

TENANT NOTIFICATION LETTER

August 24, 2022

HAND DELIVERED

TO: All Tenants at 4055 Deepark Boulevard, Elkton, St. Johns County, Florida

RE: 4055 Deepark Boulevard, Elkton, St. Johns County, Florida

Notification Regarding Change of Ownership

This letter is to notify you as a Tenant at 4055 Deepark Boulevard, Elkton, St. Johns County, Florida (the "Property"), that the Property has been sold by Deer Park Property LP, a Delaware limited partnership ("Seller"), to BVIP 4055 Deepark, LLC, a Delaware limited liability company ("Purchaser"). As of the date hereof, your Lease has been assigned by Seller to Purchaser. From the date of this letter, any and all unpaid rent as well as all future rent, or any other amounts due under the terms of your Lease, shall be directed as follows (a separate notice will be sent with wire instructions as soon as they become available):

BVIP 4055 DEERPARK, LLC
575 Maryville Centre Dr, Ste 500
St. Louis, MO 63141

Any notices under your lease to the landlord should be sent to the following address:

BVIP 4055 DEERPARK, LLC
121 W Forsyth St, Suite 900
Jacksonville, FL 32202
Attention: Jennifer Craig, Sr. Property Manager

As part of the sale, all refundable tenant deposits, if any, actually held by Seller with respect to the Property have been transferred or credited to, and Seller's obligations with respect to such deposits have been assumed by, Purchaser as of the date of this letter. Any and all payments of rent (or other sums due under your Lease) hereafter paid to any party other than Purchaser shall not relieve you of the obligation of making said payment to Purchaser.

SELLER:

DEER PARK PROPERTY LP,

a Delaware limited partnership

By: DP Property GP LLC,
a Delaware limited liability company,
its General Partner

By: 
Brant Brown, Manager

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[Seller Signature Page]

Purchaser:

BVIP 4055 DEERPARK, LLC,
a Delaware limited liability company

By: 

Name: Josh Procacci

Title: Authorized Signatory