

AUTHORIZATION

Publix Super Markets, Inc. ("Owner"), as the fee simple owner of the real property within which the below-described Premises lies, makes the following representations to the Palm Beach County of Florida (the "AHJ"), as follows:

1. Owner is a party to that certain Lease Agreement dated February 3, 2025 (the "Lease") with Mavis Southeast LLC ("Tenant") whereby Owner leases to Tenant certain premises (the "Premises") located in the Westlake Shopping Center, City of Westlake, Palm Beach County, Florida.
2. The Lease provides that Tenant, at Tenant's expense, may make certain tenant improvements in the Premises in accordance with the terms of the Lease.
3. The Lease also provides that Tenant shall not allow any liens to attach to Landlord's interest in the Premises. However, Tenant may execute Notices of Commencement pertaining to Tenant's leasehold interest in the Premises for payment or satisfaction of any obligations incurred in connection with the construction, alteration, renovation, repair, restoration, replacement or reconstruction of tenant improvements, by or on behalf of Tenant.

Therefore, Tenant is authorized to apply for and obtain permits for Tenant's improvements, including the execution and filing of Notices of Commencement pertaining to Tenant's leasehold interest for such improvements.

The AHJ shall be entitled to rely on this Authorization for three (3) months from the date hereof.

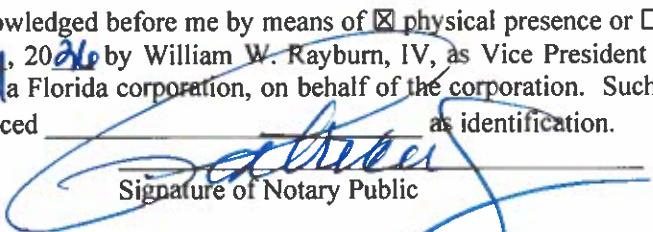
Dated this 5th day of January 2026

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

By: William W. Rayburn, IV
William W. Rayburn, IV,
Vice President of Real Estate Assets

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of January, 2026 by William W. Rayburn, IV, as Vice President of Real Estate Assets of Publix Super Markets, Inc., a Florida corporation, on behalf of the corporation. Such person is personally known to me or has produced _____ as identification.


Signature of Notary Public

[SEAL]



PATRICIA COOLEY
Commission # HH 255253
Expires August 20, 2026

Printed or Typed Name of Notary Public
Notary Public of the State of Florida
My Commission No.: _____
My Commission Expires: _____