

Exhibit C - Off-site Parking Agreement

Parking Spaces Lease Agreement

This Parking Spaces Lease Agreement (the "Agreement") is made and entered into on this 15th day of June, 2026, by and between First Baptist Church Norman (hereinafter referred to as "Lessor"), and Riggins Ventures, LLC (hereinafter referred to as "Lessee"), an Oklahoma limited liability company.

Parking Spaces: Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor twenty-one (21) parking spaces located on Lessor's property as will be designated in the southwest corner of Lessor's main parking lot (the "Parking Spaces") as described herein:

- a) As determined by Lessor, these Parking Spaces may be designated specifically or made available generally within the area designated for tenant parking. Lessor's spaces may be relocated at the discretion of Lessor.
- b) There may be days throughout the year Lessor will have need for the entirety of the main lot, including the Lessee's Parking Spaces. These days will be deemed "overflow days" by Lessor, and Lessor may make provision for alternate parking spaces on these "overflow days."
- c) As deemed by Lessor, "overflow days" shall be for large Church or community events, such as staging for the City of Norman's holiday parade, well-attended funerals, or similar events. Lessor will give Lessee a minimum of three (3) days' notice (usually more) of an upcoming "overflow day," as well as communicate the information directly to Lessee's tenants via text message as per current contact information provided by Lessee to Lessor.
- d) The actual time the parking lot needs to be cleared on "overflow days" will be communicated in the notice to both Lessee and Lessee's tenants. If no time is specified, the period shall be the 24 hours commencing at midnight on the designated day.

Parking Permits & Tenant Information: Lessee shall be responsible to provide Lessor with current information of potential tenant parking permit holders including the following: full name; make, model, color, and license plate number of tenant's vehicle; tenant's mobile telephone number and email. It is the responsibility of the Lessee to keep Lessor informed of any changes in tenant's information and to keep the list current. After Lessee provides said information, Lessor will provide Lessee twenty-one (21) parking permits to be displayed by tenants given parking privileges by Lessee. Lessee will be responsible for retrieving parking permits at the end of a tenant's rental agreement period and provide them to subsequent tenants at Lessee's discretion.

Terms in Lease: The terms, if any, as written in the addendum to this Agreement shall be made part of the Lessee's rental agreement with each tenant to which Lessee issues a parking permit. Lessee shall provide Lessor with a signed digital copy of each tenant's lease agreement.

Term: The term of this Agreement shall commence on July 1, 2026 and shall continue for a period of ten (10) years unless earlier terminated in accordance with the terms herein.

Rent: Lessee shall pay to Lessor a graduated rent consisting of a monthly rent of \$100 per space for twenty-one (21) spaces for the first five (5) years of this agreement, and \$150 monthly rent per space for years' six-ten (6-10) of this agreement. One half of the total rent for the first year of this agreement, \$12,600, shall be due and payable in advance of the term of this Agreement, with the balance of \$12,600 due upon commencement of the term.

The full annual rent for all spaces leased by lessee shall be due and payable in years 2-10 of this Agreement on or before July 1 of each year.

In addition, Lessee shall pay to Lessor for each Parking Space leased by lessor an amount equal to the prevailing charge Lessor charges the general public for parking on Lessor's property during special events, including but not limited to OU football game days. Lessor will invoice Lessee separately for these paid parking events. As per the OU football schedule, all game day parking will be invoiced cumulatively in advance or during the football season with payment by Lessee due within ten (10) days of receipt of invoice. Other paid parking days will be invoiced after such event occurs.

Use: Lessee shall use the Parking Spaces solely for the parking of vehicles associated with their tenants' personal vehicles. Commercial vehicles, including but not limited to trucks in excess of one ton, trailers, boats, recreational vehicles and heavy equipment are not allowed. Personal vehicles in a state of disrepair shall not remain in said state for more than thirty (30) days.

Lessee shall not assign, sublease, or otherwise transfer its rights under this Agreement without the prior written consent of Lessor unless transfer is via sale or lease of the entire property at 201 Apache, Norman, OK. In the event of Lessee default, the bank holding the loan for 201 Apache shall have the right to assume the loan.

Maintenance and Repairs: Lessor shall be responsible for the maintenance and repairs of the Parking Spaces, including but not limited to lighting, striping, and general upkeep.

Indemnification: Lessee agrees to indemnify, defend, and hold harmless Lessor from and against any and all claims, damages, losses, liabilities, and expenses arising out of or related to Lessee's use of the Parking Spaces.

Insurance: Lessee shall name Lessor as an additional insured of the 201 Apache property insurance coverage for liability purposes and shall provide Lessor with a copy of the policy.

Default: In the event of a default by either party under this Agreement, the non-defaulting party shall have the right to terminate this Agreement upon 30 days written notice to the defaulting party.

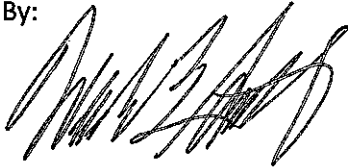
Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state of Oklahoma.

Execution: This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

First Baptist Church Norman

By:

A handwritten signature in black ink, appearing to read 'Wade Smith', written over a horizontal line.

Wade Smith

Pastor, First Baptist Church Norman

Date: 6/22/06

Riggins Ventures LLC

By:

A handwritten signature in black ink, appearing to read 'Dakota Riggins', written over a horizontal line.

Dakota Riggins

Riggins Ventures LCC

Date: 6/15/2026

Parking Spaces Lease Agreement

This Parking Spaces Lease Agreement (the "Agreement") is made and entered into on this 2nd day of January 2025, by and between First Baptist Church Norman (hereinafter referred to as "Lessor"), and DC Jones Holdings, LLC (hereinafter referred to as "Lessee"), an Oklahoma limited liability company.

Parking Spaces: Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor seven (7) parking spaces located on Lessor's property as will be designated in the southeast corner of Lessor's main parking lot (the "Parking Spaces") as described herein:

- a) As determined by Lessor, these Parking Spaces may be designated specifically or made available generally within the area designated for tenant parking. Lessor's spaces may be relocated at the discretion of Lessor.
- b) There may be days throughout the year Lessor will have need for the entirety of the main lot, including the Lessee's Parking Spaces. These days will be deemed "overflow days" by Lessor, and Lessor may make provision for alternate parking spaces on these "overflow days."
- c) As deemed by Lessor, "overflow days" shall be for large Church or community events, such as staging for the City of Norman's holiday parade, well-attended funerals, or similar events. Lessor will give Lessee a minimum of three (3) days' notice (usually more) of an upcoming "overflow day," as well as communicate the information directly to Lessee's tenants via text message as per current contact information provided by Lessee to Lessor.
- d) The actual time the parking lot needs to be cleared on "overflow days" will be communicated in the notice to both Lessee and Lessee's tenants. If no time is specified, the period shall be the 24 hours commencing at midnight on the designated day.

Parking Permits & Tenant Information: Lessee shall be responsible to provide Lessor with current information of potential tenant parking permit holders including the following: full name; make, model, color, and license plate number of tenant's vehicle; tenant's mobile telephone number and email. It is the responsibility of the Lessee to keep Lessor informed of any changes in tenant's information and to keep the list current. After Lessee provides said information, Lessor will provide Lessee seven (7) parking permits to be displayed by tenants given parking privileges by Lessee. Lessee will be responsible for retrieving parking permits at the end of a tenant's rental agreement period and provide them to subsequent tenants at Lessee's discretion.

Terms in Lease: The terms, if any, as written in the addendum to this Agreement shall be made part of the Lessee's rental agreement with each tenant to which Lessee issues a parking permit. Lessee shall provide Lessor with a signed digital copy of each tenant's lease agreement.

Term: The term of this Agreement shall commence on August 1, 2025 and shall continue for a period of ten (10) years unless earlier terminated in accordance with the terms herein.

Rent: Lessee shall pay to Lessor a graduated rent consisting of a monthly rent of \$75 for seven (7) spaces for the first five (5) years of this agreement, and \$100 monthly rent for years' six-ten (6-10) of this agreement. One half of the total rent for the first year of this agreement, \$3,150 shall be due and payable in advance of the term of this Agreement, with \$3,150 due upon acceptance of this Agreement by Lessee, with the balance of \$3,150 due upon commencement of the term.

The full annual rent for all spaces leased by lessee shall be due and payable in years 2-10 of this Agreement on or before August 1 of each year.

In addition, Lessee shall pay to Lessor for each Parking Space leased by lessor an amount equal to the prevailing charge Lessor charges the general public for parking on Lessor's property during special events, including but not limited to OU football game days. Lessor will invoice Lessee separately for these paid parking events. As per the OU football schedule, all game day parking will be invoiced cumulatively in advance or during the football season with payment by Lessee due within ten (10) days of receipt of invoice. Other paid parking days will be invoiced after such event occurs.

Use: Lessee shall use the Parking Spaces solely for the parking of vehicles associated with their tenants' personal vehicles. Commercial vehicles, including but not limited to trucks in excess of one ton, trailers, boats, recreational vehicles and heavy equipment are not allowed. Personal vehicles in a state of disrepair shall not remain in said state for more than thirty (30) days.

Lessee shall not assign, sublease, or otherwise transfer its rights under this Agreement without the prior written consent of Lessor unless transfer is via sale or lease of the entire property at 201 W Apache, Norman, OK. In the event of Lessee default, the bank holding the loan for 201 W Apache shall have the right to assume the loan.

Maintenance and Repairs: Lessor shall be responsible for the maintenance and repairs of the Parking Spaces, including but not limited to lighting, striping, and general upkeep.

Indemnification: Lessee agrees to indemnify, defend, and hold harmless Lessor from and against any and all claims, damages, losses, liabilities, and expenses arising out of or related to Lessee's use of the Parking Spaces.

Insurance: Lessee shall name Lessor as an additional insured of the 201 Apache property insurance coverage for liability purposes and shall provide Lessor with a copy of the policy.

Default: In the event of a default by either party under this Agreement, the non-defaulting party shall have the right to terminate this Agreement upon 30 days written notice to the defaulting party.

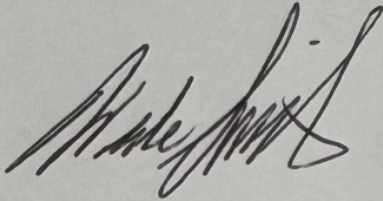
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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

First Baptist Church Norman

By:

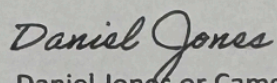
A handwritten signature in dark ink, appearing to read "Wade Smith", written in a cursive style.

Wade Smith

Pastor, First Baptist Church Norman

Date: 1/2/2025

By:

A handwritten signature in dark ink, appearing to read "Daniel Jones", written in a cursive style.

Daniel Jones or Cameron Jones

Partner, DC Jones Holdings LCC

Date: 12-30-2024