

LIMITED POWER OF ATTORNEY

GROVE MARKET SG2020 LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO UNDIVIDED 10% INTEREST, GROVE MARKET ANDERSON LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO UNDIVIDED 40% INTEREST, GROVE MARKET COURTLAND LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO UNDIVIDED 40% INTEREST, AND JBL GROVE MARKET LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO UNDIVIDED 10% INTEREST, AS TENANTS-IN-COMMONSMA & PLB Realty Associates, LLC, with a usual place of business located at 120 Sylvan Avenue, Suite 301 Englewood Cliffs, NJ 07632, the as owner of the property located at 5060 Seminole Pratt Whitney Road, Loxahatchee, Palm Beach County, Florida (the "Property"), hereby appoints Cedric O. Jenkins, of JLL in Partnership with JP Morgan Chase ("Chase"), with a usual place of business at 1100 E, Hillsboro Blvd. Suite 200 Deerfield Beach, Florida 33441, to be its true and lawful attorney-in-fact ("Attorney") for the limited liability company, to submit any and all permits in connection with Chase's construction at the Property, to sign any documents required in order to facilitate the such construction, and to do all other things necessary or convenient to accomplish Chase's construction at the Property.

EXECUTED as a sealed instrument 8 of May 2026

GROVE MARKET SG2020 LLC, A FLORIDA
LIMITED LIABILITY COMPANY, a
Florida limited liability company

By:

Name:

Its:

Peter Tiflinsky
managing member

STATE OF ~~FLORIDA~~

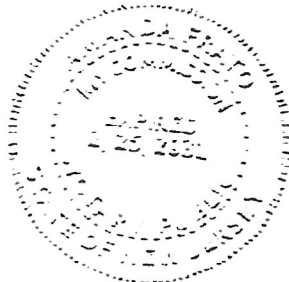
New Jersey

COUNTY OF ~~PALM BEACH~~

Bergen

I, Amanda Frato a Notary Public in and for said County and in the State aforesaid, do hereby certify that Peter Tiflinsky of Grove Market SG2020 LLC, personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such personally appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation/company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th of May 2026.



Amanda Frato
Notary Public
My Commission Expires

AMANDA FRATO
Notary Public, State of New Jersey
Comm. # 50152861
My Commission Expires 2/25/2031