

CONTRACT AGREEMENT

This **Contract Agreement** (“Agreement”) is made and entered into as of November 21, 2025, by and between **Grand Panama Resort**, located at 11800 Front Beach Road Panama City Beach, FL 32407 (“Client”), and **Park N Spot, LLC**, located at 7113 Lagoon Drive Panama City Beach, FL 32408 (“Contractor”).

1. Purpose

The purpose of this Agreement is to outline the terms and conditions under which the Contractor will provide a system to manage parking and resort amenities for Grand Panama Resort.

2. Term

This Agreement shall commence on November 21, 2025, and shall continue for a period of three (3) years, ending on November 20, 2028. This contract will automatically renew 90 days before the expiration date, unless written notice is provided by either Client or Contractor.

3. Technical Support and System Maintenance

The Contractor agrees to provide comprehensive technical support, system maintenance, and system updates for the duration of the service at no additional cost to the Client. This includes assistance with any technical issues, regular maintenance to ensure optimal performance, and timely updates to the system to enhance functionality and security.

4. Equipment

The Contractor shall provide all portable equipment and internet connectivity necessary to administer the parking and resort amenities management system.

4. Compensation

The Contractor will be compensated as follows:

- The Contractor shall receive ten percent (10%) of the gross sales of parking passes and resort fees.
 - Gross sales is defined as the monies collected from resort fees, pet fees, fines, parking fees, and any other fees the association may add.
- This percentage will be added to the total cost paid by the purchaser at the time of checkout.

5. Collection and Remittance of Fees

The Contractor shall be responsible for collecting and processing all fees associated with parking passes and resort amenities, including sales tax. The Contractor shall remit all collected sales tax to the state of Florida as required by law. The Contractor shall remit gross sales to the client within seven (7) business days following the end of each reporting period.

6. Reporting Period

Each reporting period shall run from Monday through Sunday. The Contractor shall provide the Client with a corresponding sales report, in Excel or CSV format, with each remitted payment. For full transparency, the Client shall have the ability to generate a gross sales report at any time through the admin portal.

6. Privacy and Information

The parties acknowledge that any information inputted into the Park N Spot program is confidential and will be handled in accordance with applicable privacy laws and regulations. The Contractor implements robust security measures, including encryption, access controls, and regular security audits, to protect the confidentiality and integrity of all personal and sensitive information provided by users. Such information will not be disclosed to third parties without the explicit consent of the user, except as required by law.

7. Termination

This Agreement may be canceled by either party upon issuance of a written notice to cure. If the identified issue is not cured within 30 business days after the notice is delivered, the Agreement may be terminated without penalty.

7. Miscellaneous

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations, understandings, and agreements between them. This Agreement may only be amended or modified by a written agreement signed by both parties.

8. Customer Support

The Contractor shall provide all necessary training to the Community Association Manager (CAM), Board of Directors, front desk personnel, and security officers. Park N Spot, LLC shall also provide rental guests and owners with a dedicated email address and phone number for customer support and general assistance.

9. System Functionality

Refer to **Appendix A** for a detailed description of all system features and functionality.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Brad Coleman
Brad Coleman, Board President
Client (designated authorized signature)

11/21/2025
Date

Heidi Quarr
Park N Spot, LLC.

11-20-2025
Date

APPENDIX A



THE HERO

1. Introduction

1.1 Purpose

- The purpose of this document is to provide a clear and concise overview of the project's objectives and scope.
- This document is intended for all stakeholders involved in the project, including the project team, sponsors, and clients.
- The document will serve as a reference point for the project's progress and outcomes.

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2. Key Definitions

- Key definitions are provided to ensure clarity and consistency throughout the document.
- Key terms and their definitions are listed below:
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APPENDIX A

Appendix A: Additional information and resources.

3. Security Violations

- Any user who receives a warning from Security will be held responsible for any security violations.
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Appendix B: Additional information and resources.

Appendix C: Additional information and resources.

4. Contact Information

- Contact information for the project team and stakeholders.
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- Contact information for the project team and stakeholders.

Appendix D: Additional information and resources.

Key Features & Benefits

1. Automation

- Integrates with a variety of license plate reader technologies.
- Handheld readers allow security officers to patrol efficiently, identifying violations in real-time.
- Fixed license plate reader cameras create a “ghost guard shack” at entrances:
 - Scans every vehicle entering the property.
 - Live data displayed on ruggedized iPads.
 - Remote guards can verify registration status instantly.

Benefit: Streamlined, accurate, and hands-free vehicle monitoring.

2. Parking Violations

- Guests can scan a QR code on violation notices to:
 - Register their vehicle instantly.
 - Purchase a parking pass online.
- Eliminates the need for front desk visits.

Benefit: Faster enforcement with minimal disruption to guests.

3. Property Violations

- Any guest who receive violations from Security will be notified via email, along with the rental management company and unit owner.
 - Guest actions are tracked, documented, and communicated.
 - All information being tracked is available for anyone with vested interest in the unit.
- This process eliminates uncertainty regarding guest behavior on the property.

Benefit: Improves communication and transparency across all properties.

4. Pet Enforcement

- Collects and stores all required pet registration details from rental guests.
- Security can instantly verify pets’ registration through the portal.
- Ensures only approved animals are on property.

Benefit: Seamless compliance with pet policies, reducing delays and disputes.

5. Ordinance 1667 Compliance

- Automatically requires rental guests aged 18+ to upload a valid driver's license.
- Keeps property owners in full compliance with Panama City Beach's High Impact Ordinance.
- Protects against fines.

Benefit: Hassle-free legal compliance and peace of mind.

6. Platform Cost

- **Free for associations:** No setup fees, maintenance costs, or hidden charges.
- Early adopter discounted rate for rental guests:
 - 10% for the full 3 years
- Park N Spot manages all financial obligations:
 - Chargebacks
 - Non-fixed equipment
 - Sales tax remittance

Benefit: Simplifies operations so the association can focus on core priorities.

8. Experience

Park N Spot was established to address the growing need for an efficient, transparent, and property-focused parking management solution. The concept was developed after years of firsthand experience navigating parking and resort-related challenges across various properties. By leveraging the combined expertise of local leaders in security, short-term rental management, and CAM operations, Park N Spot delivers a system specifically designed for the unique demands of coastal communities and high-traffic resort environments.

Although Park N Spot is a newly launched platform, it is supported by the long-standing reputation of L. Lance Security Service, LLC. With over 20 years of service in the local community, L. Lance Security has built a proven track record of reliability, professionalism, and operational excellence, experience that directly informs the foundation of Park N Spot.

Platform Development & Technical Partnership

To ensure the platform was engineered to the highest standards, L. Lance Security Service, LLC partnered with Aaron Rich IT Services for the design and development of Park N Spot. Aaron Rich brings more than 20 years of experience in creating custom, complex software solutions for a wide range of industries. Their team includes top-tier developers selected for their specialized skillsets and ability to deliver high-performance systems.

7. Contract Terms

Park N Spot is fully committed to delivering exceptional performance and support. In the unlikely event the association is dissatisfied, a notice to cure can be issued. If the concern

is not remedied within a reasonable time, the association may cancel the agreement at no cost or penalty, ensuring complete confidence in our partnership.

Park N Spot – Automating parking, security, and compliance so Grand Panama can focus on what matters most: enhancing the property experience for owners and guests.