



June 25, 2025

KCG Camelia Ridge, LP

9311 N Meridian ST Ste 100

Indianapolis, IN 46260

Re: Deferred Developer Fee Camelia Ridge Apartments (the "Project")

Dear SC Housing,

Please accept this letter of commitment from Langston Hughes Camelia Ridge, LLC to defer an amount up to but not to exceed 50% of the Developer Fee of the project, if needed, to make the Project financially feasible.

Amount at Application: Deferred amount \$1,676,629 of \$3,450,000 (49%)

Term: 15 Years

Amortization: N/A

Interest Rate: 0%

Prepayment Penalty: N/A

Repayment Terms: Cash Flow

Repayment of Developer Fee will be through cash flow after all funds have been distributed to the property and partners until paid in full. Prior to closing on the transaction, and upon final determination of the deferred fee amount, a promissory note for the deferred fee will be executed.

Sincerely,

David Sewall Searles, Jr.

box SIGN

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Langston Hughes Camelia Ridge, LLC

A South Carolina limited liability company