

Vita Sports LLC
Fort Lauderdale, Florida
2900 South Oakland Forest Drive 33309

The Lofts of Oakland Forest
Condominium Association, Inc.

**OAKLAND FOREST PROPERTY OWNERS ASSOCIATION INC.
LETTER OF INTENT EXTENSION**

This is a letter of advisement between Vita Sports LLC., a Florida limited liability company, and The Oakland Forest Property Recreation Center located at 2900 S. Oakland Forest Drive, Oakland Park, FL 33309. Once governed by a dissolved Master Association Properties that is now 7 separate entities including, Pines West, Oakland Forest Club Condominium, Lakeview Club Condominium, The Lakes of Oakland Forest, The Lofts of Oakland Forest, Arium Properties, and The Pines of Oakland Forest.

PURPOSE: To begin the second phase of improvements of the Oakland Forest Recreational Area (The Tennis Courts) located on 2900 S. Oakland Forest Drive in Oakland Park, FL. Vita Sports agrees to continue to maintain and continue improvements to the property as the intent of ownership or leasing the property are finalized. Due to the previous Master Association being dissolved a lease and/or sale agreement is taking an extended amount of time due to the previous "Master Association" now being 7 separate entities, including, Pines West, Oakland Forest Club Condominium, Lakeview Club Condominium, The Lakes of Oakland Forest, The Lofts of Oakland Forest, Arium Properties, and The Pines of Oakland Forest. This letter of intent will serve as a way to begin the improvements of the project, and keep all parties protected and informed as negotiations continue.

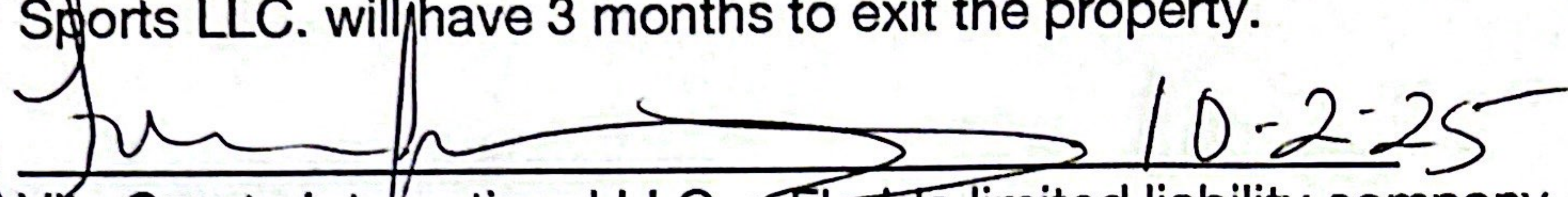
*PATCHING HOLES IN
RK*
In the last year over \$50,000 in improvements has been spent, not only 3 resurfaced courts, but also new windscreens, nets, benches, court equipment, painting of parking bumpers, ~~resurfacing~~ the parking lot, security cameras, removing raised concrete and repairing raised sidewalks that were hazardous to pedestrians. A towing company contract has been implemented, new landscaping has been added, dog stations and lighting is continuously maintained.

Phase Two is the next project to begin. Phase two will consist of the adjacent two courts alongside the 3 rebuilt hard courts. These two courts are not able to be resurfaced due to the extensive cracks and uneven surfaces. These two courts will need to be completely demolished and rebuilt. The cost of rebuilding this next section of the courts will cost somewhere between \$180,000.00 and \$200,000. Vita Sports LLC. will continue to manage and care for the property, as well as provide access to all owners within the 6 communities. In exchange for improvements Vita Sports LLC. will require an extension of 7 years on their current agreement.

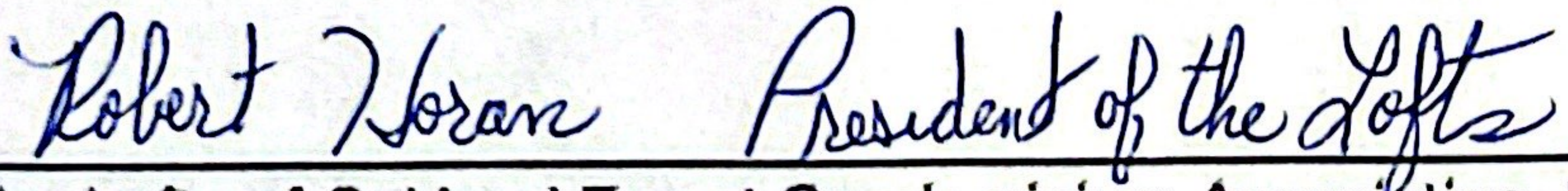
Tenant agrees to uphold the current "additional liability coverage " for the tennis areas, sidewalks, and clubhouse. Liability insurance will be kept enforced at all times.

All improvements when made are property of Pines West, Oakland Forest Club Condominium, Lakeview Club Condominium, The Lakes of Oakland Forest, The Lofts of Oakland Forest, Arium Properties, and The Pines of Oakland Forest.

In seven years if negotiations are still not complete this letter of intent will be revisited. If for some unforeseen reason an agreement cannot be made after the 7 years, Vita Sports LLC. will have 3 months to exit the property.

 10-2-25
Vita Sports International LLC, a Florida limited liability company

Date:

 President of the Lofts 9/30/25
The Lofts of Oakland Forest Condominium Association, Inc.

Date: