

ASSIGNMENT
OF PURCHASE AND SALE AGREEMENT

THIS ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (this “Assignment”); SOUTH CREEK DEVELOPMENT, LLC, a North Carolina limited liability company (“Assignor”); and Lockhart Landing Limited Partnership, a South Carolina limited partnership (“Assignee”) effective as of May 12, 2026.

RECITALS

- A. Seller and Assignor entered into that certain Purchase and Sale Agreement dated on or around February 10, 2026, regarding the purchase and sale of that certain tract or parcel of land described therein (as amended, the “Contract”).
- B. Pursuant to Section 9(d) of the Contract, Assignor desires to assign its interests and rights in the Contract to purchase the Property (as defined in the Contract) to Assignee and Assignee desires to accept the same.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, do hereby agree that the Contract shall be assigned as follows:

- 1. Incorporation of Recitals. The Recitals as set forth above are agreed to be true and correct and incorporated herein by this reference.
- 2. Defined Terms. All capitalized terms used herein without definition shall have the meanings ascribed to such terms in the Contract.
- 3. Assignment. Assignor hereby assigns to Assignee all of its rights, privileges, interests, duties and obligations in, to and under the Contract, including, without limitation the Earnest Money deposit.
- 4. Assumption. Assignee hereby assumes the rights, privileges, duties, obligations and liabilities of Assignor in, to and under the Contract to purchase the Property and agrees to perform each and every one of the terms, covenants and conditions of Assignor under the Contract.
- 5. Counterparts. This Assignment may be executed in multiple counterparts, and together such counterparts shall constitute one complete instrument.

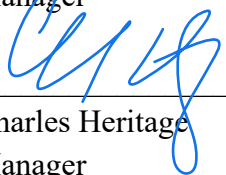
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Assignment effective the day and year first set forth above.

ASSIGNOR:

South Creek Development, LLC,
a North Carolina limited liability company

By: South Creek Ventures, LLC,
Its: Manager

By: 
Name: Charles Heritage
Title: Manager

ASSIGNEE:

LOCKHART LANDING LIMITED PARTNERSHIP,
a South Carolina limited partnership

By: Lockhart Landing GP LLC,
a South Carolina limited liability company
Its: General Partner

By: 
Name: Charles Heritage
Title: Manager