LESSOR'S ESTOPPEL CERTIFICATE

Date: December 5, 2023
File No. 3711002093
Escrow Agent: CHICAGO TITLE INSURANCE COMPANY
Landlord: SUGAR LAND TOWN SQUARE DEVELOPMENT AUTHORITY
Tenant: LCFRE Sugar Land Town Square, LLC, as successor-in-interest to TOWN CENTER LAKESIDE,LTD.

Affiant: Michael W. Goodrum, President
Property: Leasehold Estate as created and defined under terms, conditions and stipulations contained in that certain Master Lease Agreement (Sugar Land Town Square Plaza Kiosks) dated March 31, 2004 (the "Lease") by and between Sugar Land Town Square Development Authority, a Texas local government corporation ("Landlord") and Town Center Lakeside, Ltd., predecessor-in-interest to LCFRE Sugar Land Town Square, LLC, a Delaware limited liability company ("Tenant") for approximately two kiosk spaces (collectively, the “Leased Land”), located in the town square of that certain property described in Exhibit “A.”

Affiant, being duly sworn, on oath affirms that the following statements are true:

1. I am the President of Landlord, and I am authorized to make this affidavit.

2. Tenant is the tenant of the Leased Land under the Lease and Tenant has sublicensed part of the Leased Land (Kiosk No. 1, as defined in the Lease) to Ziyana Noor LLC, a Texas limited liability company, d/b/a Little Joy ("Sublicensee 1") pursuant to that certain License Agreement dated May 19, 2021, as amended by that certain First Amendment to License Agreement dated June 24, 2022 (as amended "Sublicense 1" enclosed as Exhibit C). Tenant has sublicensed the remainder of the Leased Land (Kiosk No. 2 as defined in the Lease) to 139Made, LLC, a Texas limited liability company ("Sublicensee 2") pursuant to that certain Kiosk License Agreement dated March 9, 2020, as amended by that certain First Amendment to License Agreement dated July 2, 2020, that certain Second Amendment to License Agreement dated December 10, 2021, and as amended by that certain Third Amendment to License Agreement dated April 14, 2023 (as amended, "Sublicense 2" enclosed as Exhibit D).

3. The Lease attached hereto as Exhibit B is in full force and effect and has not been supplemented, modified, or amended.

4. Neither Tenant nor Landlord is in default under the Lease.

5. There are no past due expenses owed by Tenant to Landlord under the Lease.

6. All Improvements (as defined in the Lease) have been constructed in a manner acceptable to Landlord.

7. Landlord acknowledges that LCFRE intends to continue to sublicense the Leased Land to Sublicensee 1 and Sublicensee 2 under Sublicense 1 and Sublicense 2.

8. These representations may also be relied on by Tenant and its lender, Argentic Real Estate Finance 2 LLC, a Delaware limited liability company, and Goldman Sachs Bank USA, and their respective successors and assigns *solely* with respect to the Lease.

9. The Landlord does not waive any immunities provided by law.

Sugar Land Town Square Development Authority, a Texas local government corporation

By: _____

Name: _____

Title: _____

Exhibits:
Exhibit A – Property Description
Exhibit B – Lease
Exhibit C – Sublicense 1
Exhibit D – Sublicense 2