITNESS WHEREOF, Guarantor has executed and sealed this GUARANTY the day and year first above written.

GUARANTOR: DAVID BRADY

By:_____

Print Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me this __ day of _____, 20____, by _____, an individual, ☐ who personally appeared before me and who did not take an oath and who is personally known to me or ☐ who has produced _____as identification.

[seal] _____

Print Name:_____

Commission No:_____