

# Commercial Contract



1 1. PARTIES AND PROPERTY: \_\_\_\_\_ Indian River county ("Buyer")  
2 agrees to buy and \_\_\_\_\_ AC Veterinary Specialty Services LLC ("Seller")  
3 agrees to sell the property at:  
4 Street Address: 6580 69th Street, Vero Beach, FL 32967  
5  
6 Legal Description: Indian River Farms Co Sub PBS 2-25 W 12 AC of TR 12 Less & Except that Por of Prop That Lies  
7 Within R/W of 69 ST(Or BK 1563 PP 470); Less A Porfor Rd R/W 69 ST(N Winter Beach Rd) Per Or BK 2200 PP 1689  
8 and the following Personal Property: Furniture, Fixtures & Equipment as outlined in "Exhibit A"  
9

10 (all collectively referred to as the "Property") on the terms and conditions set forth below.

11 2. PURCHASE PRICE: \$ 2,500,000.00  
12 (a) Deposit held in escrow by: n/a \$ 0.00  
13 ("Escrow Agent") (checks are subject to actual and final collection)  
14 Escrow Agent's address: \_\_\_\_\_ Phone: \_\_\_\_\_  
15 (b) Additional deposit to be made to Escrow Agent  
16  within \_\_\_\_\_ days (3 days, if left blank) after completion of Due Diligence Period or \$ 0.00  
17  within \_\_\_\_\_ days after Effective Date \_\_\_\_\_  
18 (c) Additional deposit to be made to Escrow Agent  
19  within \_\_\_\_\_ days (3 days, if left blank) after completion of Due Diligence Period or \$ 0.00  
20  within \_\_\_\_\_ days after Effective Date \_\_\_\_\_  
21 (d) Total financing (see Paragraph 5) \_\_\_\_\_ \$ \_\_\_\_\_  
22 (e) Other \_\_\_\_\_ \$ \_\_\_\_\_  
23 (f) All deposits will be credited to the purchase price at closing.  
24 Balance to close, subject to adjustments and prorations, to be paid  
25 via wire transfer. \$ 2,500,000.00

26 For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of  
27 Buyer's written notice of acceptability.

28 3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by **Seller**  
29 and **Buyer** and an executed copy delivered to all parties on or before \_\_\_\_\_ August 29, 2025 \_\_\_\_\_, this offer  
30 will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be  
31 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the**  
32 **last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or**  
33 **\_\_\_\_\_**. Calendar days, based on where the Property is located, will be used when  
34 computing all time periods. Other than time for acceptance and Effective Date as set forth above, any time periods  
35 provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, ending  
36 or occurring on a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed will  
37 extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national  
38 legal holiday is observed. **Time is of the essence in this Contract.**

## 39 4. CLOSING DATE AND LOCATION:

Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

40 (a) **Closing Date:** This transaction will be closed on 60 days after Inspection Period End (Closing Date), unless  
41 specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods  
42 including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended  
43 on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after  
44 the insurance underwriting suspension is lifted.

45 (b) **Location:** Closing will take place in Indian River County, Florida. (If left blank, closing will take place in the  
46 county where the property is located.) Closing may be conducted by mail or electronic means.

47 **5. THIRD PARTY FINANCING:**

48 **BUYER'S OBLIGATION:** On or before \_\_\_\_\_ days (5 days if left blank) after Effective Date, **Buyer** will apply for third  
49 party financing in an amount not to exceed \_\_\_\_\_ % of the purchase price or \$ \_\_\_\_\_, with a fixed  
50 interest rate not to exceed \_\_\_\_\_ % per year with an initial variable interest rate not to exceed \_\_\_\_\_ %, with points or  
51 commitment or loan fees not to exceed \_\_\_\_\_ % of the principal amount, for a term of \_\_\_\_\_ years, and amortized  
52 over \_\_\_\_\_ years, with additional terms as follows:

53 **Cash Purchase**

54 **Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any  
55 lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within \_\_\_\_\_ days (45 days if left  
56 blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close  
57 the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage  
58 broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon  
59 obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable  
60 diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within \_\_\_\_\_ days (3 days if left blank)  
61 deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract.

62 If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter.  
63 Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of  
64 those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer**  
65 has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and  
66 thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or  
67 before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both  
68 parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving  
69 the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use  
70 good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction  
71 does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms  
72 and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-  
73 approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

74 **6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by  statutory warranty  
75 deed  special warranty deed  other \_\_\_\_\_, free of liens, easements and  
76 encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants,  
77 restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other  
78 matters to which title will be subject)

79 ;  
80 provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the  
81 Property as \_\_\_\_\_.

82 (a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent  
83 and pay for the title search and closing services. **Seller** will, at (check one)  **Seller's**  **Buyer's** expense and  
84 within \_\_\_\_\_ days after Effective Date or at least \_\_\_\_\_ days before Closing Date deliver to **Buyer** (check one)  
85  (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by  
86 **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase  
87 price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and  
88 **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.  (ii.) an  
89 abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm.  
90 However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed

Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

91 insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy  
92 exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or  
93 **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such  
94 an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

95 **(b) Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller**  
96 of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2)  
97 **Buyer** delivers proper written notice and **Seller** cures the defects within 5 days from receipt of the notice  
98 ("Curative Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the  
99 Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the  
100 scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be  
101 cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days  
102 from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept  
103 title subject to existing defects and close the transaction without reduction in purchase price.

104 **(c) Survey:** (check applicable provisions below)

105  **Seller** will, within \_\_\_\_\_ days from Effective Date, deliver to **Buyer** copies of prior surveys,  
106 plans, specifications, and engineering documents, if any, and the following documents relevant to this  
107 transaction:

108 prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this  
109 transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the  
110 date this Contract is terminated.

111  **Buyer** will, at  **Seller's**  **Buyer's** expense and within the time period allowed to deliver and examine  
112 title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals  
113 encroachments on the Property or that the improvements encroach on the lands of another,  **Buyer** will  
114 accept the Property with existing encroachments  such encroachments will constitute a title defect to be  
115 cured within the Curative Period.

116 **(d) Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

117 **7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition,  
118 ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller**  
119 makes no warranties other than marketability of title. In the event that the condition of the Property has materially  
120 changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a  
121 refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required  
122 condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$0.00 (1.5% of  
123 the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any  
124 defects in the Property. (Check (a) or (b))

125  **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is"  
126 condition.

127  **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 45 days from Effective Date ("Due  
128 Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the  
129 term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which  
130 **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural,  
131 environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision  
132 regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local,  
133 state and regional growth management and comprehensive land use plans; availability of permits, government  
134 approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground  
135 water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to  
136 **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property  
137 is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in  
138 its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the  
139 Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable  
140 notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter  
141 the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from  
142 losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from  
143 liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**

144 **Buyer** (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.  
*AC*

145 will not engage in any activity that could result in a mechanic's lien being filed against the Property without  
146 **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the  
147 Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the  
148 Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a  
149 result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that  
150 **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

151 **(c) Walk-through Inspection:** **Buyer** may, on the day prior to closing or any other time mutually agreeable to the  
152 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and  
153 to ensure that all Property is on the premises.

154 **8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** **Seller** will continue to operate the Property and any  
155 business conducted on the Property in the manner operated prior to Contract and will take no action that would  
156 adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting  
157 vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted  only with  
158 **Buyer's** consent  without **Buyer's** consent.

159 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with  
160 the norms where the Property is located.

161 **(a) Possession and Occupancy:** **Seller** will deliver possession and occupancy of the Property to **Buyer** at  
162 closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks,  
163 mailboxes, and security systems.

164 **(b) Costs:** **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing  
165 statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and  
166 recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or  
167 prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

168 **(c) Documents:** **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable  
169 service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each  
170 service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its  
171 contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer,  
172 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium  
173 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if  
174 applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or  
175 **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the  
176 change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the  
177 **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will  
178 deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the  
179 appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the  
180 requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement,  
181 mortgages and notes, security agreements, and financing statements.

182 **(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond  
183 payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance  
184 premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the  
185 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due  
186 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request  
187 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

188 **(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date  
189 will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will  
190 pay all installments due and payable on or before the Closing Date, with any installment for any period extending  
191 beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the  
192 Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing  
193 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially  
194 completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last  
195 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and  
196 does not apply to condominium association special assessments.

Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

197 (f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA,  
198 **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will  
199 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply  
200 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or  
201 Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the  
202 withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the  
203 requirement.

204 **10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive,  
205 deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the  
206 terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to  
207 **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent  
208 has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed  
209 items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator  
210 determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over  
211 the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all  
212 liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate  
213 broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items  
214 or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs  
215 incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs  
216 in favor of the prevailing party.

217 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged  
218 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-  
219 complying party specifying the non-compliance. The non-complying party will have 5 days (5 days if left blank) after  
220 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

221 **12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable  
222 to each other for damages so long as performance or non-performance of the obligation, or the availability of services,  
223 insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure.  
224 "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual  
225 transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the  
226 non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will  
227 be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this  
228 Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than  
229 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other  
230 and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

231 **13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is  
232 not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit  
233 will be returned in accordance with applicable Florida Laws and regulations.

234 **14. DEFAULT:**

235 (a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make  
236 the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby  
237 waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek  
238 specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the  
239 brokerage fee.

240 (b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1)  
241 retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the  
242 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek  
243 specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1)  
244 terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without  
245 waiving any remedy for **Buyer's** default.

246 **15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the  
247 prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable  
248 attorneys' fees, costs, and expenses.

249 **16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or  
250 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,

Buyer (\_\_\_\_\_) and Seller (AC) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

251 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)  
252 representing a party will be as effective as if given by or delivered to that party

253 **17. DISCLOSURES:**

254 (a) **Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales  
255 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of  
256 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the  
257 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not  
258 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

259 (b) **Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special  
260 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such  
261 liens, if any, shall be paid as set forth in Paragraph 9(e).

262 (c) **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in  
263 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that  
264 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon  
265 and radon testing may be obtained from your county public health unit.

266 (d) **Energy-Efficiency Rating Information:** **Buyer** acknowledges receipt of the information brochure required by  
267 Section 553.996, Florida Statutes.

268 **18. RISK OF LOSS:**

269 (a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will  
270 bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to  
271 **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and  
272 **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim  
273 to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any  
274 such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of  
275 the **Buyer**.

276 (b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the  
277 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this  
278 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of  
279 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at  
280 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate  
281 with and assist **Buyer** in collecting any such award.

282 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise  is not  
283 assignable  is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement  
284 to the **Seller** at least 5 days prior to Closing. The terms "Buyer," "Seller" and "Broker" may be singular or plural. This  
285 Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if  
286 assignment is permitted).

287 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.  
288 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.  
289 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated  
290 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or  
291 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract  
292 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be  
293 construed under Florida law and will not be recorded in any public records.

294 **21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a  
295 licensed real estate Broker other than:

296 (a) **Seller's Broker:** Watson Commercial Real Estate, Inc. Paul Johnson,  
297 (Company Name) (Licensee)  
335 S Plumosa St, Merritt Island, FL (321) 501-3139 rpauljohnson@msn.com,  
298 (Address, Telephone, Fax, E-mail)  
299 who  is a single agent  is a transaction broker  has no brokerage relationship and who will be compensated by  
300  **Seller**  **Buyer**  both parties pursuant to  a listing agreement  other (specify) \_\_\_\_\_

301 (b) **Buyer's Broker:** Colliers International South Florida Julian Zuniga & Brooke Mosier,  
302

Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

(Company Name)

303 801 Brickell Ave, Suite 900, Miami, FL 786 547 0153

(Licensee)

julian.zuniga@colliers.com

(Address, Telephone, Fax, E-mail)

304 who  is a single agent  is a transaction broker  has no brokerage relationship and who will be compensated by  
305  Seller's Broker  Seller  Buyer  both parties pursuant to  other (specify)  
306 this contract at 4% of the purchase price payable at closing

307 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to  
308 inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to  
309 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including  
310 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is  
311 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to  
312 Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of  
313 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and  
314 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

315 **22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to  
316 this Contract):

317  (A) Arbitration  (E) Seller Warranty  (I) Existing Mortgage  
318  (B) Section 1031 Exchange  (F) Coastal Construction Control Line  (J) Buyer's Attorney Approval  
319  (C) Property Inspection and Repair  (G) Flood Area Hazard Zone  (K) Seller's Attorney Approval  
320  (D) Seller Representations  (H) Seller Financing  Other \_\_\_\_\_

321 **23. ADDITIONAL TERMS:**

322 Since this offer is coming from Indian River County, it must be approved by the Board of County Commissioners by the  
323 end of the Inspection Period.

324 \_\_\_\_\_  
325 \_\_\_\_\_  
326 \_\_\_\_\_  
327 \_\_\_\_\_  
328 \_\_\_\_\_  
329 \_\_\_\_\_  
330 \_\_\_\_\_  
331 \_\_\_\_\_

332 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE  
333 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL  
334 FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE  
335 PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE  
336 EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR  
337 REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER  
338 ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL  
339 REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER  
340 REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF  
341 THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND  
342 GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND  
343 FACTS THAT MATTERIALLY AFFECT PROPERTY VALUE.**

Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

344 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other  
345 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its  
346 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized  
347 to do so.

348 **ATTENTION: SELLER AND BUYER**

349 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023  
350 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers  
351 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian  
352 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the  
353 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property**  
354 **in violation of the Act.**

355 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**  
356 Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

357 \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature of Buyer)

358 \_\_\_\_\_ Tax ID No.: \_\_\_\_\_  
(Typed or Printed Name of Buyer)

359 Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

360 \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature of Buyer)

361 \_\_\_\_\_ Tax ID No.: \_\_\_\_\_  
(Typed or Printed Name of Buyer)

362 Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

363 Buyer's Address for purpose of notice \_\_\_\_\_

364 Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_  
365 *AC* \_\_\_\_\_ Date: *8/21/2025*

366 *Angela Cail* \_\_\_\_\_ Tax ID No.: \_\_\_\_\_  
(Signature of Seller)

367 Title: \_\_\_\_\_ Telephone: \_\_\_\_\_  
368 \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature of Seller)

369 \_\_\_\_\_ Tax ID No.: \_\_\_\_\_  
(Typed or Printed Name of Seller)

370 Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

371 Seller's Address for purpose of notice: \_\_\_\_\_

372 Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_

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Buyer (\_\_\_\_\_) (\_\_\_\_\_) and Seller *AC* (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

Exhibit "A"

**FFE LIST**

FOVEA RADIOLOGY TABLE WITH FOOT PEDAL

DR RADIOLOGY PLATE

INSTALLED WITH REQUIRED SHUT OFF BREAKER BOX

RADIOLOGY COMPUTER- TRILITE BATTERY BACKUP

SONOSCAPE ULTRASOUND MACHINE WITH PROBE

3 LEAD APRONS

3 THYROID SHIELDS -

LEAD GLOVES

APRON HANGERS

RADIOLOGY LIGHT BOX

CABINETS AND COUNTER TOPS INSTALLED - SURGERY, ICU, LAB AREA, HALLWAY

TO GARAGE, 3 EXAM ROOMS, KITCHEN/BREAK ROOM

FRONT RECEPTION DESK CABINETS AND COUNTERTOP INSTALLED

SECURITY CAMERA SYSTEM

LIGHTING FIXTURES NOT INCLUDING SURGERY LIGHT

LEADING EDGE FLOOR SCALE WITH MOUNTED DIGITAL DISPLAY

8 MARATHON C FOLD PAPER TOWEL DISPENSERS INSTALLED

2 WATER FOUNTAINS - ADA

SS WHEELED GURNY

HOSE REEL AND SPRAYER MOUNTED IN LARGE ANIMAL SURGERY

PHONE TOWNER SYSTEM

CAGES AS FOLLOWS-

2 48" X 30"D X 28 H

33" W X 30'D X 28H O2 CAGE

22W X 30 D X 28 H O2 CAGE

3 CAGES 33 W X 30 DX 28 H

33WX 30D X 28 H O2 CAGE

2 CAGES 21W X 22H X 30D

4 CAGES 33" W X 30 D X 28H

3 CASTER FRAME SYSTEMS

CAT WARD- 29H X 28W X 25 D 4 CAGES 2 STORAGE DRAWERS

COUNTER TOP AND LOWER CABINET

ISOLATION ROOM

21H X 27W X 30D

36W X 28 H X 30D ISO CAGE WITH DRAIN SYSTEM

SHOWER STALL ISO CAGE SYSTEM

COUNTER TOP CABINETS AND SINK

AC

10/10/11 10:27 AM

5FT SS WET SINK WITH FAUCET  
SS GROOMING SINK WITH CUSTOM RAISED SINK GRATES AND FAUCET  
GROOMING BLOW DRYER  
SS KENNEL DOORS- FOR RUNS  
HOSE REEL AND HOSE  
3 RAISED FLOOR GRATES  
4 WHITE WASH SINKS WITH FAUCETS AND DRAINS  
LEADING EDGE MONITOR  
BP CUFFS PULSE OX  
SS SURGERY TABLE  
GAS AUTOCLAVE- AN 74J  
2 O2 FLOWMETERS  
O2 DROP DOWN HOSES AND QUICK RELEASE HOOK UPS  
FLUID WARMER  
VERSA II ANESTHESIA MACHINE  
SURGICAL MAYO TABLE  
MEDICAL ILLUMINATION LED SURGICAL LIGHT AND MOUNTING HARDWARE  
REGENAIR SCAVENGER MACHINE  
VETOVATION ENDOSCOPY UNIT AND MONITOR  
SURGIVET V725000 VENTILATOR  
NONIN7500FO PULSE OX  
NARCOTICS LOCK BOX MOUNTED - 23 W X 29 H X 9.5 D

7 IV PUMPS- HESKA WITH CORDS  
MICROSCOPE  
IDEXX UA MACHINE  
ABAXIS CHEMISTRY  
ABAXIS CBC  
CENTRIFUGE  
IV POLE  
1 LARGE MEDIUM SMALL AND EXTRA SMALL O2 MASK

OXYGEN DROP DOWN AND CONNECTIONS  
OXYGEN MANIFOLD

FOLDING EXAM TABLE ROOM 1  
STATIONARY SS EXAM TABLES ROOM 2,3  
3 EXAM ROOMS CABINETS AND SINKS  
BOVIE ELECTROSURGICAL UNIT  
MAKITA BONE DRILL  
VARIOUS SURGERY HAND TOOLS INCLUDING SOME ORTHO AND NEURO HAND

AC

TOOLS

SS EXAM TABLE MOUNTED ROOM 4  
WINDOW SHUTTERS FRONT LOBBY  
CEILING FANS INSIDE AND FRONT PORCH

KITCHEN- CABINETS AND SINK  
FRONT DESK COMPUTER AND PRINTER

LOBBY FURNITURE  
VENDING MACHINE  
FOOD SHELVES IN LOBBY

BARN  
LED OVERHEAD BARN HALL LIGHTS  
11 LIGHT FIXTURES IN BARN APARTMENT  
CEILING FANS IN STALLS  
STOVE  
APARTMENT REFRIDGERATOR

AC