

REAL ESTATE PURCHASE AGREEMENT

This real estate purchase agreement (the "Agreement" or "Contract") is made by and between Enmark Stations, Inc., a Georgia corporation ("Seller"), and Taft-Mills Group, LLC, a North Carolina Limited Liability Company ("Buyer" or "Purchaser"), on and as of the "Effective Date," which date shall be the last date of execution hereof by Buyer and Seller. On the terms set forth below, Buyer desires to purchase from Seller, and Seller desires to sell to Buyer, the property described below. Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Buyer agree as follows.

1. **Description of the Property.** The property which is the subject of this Contract is described as (a) that land commonly known as 4809 Bluffton Parkway, Bluffton, Beaufort County, South Carolina (which property has Beaufort County, SC Tax Parcel I.D. # R600 039 000 1481 0000, is comprised of 3.715 acres, more or less, and is shown as Revised Lot No. 1 on that plat recorded at Plat Book 152, Page 10, Beaufort County, SC records (the "Plat"), and which land was conveyed to Seller in that deed recorded at Deed Book 2844, Page 50, Beaufort County, South Carolina records (the "Vesting Deed"), which deed and plat are incorporated herein and made a part hereof by this reference and copies of which are attached as Exhibit B hereof); (b) all improvements thereon, and (c) all rights, privileges and easements appurtenant to the said land (hereinafter, all of the foregoing are referred to collectively as the "Property").

2. **Purchase Price.** The purchase price (the "Purchase Price") to be paid by Buyer for the Property shall be Two Million Two Hundred and Seventy-five Thousand Dollars (\$2,275,000.00). If Closing occurs, Buyer shall pay, or cause to be paid, to Seller at Closing the Purchase Price by federal wire transfer.

3. **Earnest Money.**

(a) Within five (5) business days after the Effective Date, Buyer shall pay to Ellinger & Carr, PLLC, 2840 Plaza Place, Suite 360, Raleigh, NC 27612, as escrow agent (the "Escrow Agent"), as an initial earnest money deposit (the "Initial Deposit"), the sum of Ten Thousand Dollars (\$10,000.00). The Initial Deposit and any additional earnest money deposited under this Agreement, if any, shall be referred to collectively as the "Earnest Money." The Earnest Money shall be held in escrow by the Escrow Agent for the purposes of and pursuant to this Agreement, including the escrow agent provisions in Exhibit A attached hereto. If Closing occurs, the Earnest Money shall be applied at Closing towards the Purchase Price, and if Closing does not occur, the Earnest Money shall be paid as otherwise provided in this Agreement.

(b) Buyer shall diligently proceed with submitting a complete and accurate Low-income Housing Tax Credit program application to the South Carolina State Housing Finance and Development Authority ("SC Housing") on or before the end of February 2026 and will provide a copy of the submitted application to Seller via email within five (5) days after submittal. If Buyer fails to submit the application by March 15, 2026, this Contract will terminate, the Initial Deposit will be paid to Seller as consideration for entering into this Contract, and neither party shall have any obligation hereunder other than for the matters which expressly survive termination. At the time that SC Housing ceases to accept final applications, but in no event later than May 30, 2026, Buyer shall deposit with the Escrow Agent an additional deposit of Ten Thousand Dollars (\$10,000) (the "Second Deposit"). The Second Deposit shall be non-refundable upon deposit and shall be paid to Seller if Closing does not occur for any reason other than Seller's failure or refusal to close in breach of this Contract. If Closing occurs, the Second Deposit shall be applied to the Purchase Price at Closing.

(c) If Buyer receives approval of tax credits from SC Housing for its housing application for the Property (the "Tax Credit Approval"), Buyer shall, within three (3) business days after receipt of the

Tax Credit Approval, deposit an additional deposit (the "Third Deposit") of One Hundred Thousand Dollars (\$100,000) with the Escrow Agent and provide Seller with a copy of the Tax Credit Approval; provided, however, that if Buyer has not received Tax Credit Approval on or before November 15, 2026, this Contract will terminate, the Initial Deposit and Second Deposit will be paid to Seller as consideration for entering into this Contract, and neither party shall have any obligation hereunder other than for the matters which expressly survive termination. The Third Deposit shall be non-refundable upon deposit and shall be paid to Seller if Closing does not occur for any reason other than Seller's failure or refusal to close in breach of this Contract. If Closing occurs, the Third Deposit shall be applied to the Purchase Price at Closing.

4. **Closing Date.** Subject to the satisfaction of all conditions precedent to closing provided herein, the closing of the sale and purchase of the Property (the "Closing") shall take place on a mutually agreeable date which shall be on or before December 31, 2026. The Closing shall take place through the escrow of a South Carolina licensed attorney or a national title insurance company designated by Buyer to Seller in writing during the Study Period (the "Closing Agent"). No party is required to physically attend the Closing. The date of the Closing shall be referred to herein as the "Closing Date." Provided that Buyer received Tax Credit Approval on or before November 15, 2026 and provided to Seller written evidence of the same on or before that date, Buyer shall have two options to extend the date of Closing for thirty (30) days each. In order to exercise an option to extend, Buyer must, in each instance and at least five (5) business days before the then current deadline for Closing, give Seller written notice of the exercise of the option to extend and pay to the Escrow Agent an additional Ten Thousand Dollars (\$10,000.00) in earnest money (each, an "Extension Deposit"). For example, if Buyer exercises both options to extend, the Closing Date must be on or before March 1, 2027, and Buyer shall have deposited an additional Twenty Thousand Dollars (\$20,000.00) in earnest money under this paragraph. Each Extension Deposit shall be applied to the Purchase Price at Closing, if Closing occurs, but if Closing does not occur due to any reason other than Seller's failure to close in default under this Agreement, each Extension Deposit will be paid to Seller.

5. **Title to the Property.**

(a) Buyer, at its expense, shall order a title commitment on the Premises for an ALTA owner's policy from a nationally recognized title insurance company selected by Buyer (the "Title Company") in the amount of the Purchase Price (the "Title Commitment") and may cause an accurate survey of the Property (the "Survey") to be prepared by an appropriately licensed surveyor. If the Title Commitment or Survey discloses defects in or encumbrances, covenants or restrictions on title which are objectionable to Buyer, Buyer shall give to Seller, on or before sixty (60) days after the Effective Date (the "Title Objection Period"), a written title objection notice which specifies with reasonable detail the Buyer's title objections (the "Title Objections") and includes therewith copies of the Title Commitment, exceptions for recorded documents which are objected to, and, if obtained, the Survey. Liens or encumbrances of a definite or ascertainable monetary amount and arising by or through Seller (the "Monetary Liens") shall not be or constitute Title Objections, but if Closing occurs, Seller shall cause the Monetary Liens to be cancelled or released at Closing.

(b) Seller shall have ten (10) days from the date of its receipt of the Buyer's title objection notice to, without obligation and in its sole discretion, attempt to cure all or part of the Title Objections. If all Title Objections are not cured within such 10-day period to Buyer's reasonable satisfaction, Buyer may, in its sole discretion, elect to terminate this Contract by written notice to Seller within such time period, in which case Buyer shall receive back all Earnest Money, this Agreement shall terminate, and neither party shall have any obligation hereunder other than for the matters which expressly survive termination. If Buyer fails to terminate this Agreement as permitted in this paragraph, Buyer shall be deemed to have elected and agreed to proceed to Closing and take title subject to all un-cured Title Objections, thereby waiving such un-cured Title Objections. As used herein, the "Permitted Exceptions" shall mean and include only (v) current real estate taxes not yet due and payable, (w) matters which a current accurate survey of

the Property would show or disclose, (x) title defects or matters not timely objected to by Buyer as permitted above, (y) Title Objections which are either cured by Seller or not cured by Seller but waived or deemed waived by Buyer as provided for above.

(c) Buyer may update the Title Commitment after the Title Objection Period and may object in writing to Seller at least five days prior to Closing to any objectionable title matters which first arise after the later of the effective date of the Title Commitment or the effective date of the last update thereof, in which event the procedure provided for in paragraph 5(b) shall apply with respect to such objections, and if necessary, the date for closing shall be extended to the extent necessary to permit the 10-day cure period to fully run.

(d) Provided Closing occurs, the Property and possession thereof shall be conveyed by Seller to Buyer at Closing by limited warranty deed (the "Deed of Conveyance") subject only to the Permitted Exceptions.

6. **Buyer's Inspection Period.**

(a) The "Inspection Period" shall mean the period commencing on the Effective Date and ending at 5:00 p.m., E.S.T., on that date which is sixty (60) days following the Effective Date.

(b) Buyer may make such inspections on the Property as it deems desirable within the Inspection Period, provided that the same shall be conducted in a manner which does not unreasonably interrupt any business activities of Seller or its permitted occupants on the Property, and the Buyer will provide at least 48 hours prior written notice of the proposed entry to Seller which states who will access the Property and for what purpose. Buyer agrees to indemnify, defend, reimburse and hold harmless Seller from all liabilities, claims, damages, liens, costs and expenses (including reasonable attorneys' fees) brought against or suffered, incurred or sustained by Seller in connection with the inspection of, or the presence on, the Property by or of Buyer or its representatives, agents, contractors or subcontractors. While Buyer may make environmental phase I or phase II site assessments on the Property, Buyer will not provide, and Buyer will instruct in writing its representatives, agents, contractors, subcontractors, attorneys or environmental contractors to not provide, Seller or its representatives, agents, contractors, subcontractors, attorneys or environmental contractors the results of any environmental tests, surveys, inspections or reports (including but not limited to those related to soil or groundwater), unless the same is first requested in writing by Seller. Buyer shall promptly repair and restore any damage to the Property resulting from the due diligence or inspection activities of Buyer or its representatives, agents, contractors or subcontractors on the Property. If this Contract is terminated, Buyer's obligations under this paragraph shall survive such termination, notwithstanding anything to the contrary.

(c) Buyer has the right to elect in its sole and absolute discretion, for any reason or for no reason, to terminate this Agreement by giving written notice of such decision to Seller prior to the end of the Inspection Period, in which case this Agreement shall terminate, neither party shall have any obligation hereunder other than for the matters which expressly survive termination, and the Initial Deposit shall be refunded to Buyer. If Buyer does not elect to terminate this Agreement under this paragraph prior to the end of the Inspection Period, Buyer shall have released and waived, and shall be deemed to have released and waived, the right to terminate this Agreement under this paragraph, and the Initial Deposit shall be non-refundable and be paid to Seller if Closing does not occur for any reason other than Seller's failure or refusal to close in breach of this Contract. If Closing occurs, the Initial Deposit shall be applied to the Purchase Price at Closing. In addition to the foregoing right to terminate within the Inspection Period, Buyer may terminate this Agreement following the Inspection Period and before the date for Closing by delivering written notice to Seller but, in such event, all Earnest Money previously deposited will be

released to Seller unless such termination is due to Seller's default, Buyer shall also pay to Seller along with such termination notice all earnest money amounts which Buyer was required to deposit before such termination but which Buyer failed to deposit unless such termination is due to Seller's default, and neither party shall have any other obligation hereunder other than for the matters which expressly survive termination..

(d) Notwithstanding anything to the contrary in this Agreement or otherwise, if Buyer proceeds to close the purchase and sale contemplated by this Agreement, then except only for Seller's express representations, warranties and covenants in this Agreement which survive Closing and the warranty of title contained in the Deed of Conveyance, (i) Buyer shall accept, and shall be deemed to have accepted, the Property in its "as is, where is" condition at the time of Closing and with all faults, defects and physical attributes of any kind, type or nature, and (ii) Buyer shall waive and release, and shall be deemed to have waived and released, Seller from and against any and all claims, demands, causes of action, suits, costs, expenses, losses and damages of any type, kind or nature regarding, arising from, or relating or attributable to the Property or its condition.

(e) Within five business (5) days after the Effective Date, the Seller will provide to the Buyer copies of any of the following items relevant to the Property in Seller's possession and not recorded in the real estate records: title policies, soils reports, environmental studies, engineering studies, surveys, site plans, engineering drawings, site approvals, executory agreements of Seller with governmental authorities, and executory agreements of Seller with any third party relating to the Property.

(f) A condition precedent to Buyer's obligation to proceed to close is that no building moratorium, adequate facilities ordinance, or similar policy, rule, or regulation ("**Building Constraint**") shall exist at execution of the Contract or anytime during the Inspection Period that would delay or prohibit Buyer from obtaining the "**Approvals**" (as defined below) or constructing improvements on the Property. If a Building Constraint exists or arises during the Inspection Period, Buyer may terminate the Contract under **Section 6(c)** above.

(g) During the pendency of this Contract, Buyer will pursue the necessary approvals that will enable development of the Property. The necessary approvals include but are not limited to tax credits, zoning, variances, water, sewer, site plan approval, public works agreements, record plat, grading permits, building permits, financing, subdivision and other approvals as necessary ("**Approvals**"). The Seller shall give Buyer the reasonable support necessary, but at no cost to Seller, for obtaining any Approvals from governmental authorities, including but not limited to, signing applications and plats reasonably acceptable to the Seller. The cost of such support, if any, shall be borne by Buyer. Buyer shall file all applications for Approvals and for tax credits in a timely manner consistent with the filing deadlines of SC Housing, and Buyer agrees to pursue all such applications for Approvals and tax credits diligently, as well as provide regular updates in writing to Seller not less frequently than one submission per month during the pendency of this Contract.

7. **Closing Costs.** Buyer shall be responsible for the cost of its due diligence activities, inspections, title work, title insurance premiums, survey and like costs. If Closing occurs, Seller shall pay the recording costs for any cancellation or release of an applicable mortgage or other lien encumbering the Property, Buyer and Seller shall each pay fifty percent (50%) of the recording costs to record the deed (including applicable transfer tax or documentary or deed stamps), and Buyer shall pay all recording costs to record any mortgage or other security instruments in connection with Buyer's financing. Except as otherwise provided herein, each party shall bear its own costs and expenses, including its own attorneys' fees.

8. **Settlement Adjustments; Prorations.** Seller shall pay all ad valorem property taxes assessed against the Property for years prior to the year of Closing. For the year in which Closing occurs, Seller shall

pay such ad valorem property taxes for that portion of the year through the day before the Closing Date, and Buyer shall pay such taxes for the remaining portion of that year. In the event that the final bill for such ad valorem property taxes for the year in which Closing occurs has not been issued prior to Closing, the parties shall prorate such taxes at and for Closing on the basis of the final taxes assessed for the year preceding Closing. The tax proration used for Closing will be final, and there will be no re-proration after Closing. Rent, utilities and similar items of income or expense customarily prorated at Closing will be prorated at Closing, with amounts attributable to time periods through the day before the Closing Date allocated to Seller and amounts attributable to time periods beginning on or after the Closing Date allocated to Seller. With the exception of the proration of ad valorem property taxes, if any item properly subject to proration hereunder was for any reason not prorated at Closing or was prorated incorrectly at Closing, then upon the written request made by one party to the other within the 90-day period after Closing, such item will be prorated or re-prorated, as applicable, and any amount owing from one party to the other resulting therefrom shall be paid by the owing party within 15 days after receipt of such written request. Notwithstanding anything to the contrary in this Agreement or otherwise, Seller will not be responsible for any rollback or deferred taxes that relate to the Property and which are or become due and payable due to a change in use of the Property by Purchaser or its successors in title, regardless of whether such taxes relate wholly or partially to any time period which is before or after Closing.

9. **Brokerage Commission.** Seller represents and warrants that it has dealt only with Coastal Real Estate Services, LLC ("Seller's Broker"), and Buyer represents and warrants that it has dealt only with Cline Group-Meybohm ("Buyer's Broker"). If Closing occurs, Seller shall pay Seller's Broker the brokerage commissions owed Seller's Broker in connection with the sale of the Property pursuant to Seller's separate agreement with Seller's Broker, and Buyer shall pay Buyer's Broker their commission according to a separate brokerage agreement between Buyer and Purchaser's Broker. Seller will have no obligation for any commission which may be due Buyer's Broker, and Buyer will have no obligation for any commission which may be due Seller's Broker. Each party (the "Indemnitor") agrees to indemnify, defend and hold harmless the other from and against any and all claims, demands, suits, liabilities or costs, including reasonable attorneys' fees, arising from the Indemnitor's breach of its representations, warranties or covenants set for in this paragraph.

10. **Eminent Domain; Damage.** If, prior to the Closing Date, all or any part of the Property is taken by eminent domain or if condemnation proceedings are commenced or if the improvements on the Property are damaged in a material respect other than due to Buyer or its contractors or agents, Buyer shall have the option, by giving written notice to Seller within ten (10) days of notice to Buyer from Seller of such taking, proceedings or damage, to terminate this Contract, in which case Buyer shall receive back all Earnest Money, this Agreement shall terminate, and neither party shall have any obligation hereunder other than for the matters which expressly survive termination. If Buyer does not so elect to terminate this Contract, the Contract shall remain in full force and effect, and Seller shall assign, transfer and set over to Buyer at the Closing all of Seller's right, title and interest in and to any awards or insurance proceeds that may be made for such taking or damage.

11. **Seller's Representations and Warranties.** Seller hereby makes the following representations and warranties to Buyer as of the Effective Date:

- (a) Seller owns fee simple title to the Property.
- (b) There are no leases, tenancies, licenses or other rights to possession or use of the Property made or granted by Seller which give any person or entity a right of occupancy or use of the Property, other than those, if any, appearing in the public records as of the Effective Date or which will terminate or are terminable at or prior to Closing.

(c) The Property is not the subject of any pending condemnation proceedings, and Seller has not received any written notice from any governmental entity threatening the same.

(d) Except with respect to condemnation proceedings, if any, which are addressed in Section 11(c) above, neither Seller nor the Property are subject to any litigation, pending or threatened in writing, which upon or after Closing would be binding upon Buyer or affect or limit Buyer's use of the Property or would limit or restrict Seller's right or ability to enter into this Agreement or consummate the sale and purchase contemplated hereby.

(e) Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code of 1986, as amended.

All Seller's representations and warranties are made to the actual knowledge without investigation of the person signing this Contract on behalf of Seller. Seller's representations and warranties shall survive Closing but shall terminate and be of no further force or effect on that date which is twelve (12) months after the date of Closing (the "Survival Date"). Any civil action by Buyer against Seller based on a breach of such a representation or warranty must be filed on or before the Survival Date, it being agreed that Buyer waives and shall not have any right to file any such action after the Survival Date. If such a civil action is filed before the Survival Date, the representations and warranties subject thereto shall survive until such claim is finally resolved.

12. **Closing Documents.**

(a) At Closing, the Seller shall deliver to Buyer the following, in each instance duly executed as applicable: (i) the Deed of Conveyance; (ii) an owner's affidavit in the Title Company's customary form concerning or addressing the following matters affecting or relating to the Property: boundary line disputes; parties in possession; and materialmen's liens, legal proceedings and/or security deeds or liens in each instance arising by or through Seller; (iii) such other documents as the Title Company or Buyer's counsel may reasonably request to evidence Seller's authority to execute and perform under this Agreement and to execute and deliver all documents conveying the Property to Buyer; (iv) a certificate given under penalty of perjury and on a form approved under regulations promulgated under Section 1445 of the Internal Revenue Code of 1986 that Seller is not a foreign person; (v) a settlement or closing statement consistent with this Agreement; and (vi) such other instruments which are necessary to the consummation of the transaction described in this Agreement as may be reasonably requested by Buyer's counsel or the Title Company to consummate the transactions contemplated hereby, provided that in each instance the same is consistent with this Agreement and without Seller's prior written consent does not expand or increase Seller's representations, warranties, covenants or liabilities hereunder.

(b) At Closing, Buyer shall deliver or cause to be delivered to Seller the following, in each instance duly executed as applicable: (i) the Purchase Price by federal reserve wire transfer; (ii) a settlement or closing statement consistent with this Agreement; (iii) such other documents as the Title Company or Seller's counsel may reasonably request to evidence Buyer's authority to execute and perform under this Agreement and to execute and deliver all documents contemplated hereby; and (iv) such other instruments which are necessary to the consummation of the transaction described in this Agreement as may be reasonably requested by Seller's counsel or the Title Company to consummate the transactions contemplated hereby, provided that the same is consistent with this Agreement and without Buyer's prior written consent does not expand or increase Buyer's representations, warranties or liabilities hereunder.

13. **Default and Remedies.**

(a) **Breach of Seller.** In the event Seller fails or refuses to close in breach of this Contract and fails to cure such breach or failure within ten (10) days after receipt of written notice from Buyer, then Buyer, at its option, may, upon giving written notice to Seller as herein provided within ten business days after the expiration of such cure period, elect either (i) to terminate this Contract by written notice to Seller, in which case Buyer shall receive back all Earnest Money and, if the default occurs following receipt of Tax Credit Approval, compensation for all actual expenses incurred by Buyer in anticipation of the development of the Property (including but not limited to all due diligence costs and tax credit application fees) up to Fifty Thousand Dollars (\$50,000.00), this Agreement shall terminate, and neither party shall have any obligation or liability hereunder other than for the matters which expressly survive termination, or (ii) to seek the specific performance by Seller of this Contract, which action must be filed within thirty days of such election. If Buyer fails to make a timely election, Buyer shall be deemed to have elected the option under clause (i) in the preceding sentence.

(b) **Breach of Buyer.** In the event Buyer fails or refuses to close in breach of this Contract and fails to cure such breach or failure within ten (10) days after receipt of written notice from Seller, then Seller, at its option, may, upon giving written notice to Buyer as herein provided within ten business days after the expiration of such cure period, terminate this Contract by written notice to Buyer, in which case Seller shall receive, as liquidated damages and as Seller's sole and exclusive remedy for the same (the parties hereto acknowledging and agreeing that it is impossible to more precisely estimate the damages to be suffered by Seller, and that such amount is reasonable and approved in all respects and is not a penalty), from the Escrow Agent all Earnest Money previously deposited, from the Buyer upon Seller's written demand all earnest money amounts which Buyer was required to deposit before such termination but which Buyer failed to deposit, this Agreement shall terminate, and neither party shall have any obligation or liability hereunder other than for the matters which expressly survive termination.

14. **Miscellaneous.**

a. **Time of the Essence; Survival of Provisions.** Time is of the essence with respect to this Agreement and the performance of the covenants set forth herein. Except as otherwise provided in this Contract, all the representations, warranties and covenants contained in this Agreement shall, as applicable, survive Closing until the expiration of the applicable statute of limitations.

b. **Notices.** Any notice required or permitted to be given under this Contract shall be in writing and shall be given by sending the same to the recipient, addressed as provided below, as follows: (i) by Federal Express or UPS (or any other national overnight delivery service), (ii) by United States mail via registered or certified mail, postage prepaid, return receipt requested, or (iii) by email, provided that a copy is sent via overnight delivery service on the next business day unless the recipient or its attorney agrees via email that the same is not required. A notice shall be deemed to have been given when received. The initial address of the parties for notice is as follows but may be changed with at least ten days advance written notice to the other party:

Seller: Enmark Stations, Inc.
1375 Chatham Parkway
Savannah, GA 31405
Attn: Jim Austin & Doug Carroll
Email: jaustin@colonialgroupinc.com &
d.carroll@dcdadvisors.com

Buyer: Taft-Mills Group, LLC

631 Dickinson Avenue
Greenville, NC 27834
Attn: Dustin T. Mills, President
Email: dustin@taftmillsgroup.com

c. Applicable Law; Attorney's Fees. This Contract shall be governed by and construed in accordance with the laws of the State of South Carolina. With respect to any litigation concerning this Contract, the prevailing party shall be entitled to be paid its reasonable attorney's fees and costs actually incurred as awarded by a court of competent jurisdiction.

d. Entire Agreement. This Contract, along with any schedules or exhibits attached hereto) contain the entire understanding and agreement by and between the parties and all prior or contemporaneous oral or written agreements or instruments are merged herein, and no amendment to this Contract shall be effective unless the same is in writing and signed by the parties hereto.

e. Assignment; Binding Effect. This Contract shall not be assigned by Seller or Buyer without the prior written consent of the other, except that Buyer, without Seller's prior written consent, may assign this Contract in writing to an entity whose equity interests are majority-owned by Buyer at least ten (10) business days before Closing, in which instance Buyer shall remain jointly and severally liable under this Contract along with its assignee. This Contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective permitted successors and assigns.

f. Captions and Headings. The captions and headings throughout this Contract are for convenience and reference only, and the words contained therein shall in no way be held to define or add to the interpretation, construction or meaning of any provision of this Contract.

g. Counterpart Originals. This Contract may be executed in multiple counterparts, each of which shall be an original copy but together which shall constitute one and the same instrument. This Contract or a counterpart hereof may be executed and/or delivered by any electronic means (e.g., DocuSign, email, etc.) in which case the signed copy so delivered shall have the force and effect of any original signed delivered instrument.

h. Severability. If any one or more of the provisions of this Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or enforceability shall not affect any other provision hereof unless such invalidity, illegality or unenforceability would materially affect the economics of the transaction.

i. Time Deadlines. If any date set forth in this Contract shall fall on, or any time period set forth in this Contract shall expire on, a date which is a Saturday, Sunday, federal or state holiday, or other non-business day, such date shall automatically be extended to, and the expiration of such time period shall automatically be extended to, the next business day which is not a Saturday, Sunday, federal or state holiday or other non-business day.

j. No Construction Against Preparer. This Contract shall not be construed more strictly against one party than another party by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that, because of the arm's-length negotiations, all parties hereto have contributed substantially and materially to the preparation of this Contract.

[The remainder of this page is intentionally blank. The next page is the signature page]

IN WITNESS WHEREOF, the parties hereto have caused this Real Estate Purchase Agreement to be executed and sealed as of the date set forth below each signature.

"SELLER"

Enmark Stations, Inc.

By: 
Name: Christian B. Demere
Title: President
Date: 2.12.2026

"BUYER"

Taft-Mills Group, LLC

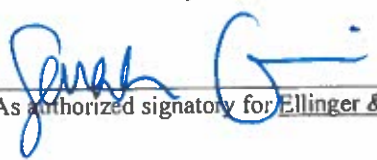
By: 
Name: DUSTIN T. MILLS
Title: PRESIDENT
Date: 2.11.26

Exhibit A – Escrow Agent Provisions

(a) Escrow Agent agrees to hold and disburse the earnest money or deposit (i) upon the written instructions of both Buyer and Seller, (ii) upon an order of a court of competent jurisdiction, or (iii) in accordance with Escrow Agent's good faith interpretation of the Agreement, provided, however, that the provisions of paragraph (b) below are first followed. Escrow Agent may hold such funds in its non-interest bearing IOLTA account. In performing any of its duties hereunder, Escrow Agent shall not incur any liability to anyone for any damages, losses or expenses, except for its gross negligence or willful misconduct, and it shall accordingly not incur any such liability with respect (x) to any action taken or omitted in good faith upon advice of its counsel or (y) to any action taken or omitted in reliance upon any instrument, including any written notice or instruction provided for in this Agreement, not only as to its due execution and the validity and effectiveness of its provisions but also as to the truth and accuracy of any information contained therein, which Escrow Agent shall in good faith believe to be genuine, to have been signed or presented by a proper person or persons and to conform with the provisions of this Agreement. Seller and Buyer hereby agree to indemnify and hold harmless Escrow Agent against any and all losses, claims, damages, liabilities and expenses, including reasonable costs of investigation and counsel fees and disbursements, which may be imposed upon Escrow Agent or incurred by Escrow Agent in connection with its acceptance or the performance of its duties hereunder, including any litigation arising from this Agreement or involving the subject matter hereof. In the event of a dispute between Seller and Buyer sufficient in the discretion of Escrow Agent to justify its doing so, Escrow Agent shall be entitled to tender into the registry or custody of any court of competent jurisdiction, all money or property in its hands under this Agreement, together with such legal pleadings as it deems appropriate, and thereupon be discharged from all further duties and liabilities under this Agreement. Seller and Buyer shall bear all costs and expenses of any such legal proceedings. The prevailing party in the legal proceedings shall be entitled to collect its attorney's fees, court costs, and other expenses of litigation from the non-prevailing party, not the Escrow Agent. If counsel for one of the parties is the Escrow Agent, the parties consent to such counsel serving also as escrow agent, waive any and all conflicts of interest of any nature, and agree that the same will not disqualify such counsel from continuing to serve as counsel for a party hereunder, whether or not a dispute arises concerning this Agreement or the earnest money or deposit.

(b) Escrow Agent may disburse the earnest money or deposit in accordance with its good faith interpretation of the Agreement, provided that Escrow Agent first gives all parties five (5) days' notice, stating to whom the disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to Escrow Agent within the five-day time period. Objections not timely made in writing shall be deemed waived. If Escrow Agent does not receive a timely objection to its proposed disbursement, Escrow Agent may disburse funds as originally proposed. If Escrow Agent receives a timely objection to its proposed disbursement, Escrow Agent shall not disburse the earnest money or deposit as originally proposed. If Escrow Agent decides to modify its proposed disbursement, Escrow Agent shall send a new five (5) day notice to the parties setting forth the modified disbursement, allowing the parties five (5) days to object before disbursing the money. If Escrow Agent does not receive a timely objection to its proposed modified disbursement, Escrow Agent may disburse funds as so proposed. If Escrow Agent receives a timely objection to its proposed modified disbursement, Escrow Agent shall not disburse the earnest money or deposit as so proposed.

For good and valuable consideration, the Escrow Agent agrees to hold the Earnest Money in accordance with foregoing provisions:

By: 

As authorized signatory for Ellinger & Carr, PLLC, the Escrow Agent

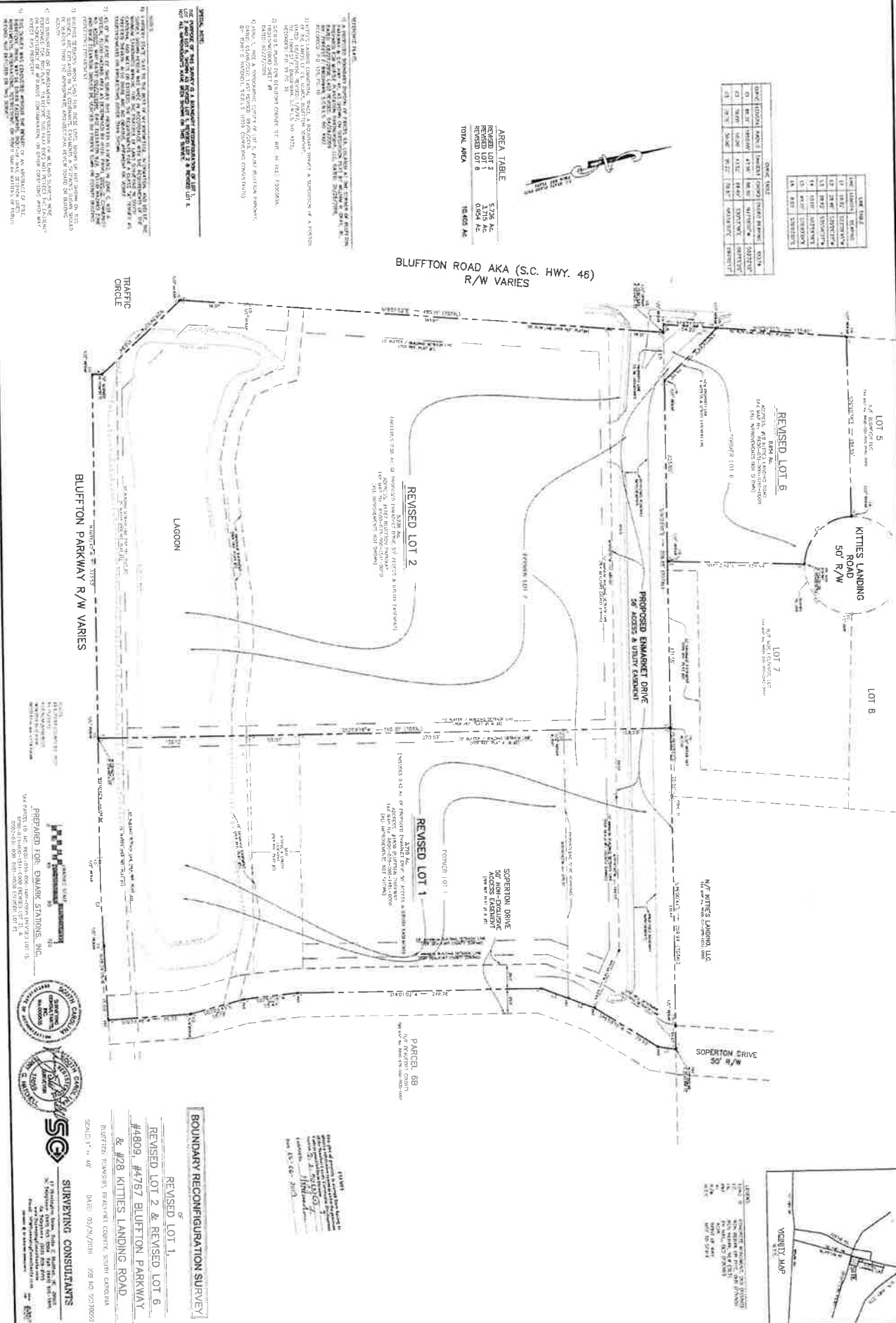
Exhibit B

[Copies of the Plat and Vesting Deed are attached hereto]

[illegible]

AREA TABLE	
REMOVED LOT 2	5.736 AC
REMOVED LOT 1	1.715 AC
REMOVED LOT 6	0.954 AC
TOTAL AREA	12.405 AC

BLUFFTON ROAD AKA (S.C. HWY. 46)
R/W VARIES



After Recording Return to:
Qualey Law Firm
P.O. Box 10
Hilton Head, SC 29938
(843) 785-3525

3/10/09
3849
4760

BEAUFORT COUNTY SC - ROD
BK 02844 PGS 0050-0052
FILE NUM 2009027195
05/13/2009 11:32:33 AM
REC'D BY J COORE RCPT# 584404
RECORDING FEES 10.00
County Tax 1,001.00
State Tax 2,366.00

RECORDED
2009 Jul -22 08:17 AM

Sharon Q. Burris
BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That QUINNCO COMPANIES, LLC, a South Carolina limited liability company (the "Grantor") in the State aforesaid, for and in consideration of the sum of NINE HUNDRED TEN THOUSAND DOLLARS (\$910,000.00) in hand paid at and before the sealing of these presents by ENMARK STATIONS, INC., a Georgia corporation (the "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said GRANTEE, its successors and assigns, the following described property, to-wit:

FOR LEGAL DESCRIPTION OF LOT 1, LOCATED AT 4803 BLUFFTON PARKWAY, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, REFER TO THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

Being a portion of the same property conveyed to the within Grantor by Deed of Myrtle Plantation Partnership, LLC, dated September 24, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on October 10, 2008, in Record Book 2773 at Page 1302.

This Deed was prepared in the Law Offices of John P. Qualey, Jr., P.A., P.O. Box 10, Hilton Head Island, South Carolina 29938.

Beaufort County Tax Map Reference:R601-039-000-0525-0000

Grantee's Address: P.O. Box 728, Savannah, GA 31402

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

ADD DMP Record 7/21/2009 05:45:16 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R601	039	000	1481	0000	00

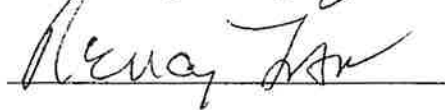
TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said GRANTEE, its successors and assigns forever.

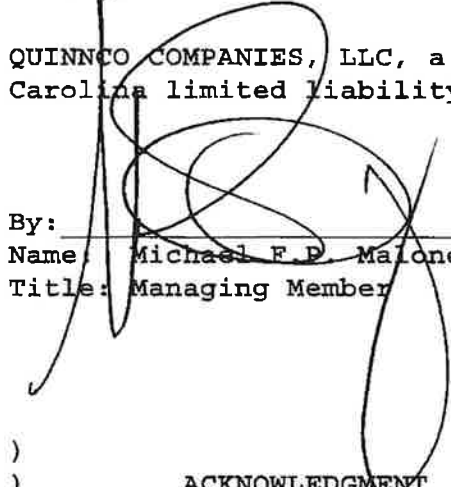
AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular the said premises unto the said GRANTEE, its successors and assigns, against Grantor and its successors and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 5th day of May, 2009.

WITNESSES:

QUINNCO COMPANIES, LLC, a South Carolina limited liability company

By: 
Name: Michael F. P. Maloney
Title: Managing Member

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

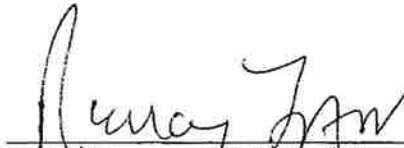
)

COUNTY OF BEAUFORT

)

I HEREBY CERTIFY that on this 5th day of May, 2009, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared MICHAEL F. P. MALONEY, as Managing Member of Quinnco Companies, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged the same on behalf of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

 [SEAL]
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 12, 2012

EXHIBIT "A"

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, and being designated as LOT 1, 4803 Bluffton Parkway, 128,817 sq. ft., 2.957 acres, as shown on the plat prepared by T-Square Group, Inc., Forrest F. Baughman, SCPLS No. 4922, dated August 27, 2008, last revised April 22, 2009, which plat is recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 128 at Page 10.

TOGETHER WITH a permanent, non-exclusive and appurtenant easement for ingress, egress and access as set forth in that certain Shared Access Easement Agreement, dated September 26, 2008, which is recorded in the Office of the Register of Deeds for Beaufort County in Record Book 2773 at Page 1306.

The property described above is conveyed subject to the following: (a) the Development Agreement recorded in Record Book 1253 at Page 550, as amended; (b) the Declaration of Covenants, Conditions and Restrictions For Myrtle Park, dated April 21, 2005, and recorded in Book 2139 at Page 999; (c) the Shared Access Easement Agreement between Quinnco Companies, LLC, and Myrtle Plantation Partnership, LLC, which is recorded in the Office of the Register of Deeds in Record Book 2773 at Page 1306, only as to that portion of the property lying within the 50' Non-Exclusive Access Easement shown on the plat recorded in Plat Book 127 at Page 190; and (d) the 30' Building Setback line, 25' Buffer, 15' Drainage Easement, and drainage retention pond located between said 15' Drainage Easement and Bluffton Parkway, as shown on the plat recorded in Plat Book 127 at Page 190.