



NETWORK SERVICE AGREEMENT

THIS NETWORK SERVICE AGREEMENT (“Agreement”) is dated as of 11-04-2025 by and between Network Solutions, Inc. (“NSI”), a Florida corporation, and Grand Panama Condominium Owners Association, Inc. (“GPR”), a Florida Corporation.

WHEREAS, NSI is a wireless services provider; and **WHEREAS**, GPR desires to enter into this network service agreement with NSI for the design, construction, maintenance, and support of a wireless resident and guest network located at 11807 Front Beach Road Panama City Beach, FL 32407.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and intending to be legally bound, the parties hereto agree as follows:

Definitions

For purposes of this Agreement, and unless otherwise defined herein, the terms below will have the following meaning ascribed in them:

“Non-scheduled Downtime” will mean the time period when all or some of the service may be inaccessible or inoperable for various reasons, service malfunctions and (or) causes beyond the control of NSI or which are not reasonably foreseeable by NSI, including interruption or failure of the network, network congestion, or other failures.

“Scheduled Downtime” will mean the time period when software may be inaccessible or inoperable for various reasons, including periodic maintenance procedures, updates, or upgrades.

“Services” will be those tasks that the parties agree that NSI will perform as part of this agreement and that are more particularly described in Exhibit A.

“Upgrade” means a service not described on Exhibit A that may include, but is not limited to, new software or improved service that NSI may make available to GPR for an additional fee.

Terms

Fees and Period of Agreement. In consideration of the fees to be paid, which fees are set forth on Exhibit A and are hereby incorporated within this Agreement, NSI agrees to provide services to purchaser for the period of 60 months subject to the terms and conditions included herein.

Exclusive Provider. GPR agrees that NSI will be the exclusive provider of the services described on Exhibit A.

Service vs. Client requests Upgrades. The parties agree that, as part of this Agreement, NSI will perform the services more particularly described in Exhibit A. If GPR requests a deviation from the outlined services or a specific or unique request **not** described on Exhibit A, this will be considered an upgrade. Upgrades will be offered to GPR at an additional charge.

Sub-license or Assignment of Rights. GPR agrees that any new owner or successor in interest must assume the terms of this Agreement, if the new owner or successor cannot assume the contract, the contract will remain in effect with GPR. If the new owner cannot assume the terms of this contract, NSI will allow GPR to buy out the remainder of the contract term at a 25% discount. GPR further acknowledges that NSI may assign its rights or obligations with respect to this Agreement at its sole discretion and without the written permission of GPR.

Services

General. NSI will use its commercially reasonable efforts to provide the network twenty four (24) hours a day, seven (7) days a week throughout the term of this Agreement. GPR agrees that, from time to time, all or a portion of the network may be inaccessible or inoperable for various reasons, including scheduled downtime and non-scheduled downtime. NSI will use commercially reasonable efforts to minimize any disruption, inaccessibility, and/or inoperability of the system. Credit for downtime is outlined in Exhibit A.

Critical Fixes. In the event that NSI discovers or is notified by GPR of the existence of non-scheduled downtime of a critical nature, or if NSI becomes aware of any non-scheduled downtime through any other means, NSI will take all actions commercially reasonably to determine the issue's source. If the source is outside of the control of NSI, NSI will use commercially reasonable efforts to notify the party/parties responsible and cooperate with the party/parties to resolve such issues as soon as commercially possible. NSI will work with all parties to determine a timeframe for repairs and restoration of service. Reimbursement for downtime is outlined in Exhibit A.

Routine Network Problems of a nature limiting GPR's use of the network will be repaired within five (5) business days (excluding weekends and holidays) of receipt of a written report received by NSI or as soon as commercially reasonable. This includes all switches, routers, UPS's, firewalls, access points, as well as ancillary hardware onsite.

Upgrades. If NSI is to provide upgrades to GPR, all such upgrades will be described in a separate written agreement by and between the parties.

Renewal and/or Termination

Renewal. Unless otherwise stated herein, renewal terms are described on Exhibit B.

Termination. A party may terminate this Agreement prior to the end of the initial term or any renewal term if the other party is in material breach of the Agreement and fails to cure the breach within forty five (45) days after written notice. Upon the effective date of termination of this Agreement, NSI will cease providing services, GPR will cease using services, and all payment

obligations of GPR through the effective date of termination will immediately become due. All installed hardware and software are the property of NSI during the term of the contract. Any early termination will result in the removal of all hardware and software from the premises by NSI. GPR agrees to allow NSI reasonable access to any premise where hardware or software subject to this contract is installed for the purpose of removal and recovery. The remedies stated herein and in the remainder of the Agreement are cumulative and are in addition to any remedies available at law or in equity. In the event of early termination, the non-breaching party may pursue any and all remedies available to it under this Agreement, at law or in equity.

Restoration. Upon the completion of any installation, maintenance, repair or removal of the services or any part thereof, NSI will make a good-faith effort to restore the affected wall outlet boxes and equipment racks to their pre-installation condition. All wall outlet boxes will be fitted with their original faceplates or reasonable replacements. Any new outlet box will be covered with a blank outlet faceplate. Any cabling or facility wiring added by NSI will be left in place in the event of any termination.

Warranties

General. NSI warrants that it will use commercially reasonable efforts and qualified personnel to provide the service to GPR.

No Other Warranties. NSI MAKES NO WARRANTY, REPRESENTATION, OR PROMISES NOT EXPRESSLY SET FORTH IN THIS AGREEMENT WITH RESPECT TO THE SERVICE. NSI EXPRESSLY DISCLAIMS AND EXCLUDES ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. NSI AND ITS LICENSORS DO NOT WARRANT THAT THE SERVICES WILL SATISFY GPR OR ITS END USERS' REQUIREMENTS OR THAT THE NETWORK'S OPERATION WILL BE UNINTERRUPTED.

Limitations of Liability

Limitation of Liability. UNDER NO CIRCUMSTANCES WILL NSI BE LIABLE FOR ANY TYPE OF INCIDENTAL, SPECIAL, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES ARISING FROM ANY SERVICE INCLUDING, BUT NOT LIMITED TO, LOST REVENUE, LOST PROFITS, REPLACEMENT COSTS, LOSS OF THE TECHNOLOGY OR EQUIPMENT, LOSS OF INFORMATION, MISINFORMATION, INTERRUPTION OR LOSS OF USE OF SERVICE EVEN IF NSI HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. The parties agree that NSI has set its prices and entered in this Agreement in reliance upon these limitations of liability and the disclaimers of warranties and damages set forth herein, and that they are an essential basis of the bargain between the parties.

Remedies. NSI agrees that if there is a nonconformity or defect in the services, or performance of an upgrade, it will attempt through reasonable effort to correct or cure such nonconformity or defect. GPR accepts this as its exclusive remedy. GPR further agrees to promptly notify NSI immediately in writing if GPR discovers any unauthorized changes or has misused the network in any respect. If GPR does not provide this written notification, NSI will not be responsible for correcting or curing any resulting nonconformity or defect.

Insurance and Indemnification. NSI shall indemnify and hold harmless GPR from and against any and all liability, suits, damages and judgments arising from (i) any injury to, or death of, any person or persons or damage to property that is caused by NSI's negligence or willful misconduct in the installation, maintenance, repair, operation or removal of the Services; or (ii) any breach or non-performance by NSI of any of its representations, obligations or covenants contained in this Agreement. NSI will maintain at its expense comprehensive general liability insurance and commercial general liability insurance. Policy limits shall be not less than a combined single limit for bodily injury, property damage, and personal injury liability of \$1,000,000 per occurrence and \$2,000,000 aggregate.

Miscellaneous

Independent Contractor. Unless otherwise agreed in writing between the parties to the Agreement, the parties hereto are independent contractors, and no party will have the right or authority to assume, create, or incur any liability or any obligation of any kind, express or implied, against, or in the name of or on behalf of the other party.

Invoices. GPR will pay all involved charges from NSI within 10 days of the billing date which is the first calendar day of each month. All invoice for any service will be billed to the HOA. If GPR fails to pay said charges within 10 days, NSI may charge a \$25.00 administrative fee and interest on any outstanding balance at the highest rate allowed by law. Any charge or invoice that is delinquent more than 90 days will be a material breach of this contract. GPR is responsible for all local, state, or Federal taxes.

Delinquent Account. If GPR fails to pay invoices according to the terms set forth in this agreement, in addition to all other rights and remedies which NSI may have at law or in equity, NSI may, without terminating this Agreement, in its sole discretion and without further notice to GPR (other than the request for payment), suspend services and/or deny GPR access to them until such time as all invoices, administrative fees, and interest are current.

Force Majeure. If by reason of labor disputes, strikes, lockouts, riots, war, inability to obtain labor or materials, earthquake, fire or other action of the elements, accidents, governmental restrictions, appropriation or other causes beyond the control of a Party hereto, either party is unable to perform in whole or in part its obligations as set forth in this Agreement, then such Party will be relieved of those obligations to the extent it is so unable to perform and such inability to perform will not make such Party liable to the other Party. Neither Party will be liable for any delay or damages suffered or incurred by the other Party due to the above causes.

Severability. If any provision in the Agreement is invalid or unenforceable, that provision shall be construed, limited, modified or, if necessary, severed to the extent necessary to eliminate its invalidity or unenforceability, and the other provisions of this Agreement shall remain in full force and effect.

Entire Agreement. The Agreement and its attached exhibits set forth the entire understanding and agreement between NSI and GPR and supersede all proposals or communications, oral or written, between the parties relating to the subject matter of the Agreement. No modification to

the Agreement will be binding unless it is in writing and is signed by authorized representatives of both parties.

Waiver. No waiver of any right under the Agreement shall be deemed effective unless contained in writing and signed by an authorized representative of NSI and GPR, and no waiver of any past or present right arising from any breach or failure to perform will be deemed to be a waiver of any future right arising under the Agreement.

Attorneys' Fees. In the event that any suit or other legal proceeding is brought for the purpose of enforcing the Agreement or otherwise in connection with the Agreement, in addition to whatever remedies the prevailing party in such suit or legal proceeding might be entitled, such prevailing party will be entitled to reasonable attorneys' fees and expenses, including those incurred in preparation for any hearing, motion, trial, or appeal.

Governing Law; Jurisdiction; Venue. Any disputes under the Agreement will be resolved under Florida law without reference to conflict of laws principles. For any disputes arising out of the Agreement, the parties hereby consent and submit to the exclusive jurisdiction of the courts sitting in Bay County, Florida.

NSI will operate the network in accordance with all relevant laws and (or) governmental regulations. NSI and GPR agree that any part of this agreement in conflict with any existing law or governmental regulation (current or future) will be amended to comply with such law(s) or regulation(s).

Counterparts. The Agreement may be executed simultaneously in two (2) or more counterparts, each of which will be deemed to be an original but all of which together will constitute one and the same Agreement.

Interpretation. The Parties agree that each of them has participated in negotiation of the Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party will not apply to the interpretation of the Agreement.

Internet. NSI (nor any of its partners or affiliates), is not responsible for content on the local network or on the Internet. NSI takes no responsibility for any direct or indirect consequences to any person(s) property as a result of using this network. Residents, guests, or any user on this network take full responsibility to safeguard their, persons, phones, tablets, laptops, desktops, or any other device they might use to connect to this network and thus the Internet through it. GPR Owners and guests take full responsibility to assure that any minor under their care will use the network according to all local, state and federal laws and regulations, and to monitor the minors use of the network.

GPR understands and agrees that any user's connection could potentially be intercepted by a third party and that residents and/or guests take full responsibility to safeguard their devices and data from hackers, viruses, rouge programs, or any outside or inside attempt to gain access to their system. GPR agrees to indemnify NSI against any damage or consequence to any person or device using this network or the Internet through it.

The network delivered by NSI is a shared local area network (LAN). All devices and users connected to the LAN share common resources such as bandwidth. NSI will employ quality of service, load balancing, as well as other technologies to assure that all users have fair access to the system resources. Individual devices or users consuming excessive bandwidth or using the system to download large amounts of data (such as a torrent) may be metered or blocked.

NSI will not open outside TCP or UDP service ports for programs or services inside the LAN.

IN WITNESS WHEREOF, the parties execute this Agreement intending to be bound effective on the date the included herein.

NETWORX SOLUTIONS, INC. ("NSI")

_____ Date _____

GRAND PANAMA CONDOMINIUM OWNERS ASSOCIATION, INC. ("GPR")

_____ Date _____

EXHIBIT A

NSI will design, construct, and support a Wireless Guest Network for access in all guest rooms, common areas and pool decks.

Specifically, NSI will provide all routing, switching, wireless access points, battery backups, patch panels, line terminations, and ancillary hardware related to the Guest Internet network.

An access point will be installed in each numbered unit in the living room area. At the owners' request, and at an additional cost, a second access point can be installed in the bedroom area near the front door.

NSI will provide all network support, repairs, and hardware replacement for device failures due to equipment defect or workmanship during the term of the main contract using the terms of the main contract. This will include any and all devices associated with the network infrastructure.

The network as designed will primarily support personal devices such as laptops, desktops, PC's, Mac's, tablets and smart phones for personal Internet access. Many other non-personal devices can also access the Internet; NSI does not block their connection, but may not support them.

NSI will provide a toll-free support phone number 24 hours a day, 7 days a week. NSI reserves the right to select how this service will be provided and may provide utilizing NSI staff or third party call centers. This service will provide assistance only for Internet connection issues on the network. Guests may not use it for other computer or software issues.

Any failure due to an outside source such as, but not limited to, theft, vandalism, fire, water damage, riots, floods, or any act of God are not covered by this agreement. Any hardware damaged or removed by any party other than NSI, and is not specifically covered by this agreement, will be billed to GPR at standard retail charges for product and installation.

NSI will provide a fiber optic dedicated Internet Circuit (DIA) for the network. The vendor selection and the size of the DIA circuit will be determined by NSI. GPR will provide NSI's choice of provider with a right of entry for their DIA service.

Monthly fees will be \$28.50 per numbered unit plus taxes with due dates set by the main contract. Additional access point installation is \$150.00 (one time charge) during the first 2 years of the contract. This is billed to the owner via online CC prior to installation.

NSI will provide the HOA a 100Mbps/100Mbps Internet connection for office use, video cameras, etc. This circuit will be delivered to a single location of the HOA's choice, inside Tower One.

If there is any type of property-wide service interruption lasting in excess of 24 hours, NSI will credit GPR for the downtime on the next monthly statement in the amount of the average daily rate for each unit affected by the outage for each full 24 hour period of the service interruption. The exact amount of the credit will be delivered to GPR via email and will be applied to the next billing period.

This credit will not apply if the interruption is (for any reason) caused by GPR, any of its agents, contractors, sub-contractors, or by any third party not affiliated with NSI.

NETWORKX SOLUTIONS, INC. ("NSI")

_____ Date _____

GRAND PANAMA CONDOMINIUM OWNERS ASSOCIATION, INC. ("GPR")

_____ Date _____

EXHIBIT B

Unless NSI is notified in writing at least 90 days prior to the ending date of the original contract term, the original contract will auto renew for 60 additional months. GPR may elect to renew the contract for 12 months, but NSI may, at its sole discretion, choose to not renew the contract, or to renew at a rate up to 20% higher than the original contract rate.

If NSI or GPR provides notice in writing at least 90 days prior to the last day of the contract term that they intend to let the contract expire, on the last day of the contract term, all hardware and software installed will be removed from the property in a timely fashion or as soon as is commercially reasonable and the contract will cease.

Networx Solutions, Inc. ("NSI")

_____ Date _____

GRAND PANAMA CONDOMINIUM OWNERS ASSOCIATION, INC. ("GPR")

_____ Date _____