

**PROMISSORY NOTE**

Effective Date: \_\_\_\_\_, 20\_\_

Amount: Up to \$100,000.00

**CAMILIA SQUARE LLC'S PROMISE TO PAY**

FOR VALUE RECEIVED, the undersigned CAMILIA SQUARE LLC, a Florida limited liability company, with an address of 1251 10<sup>th</sup> St., Lake Park, FL 33403 (hereinafter the "Promisor"), promises to pay to the order of LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, duly organized under the laws of the State of Florida (hereinafter called "Promisee"), with an address of 535 Park Avenue, Lake Park, FL 33403 , or at such other place or places as it may from time to time be designated in writing by Promisee, in lawful money of the United States, the principal sum of up to ONE HUNDRED THOUSAND and 00/100 Dollars (\$100,000.00) or so much thereof as may be advanced, with no interest thereon ("Note").

This Note is executed in connection with the Lake Park Community Redevelopment Agency Facade and Exterior Improvement Program Grant Agreement (the "Grant Agreement"), a Mortgage and Security Agreement (the "Mortgage") and, Restrictive Covenant ("Restrictive Covenant" together with this Note, the Grant Agreement and Mortgage, the "Grant Documents").

In the event Promisor fails to own the Property (as hereinafter defined) for the entire Restrictive Period as defined in the Restrictive Covenant executed contemporaneously with this Note, the Promisor fails to comply with all other obligations and conditions laid out in the Grant Documents, or one of the Special Conditions as defined in Section 5 of the Grant Agreement occurs, the entire outstanding balance of this Note shall become immediately due and payable to the Promisee. All payments shall be made in lawful money of the United States which shall be legal tender in payment of all debts, public and private, at the time of payment.

This Note is secured by the Mortgage of even date herewith executed by the Promisor in favor of Promisee, which Mortgage constitutes a lien on the real property located in Palm Beach County, Florida as more particularly described therein ("Property") of which the Promisor is the fee simple owner. Reference is hereby made to the Grant Documents for a description of events of default and rights in the event of default. It is expressly agreed that all of the covenants, conditions and agreements contained in the Grant Documents are made a part of this Note. Upon default on any note secured by said Mortgage, including, but not limited to this Note, all notes so secured and remaining unpaid shall become due and payable, notwithstanding the terms and provisions of these notes.

Upon a default under any of the Grant Documents, the Promisee shall have the right to pursue all appropriate remedies to collect on or enforce the terms of this Note and related Mortgage, including the right to declare the entire amount of the total unpaid balance hereof to be due and payable and to foreclose on the Mortgage.

In the event any legal proceedings are instituted in connection with, or for the enforcement of this Note, the Promisee shall be entitled to recover all of its costs of suit, including but not limited to, attorneys' fees and costs, at both trial and appellate levels and in any bankruptcy action.

Each Promisor, endorser and guarantor or any person, firm or corporation becoming liable under this Note hereby consents to any extension or renewal of this Note or any part hereof, without notice, and agrees that they will remain liable under this Note during extension or renewal hereof, until the debts represented hereby are paid in full.

All persons or corporations now or at any time liable, whether primarily or secondarily, for the payment of the indebtedness hereby evidenced, for themselves, their heirs, legal representatives, successors and assigns respectively, hereby:

- (a) Expressly waive valuation and appraisal, presentment, protest, notice of protest and dishonor;
- (b) Expressly consent to any extension or renewal, in whole or in part, and all delays in time of payment or other performance which Promisee may grant at any time and from time to time without limitation and without any notice or future consent of the undersigned; and
- (c) Agree that the Promisee, in order to enforce payment of this Note, shall not be required to first institute any suit or to exhaust any of its remedies against the Promisor or any other person or party to become liable hereunder.

The remedies of Promisee as provided herein, or in the Grant Documents, shall be cumulative and concurrent and may be pursued singularly, successively or together, at the sole discretion of Promisee, and may be exercised as often as occasion therefor shall arise. No act of omission or commission of the Promisee, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by the Promisee and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of, any subsequent event.

This Note is to be construed according to the applicable laws of the State of Florida.

Any lawsuit brought to enforce or interpret this Note shall be brought in Palm Beach County, Florida or in the Southern District of Florida.

This Note may only be amended or modified by an agreement in writing, signed by the parties hereto.

All communications required under or in connection with this Note shall be in writing, and shall be sent registered or certified mail, postage prepaid addressed to the Promisor or Promisee at the address as either party may designate from time to time by notice pursuant to the Grant Agreement.

GRANTEE AND PROMISEE HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS NOTE AND ANY DOCUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Promisor has caused this Note to be executed on the Effective Date first above written.

WITNESSES

PROMISOR

\_\_\_\_\_  
Print Name: \_\_\_\_\_

CAMILIA SQUARE LLC,  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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]  
\_\_\_\_\_

Name: \_\_\_\_\_

Print

Commission No: \_\_\_\_\_