

**ASSIGNMENT AND ASSUMPTION OF
PURCHASE AND SALE AGREEMENT**

THIS ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT (“Assignment”) is entered into and effective as of May 20, 2025 (the “Effective Date”), by and between ULYSSES ACQUISITION LLC, a Delaware limited liability company (“Assignor”), and FONTAINE DR OWNER LP, a South Carolina limited partnership (“Assignee”).

WITNESSETH:

WHEREAS, Assignor entered into that certain Purchase and Sale Agreement dated as of March 26, 2025 (the “Agreement”), regarding the purchase of certain real property located in Richland County, South Carolina, as more particularly described in Exhibit A attached to the Agreement (the “Property”);

WHEREAS, pursuant to Section 14 of the Agreement, Assignor is authorized to assign its rights under the Agreement to an affiliate of Assignor;

WHEREAS, Assignor now desires to assign its rights under the Agreement to Assignee and Assignee desires to accept the same, as more particularly set forth below.

AGREEMENT

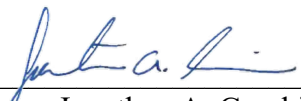
NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. Any capitalized term not defined herein shall have the meaning given to it in the Agreement.
2. Assignor does hereby transfer, assign, convey and grant to Assignee all of Assignor’s right, title, and interest under the Agreement.
3. Assignee, for itself and its successors and assigns, hereby assumes all right, title, and interest of Assignor under the Agreement and agrees to be bound by all of the terms, conditions, obligations and restrictions relating to the Agreement and agrees to fully, promptly and properly perform, observe, satisfy and discharge all of the terms, conditions, obligations and restrictions of the Agreement.
4. This Assignment may be executed in counterparts and pdf signatures shall be deemed to be originals.

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed as of the Effective Date.

ASSIGNOR:

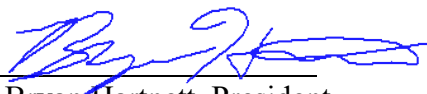
ULYSSES ACQUISITION LLC,
a Delaware limited liability company

By: 
Name: Jonathan A. Gruskin
Title: Authorized Signatory

ASSIGNEE:

FONTAINE DR OWNER LP,
a South Carolina limited partnership

By: Affordable Housing Institute, Inc.,
a Florida nonprofit corporation,
its General Partner

By: 
Bryan Hartnett, President