

SETTLEMENT AGREEMENT

This Settlement Agreement is entered between Ratcliff Recovery Services LLC (Contractor), 3900 Lee Street, Alexandria, Louisiana 71302, and The Beach House of Pass-A-Grille Condominium Association, Inc., 403 Gulf Way, St. Pete Beach, Florida 33706 (Customer), to resolve all debts owed to Contractor as follows:

1. The total amount that Customer owes Contractor is **\$574,602.18**. This total supersedes any other amount stated on any other document or communication, written or otherwise, between the parties.

2. Customer will pay Contractor **\$574,602.18** in the following installments:

\$50,000 due October 15, 2025;
\$50,000 due November 15, 2025;
Remaining balance of \$474,602.18 due December 15, 2025.

3. Payments in Section 2 above are contingent upon Contractor furnishing proof of the release of the following liens by October 6, 2025:

Lienors: JWC Disaster Solutions LLC & Ratcliff Recovery Services LLC
Recording Date: April 1, 2025
Instrument Number: 2025096318, Official Records of Pinellas County, Florida.

Lienor: Ratcliff Recovery Services LLC, Instrument
Recording Date: May 6, 2025
Instrument Number: 2025131099, Official Records of Pinellas County, Florida.

4. Payment of the amount stated in Section 1 above will resolve all debts owed to Contractor by Customer.

5. This Settlement Agreement may only be amended with the written consent of both parties.

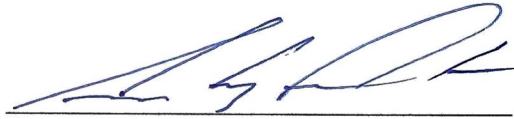
6. This Settlement Agreement shall be construed according to Florida law and any litigation arising out of this Settlement Agreement shall be in Pinellas County, Florida.

7. This Settlement Agreement may be executed in several counterparts, each of which will be considered an original and all counterparts, taken together, will constitute one and the same agreement.

8. Both parties warrant that the signatories below are authorized to sign and bind their respective entities. [SIGNATURES NEXT PAGE]

WITNESS, by their signatures below, the parties have executed and delivered this Settlement Agreement, as of the date last written below.

Ratcliff Recovery Services LLC



By: Andy Foster

Title: President

Date: 10/6/25

Beach House of Pass-A-Grille Condominium Association, Inc.

By: _____

Title: _____

Date: _____

