

Attorneys

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July 29, 2021

RE: Leasehold Extensions Offer

Dear Leasehold Unit Owner:

We are pleased to announce that in light of inquiries about the remaining term of years on the leasehold interests in the On Top of the World Clearwater community, On Top of the World Lease Holdings, LLC and the other Leasehold owners are offering a First Amendment to Lease which extends the term of the Leases until June 30, 2119.

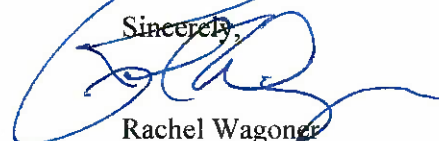
As you should be aware, your unit and the other leasehold units at On Top of the World were originally sold with a lease term of 99-years. Your lease dues are collected with your monthly Community Service Fees for convenience. During the term of the lease, the leasehold unit owner may sell the leasehold interest resulting in the buyer assuming the remaining lease term. When the lease term is up, ownership of the entire property reverts to the Landlord unless it is extended.

The Lessors are currently offering to extend your lease until June 30, 2119 with no additional charge due for the extension. The Lessor is currently offering to pay all recording costs for the Amendment to Lease. Your monthly payments will continue to be collected with your Community Service Fees. An additional benefit of extending your lease is that the rental rate will be guaranteed to not increase by more than \$6.00 per year during the term of the remaining lease. The original lease terms allow for greater increases each year to the rental rate.

The process to extend your lease is quite easy. Please fill out completely the enclosed First Amendment request form and return it to the Community Service Office or email it to leaseFAQ@clw-info.net. It is important to include all owner information to avoid delay in processing your form. Any questions regarding the First Amendment should be directed to leaseFAQ@clw-info.net and to your own legal counsel. This firm cannot provide legal advice to you because this firm represents entities that provide services to your community. There is additional information available on the website at <https://www.otowclearwaterinfo.com> go to "General Information", then click "Leasehold First Amendment Request". You may also visit the Community Service Office for more information. The First Amendment request forms will be processed in the order they are received. A proposed First Amendment will be mailed to you based on the information provided in your request.

Your next step will be to sign the First Amendment in front of a notary and two witnesses. Notary services are available at the Community Service Office at no cost to you. Once your First Amendment is notarized and witnessed it may be hand delivered to the Community Service Office, mailed to Colen & Wagoner, P.A., 1756 N. Belcher Rd., Clearwater, FL 33765 or emailed to leaseFAQ@clw-info.net.

Sincerely,



Rachel Wagoner