

STATE OF SOUTH CAROLINA

ASSIGNMENT

COUNTY OF CHARLESTON

OF OPTION AGREEMENT

This Assignment of Contract is entered this 24th day of June, 2025. In consideration of Ten Dollars No/100 Dollars (\$10.00) ("Assignment Fee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fitch Irick SC a South Carolina Limited Liability Company (the "Assignor") hereby assigns to West Yard Lofts SC LLC, a South Carolina Limited Liability Company (the "Assignee"), with an office and place of business at 1515 Mockingbird Lane, Suite 1010, Charlotte, NC 28209, all of Assignor's right, title and interest in and to that contract between Assignor and The West Yard Lofts LLC dated 06/6/2025 which is attached hereto as Exhibit A and incorporated herein by reference ("Contract") for acquisition of the property described as 2375 Noisette Blvd, North Charleston, SC 29405 (the "Community") in the County of Charleston, South Carolina ("Property").

Assignor hereby agrees to indemnify Assignee against and hold Assignee harmless from any and all cost, liability, loss, damage, or expense, including, without limitation, reasonable attorney's fees and costs, originating prior to the date of closing of transfer of title of the Property to Assignee and arising out of Assignor's obligations prior to such date under the Contract. Assignee hereby agrees to hold Assignor harmless from any and all cost, liability, loss, damage or expense, including, without limitation, reasonable attorney's fees, originating on or after the date of this Assignment and arising out of the Assignee's obligations from and after such date under the Contract.

This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment effective as of the date set forth above.

ASSIGNOR:

ASSIGNEE:

Fitch Irick SC, LLC

West Yard Lofts SC LLC

By:



By:



Name: James M. Bernstein

Name: IRA M SLOMKA

Title: Manager

Title: MANAGER