

North Broward Hospital District Board of Commissioners
1700 Northwest 49th Street, Suite #150, Ft. Lauderdale, FL 33309

REGULAR BOARD MEETING **4:00 p.m., Wednesday, March 31, 2021**

The Board of Commissioners Regular Board Meeting of the North Broward Hospital District was held at 4:00 p.m., on March 31, 2021, at the Broward Health Corporate Spectrum Location, 1700 NW 49th Street, Suite 150, Fort Lauderdale, Florida 33309.

1. **NOTICE**

Official notice is attached to these minutes, titled EXHIBIT I. Agenda of this meeting is attached to the minutes, titled EXHIBIT II. Supporting documents are attached to these minutes, titled EXHIBIT III. Exhibits are presented for consideration of the Board.

2. **CALL TO ORDER**

There being a quorum present, the meeting was called to order by Chair Nancy W. Gregoire at 4:01 p.m.

3. **ATTENDEES**

Present:

Commissioner Ray T. Berry
Commissioner Marie C. Waugh, Secretary/Treasurer
Commissioner Stacy L. Angier, Vice Chair
Commissioner Nancy W. Gregoire, Chair

Senior Leadership

Additionally Present:

Shane Strum, President/CEO
Alan Goldsmith, Chief Operating Officer
Alex Fernandez, Chief Financial Officer
Linda Epstein, Corporate General Counsel
Jerry Del Amo, Deputy General Counsel

4. **THE PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the District's new President and Chief Executive Officer, Shane Strum.

5. **INTRODUCTION OF BROWARD HEALTH'S INCOMING PRESIDENT/CEO, SHANE STRUM**

Mr. Strum thanked everyone for the support he experienced as incoming President, CEO and shared highlights of his first three days with the organization.

North Broward Hospital District Board of Commissioners
1700 Northwest 49th Street, Suite #150, Ft. Lauderdale, FL 33309

6. PUBLIC COMMENTS

Chair Gregoire opened the floor for public comments, in which the following speakers came forward:

- Reverend Terry Scott welcomed Mr. Strum to Broward Health, and complimented the Board and District's leaders for the work that was done in his community throughout the COVID-19 pandemic.
- Reverend Robert Baily echoed Reverend Scott's gratitude for Broward Health North's, efforts to convince members of the community to receive the COVID-19 vaccination.
- Ernest Braggs echoed his predecessor's gratitude and shared his family's long history as part of the local community. Mr. Bragg's specifically noted his appreciation for the efforts to vaccinate reluctant elderly members, which included his 85-year-old mother.
- Commissioner Ray T. Berry shared his gratitude and appreciation for his fellow leaders on the Board, and noted it was the first time in Broward Health's history that all three of the officers were women. He proceeded to present flowers to Commissioner's Waugh, Gregoire and Angier. Applause and photos ensued. In closing, Commissioner Berry cited a quote by Cheryl Sandberg, "In the future, there will be no female leaders. There will just be leaders."

7. APPROVAL OF MINUTES

7.1. Approval of Regular Board Meeting minutes dated February 24, 2021

Without objection, Chair Gregoire approved the minutes, dated February 24, 2021.

Motion *carried* without dissent.

8. **Approval of Making the Attendance of the Annual Medical Staff Meeting at All Four Regions Voluntary Instead of Mandatory as Currently Stated in the Medical Staff Bylaws (Presenter – Dr. Andrew M. Ta,)**

MOTION It was *moved* by Commissioner Angier, *seconded* by Commissioner Waugh, that:

The Board of Commissioners of the North Broward Hospital District approve making the attendance of the Annual Medical Staff Meeting at all four Regions voluntary instead of mandatory as currently stated in the Medical Staff Bylaws.

Motion confirmed by roll-call vote:

YES Commissioner Ray. T. Berry

YES Commissioner Marie C. Waugh, Secretary/Treasurer

North Broward Hospital District Board of Commissioners
1700 Northwest 49th Street, Suite #150, Ft. Lauderdale, FL 33309

YES Commissioner Stacy L. Angier, Vice Chair

YES Commissioner Nancy W. Gregoire, Chair

Motion *carried* 4/0.

9. Approval of a Two-Year Grace Period for Medical and Advanced Practice Professionals to Obtain or Renew Board Certification Due from January 2020 to December 2021 (Presenter - Dr. Andrew Ta, Chief Medical Officer)

MOTION It was *moved* by Commissioner Berry, *seconded* by Commissioner Angier, that:

The Board of Commissioners of the North Broward Hospital District approve a two-year grace period for all medical and advanced practice professionals to obtain or renew board certification that was due from January 2020 through December 2021.

Motion confirmed by roll-call vote:

YES Commissioner Ray. T. Berry

YES Commissioner Marie C. Waugh, Secretary/Treasurer

YES Commissioner Stacy L. Angier, Vice Chair

YES Commissioner Nancy W. Gregoire, Chair

Motion *carried* 4/0.

10. MEDICAL STAFF CREDENTIALING – Dr. Andrew Ta, Chief Medical Officer

7.1.) Broward Health North

7.3.) Broward Health Coral Springs

7.2.) Broward Health Imperial Point

7.4.) Broward Health Medical Center

MOTION It was *moved* by Commissioner Waugh, *seconded* by Commissioner Berry, that:

The Board of Commissioners of the North Broward Hospital District approve Medical Staff Credentialing Reports, as presented.

Motion confirmed by roll-call vote:

YES Commissioner Ray. T. Berry

YES Commissioner Marie C. Waugh, Secretary/Treasurer

YES Commissioner Stacy L. Angier, Vice Chair

YES Commissioner Nancy W. Gregoire, Chair

Motion *carried* 4/0.

11. CHIEF MEDICAL STAFF UPDATES

Medical staff updates were given by Dr. Lehr for Broward Health North, Dr. Jensen for Broward Health Imperial Point, Dr. Penate for Broward Health Coral Springs, and Dr. Kumar

North Broward Hospital District Board of Commissioners
1700 Northwest 49th Street, Suite #150, Ft. Lauderdale, FL 33309

for Broward Health Medical Center. Said reports highlighted each of the facilities' objectives, events, and awards received over the past month.

11.1.) Broward Health North

11.3.) Broward Health Coral Springs

11.2.) Broward Health Imperial Point

11.4.) Broward Health Medical Center

12. PRESENTATIONS

12.1. COO Update (Presenter – Alan Goldsmith, EVP/Chief Operating Officer)

Mr. Goldsmith presented the full monthly report, highlighting the five pillars (Quality, Service, People, Growth, and Finance) of the organization and the progress at each of the facilities.

As part of a Doctor's Day recognition, Mr. Goldsmith noted his appreciation and thanks to Dr. Andrew Ta as the best Chief Medical Officer and a true advocate for physicians. Applause from the audience followed.

An NBC 6 news segment was shared, highlighting an interview and video clip of Kristina Castro, a Broward Health Medical Center nurse practitioner, who administered the first vaccination shot for the system to Dr. Sunil Kumar.

13. CONSENT AGENDA

13.1. Consent Agenda / Quarterly Reports, Data Q4 CY2020, Presentation

13.1.1. Ambulatory - Physician Practice Update

13.1.2. Community Health Services: Healthcare for Homeless

13.1.3. Population Health

13.1.4. Home Health & Hospice

13.1.5. Medicare Readmission

13.1.6. Medicare Mortalities

13.1.7. Environment of Care

13.1.8. Sepsis Prevention

13.1.9. Infection Prevention

13.1.10. Hospital Acquired Pressure Injury

13.1.11. Patient Engagement

13.1.12. Grievances

13.1.13. Risk Management Quarterly Reports

13.2. Approval of Joint Commission Readiness

13.2.1. Approval to Ratify the Appointment of Regional Risk Managers Under Florida Statute, Section 395.0197 and Florida Administrative Code, Chapter 59A-3, to include Eileen Daly for BHN, Martin Hynes

North Broward Hospital District Board of Commissioners
1700 Northwest 49th Street, Suite #150, Ft. Lauderdale, FL 33309

- for BHMC, Marllury Altamirano for BHIP, and Claudine Robinson for BHCS.
- 13.2.2. Approval to Ratify the Appointment of Regional Grievance Leads Under Joint Commission RI 01.07.01 EP1, to include Andrew Sinclair for BHN, Elizabeth Hernandez for BHMC, Marllury Altamirano for BHIP, and Summer Marrero for BHCS.
 - 13.2.3. Approval to Ratify the Appointment of Regional Infection Prevention Leads Under Joint Commission IC 01.01.01 EP 6, to include Rayde Cruz-Martorell for BHN, Heidi Rubin for BHMC, Patricia Conklin for BHIP, and Cecile Kaplan for BHCS.
 - 13.2.4. Approval to Ratify the Appointment of Regional Antibiotic Stewardship Leads Under Joint Commission MM 09.01.01 EP 9, to include Dr. Indulekha Gopal for BHN, Dr. David Droller for BHMC, Dr. David Droller for BHIP, and Dr. Melvin Kohan for BHCS.
- 13.3. Approval of updated Ongoing Professional Practice Evaluation (“OPPE”) Specialty Specific indicators for all four Regions.
 - 13.4. Approval of the Interim Financial Statement for the month of February 2021.
 - 13.5. Approval of BHIP and BHMC, concurrent Emergency Department On-Call Coverage and Inpatient Care Services Agreement for Neurology.
 - 13.6. Approval of BHIP, one year extension of On Call Coverage Agreement with Ventre Medical Associates, LLC for Psychiatry Services.
 - 13.7. Approval of additional funding for Locum Tenens Services to support on-call requirements of Level I and II Trauma Services.
 - 13.8. Approval of BHMC, Capital Funding to Relocate Radiology Services.
 - 13.9. Resolution FY21-17: Resolution Approving South Florida Health Credit Facility and Associated Bank Account.

MOTION It was *moved* by Commissioner Angier, *seconded* by Commissioner Waugh, that:

The Board of Commissioners of the North Broward Hospital District approve items 13.1 through 13.9 on the Consent Agenda.

Motion confirmed by roll-call vote:

- YES** Commissioner Ray. T. Berry
- YES** Commissioner Marie C. Waugh, Secretary/Treasurer
- YES** Commissioner Stacy L. Angier, Vice Chair
- YES** Commissioner Nancy W. Gregoire, Chair

Motion *carried* 4/0.

North Broward Hospital District Board of Commissioners
1700 Northwest 49th Street, Suite #150, Ft. Lauderdale, FL 33309

14. **DISCUSSION AGENDA**

There were no items listed on the Discussion Agenda for this meeting.

15. **COMMENTS BY COMMISSIONERS**

Closing comments were given by the Commissioners.

16. **NEXT REGULAR BOARD MEETING**

The next regularly scheduled Board of Commissioner's Meeting will be held on Wednesday, April 28, 2021 at 4:00 p.m. at the Broward Health Corporate Spectrum location, 1700 Northwest 49th Street, Suite 150, Fort Lauderdale, Florida 33309.

17. **ADJOURNMENT**

There being no further business on the agenda, the Chair adjourned the meeting at 5:10 p.m.

Respectfully submitted,
Commissioner Marie C. Waugh, Secretary/Treasurer

APPROVED

Resolution FY21-17**Resolution Approving South Florida Health Credit Facility and Associated Bank Account**

WHEREAS, it has been proposed that the North Broward Hospital District, a special taxing district created pursuant to ch. 27438, Laws of Florida, which was recodified in Chapter 2006-347, Laws of Florida, as amended (the “District”), enters into (i) a Senior Secured Credit Agreement (the “Credit Agreement”), by and between the District, as Lender, and South Florida Health, Inc., a Florida not-for-profit corporation (the “Borrower”), and (ii) a Security Agreement, by and between the District and the Borrower (the “Security Agreement”), pursuant to which the District will provide a credit facility to the Borrower in the aggregate principal amount of Ten Million Dollars (\$10,000,000.00) (the “Facility”), in accordance with the terms and conditions set forth in the term sheet attached hereto as Exhibit A and incorporated herein by reference (the “Term Sheet”);

WHEREAS, it has been proposed that the District opens a separate bank account (the “Bank Account”) with Wells Fargo Bank, N.A., a national banking association (“Wells Fargo”), consisting of unrestricted funds to provide the loans contemplated under the Facility in accordance with the terms and conditions of the Credit Agreement;

WHEREAS, at its January 29, 2020 regular meeting, the Board of Commissioners (the “Board”) of the District adopted Resolution FY20-15, Financial Institution Resolution, with respect to certain banking powers of the District (the “Banking Resolution”);

WHEREAS, the Banking Resolution requires Board approval to open financial accounts and any such financial accounts must be with a “qualified public depository,” as such term is defined in Section 280.02 of the Florida Statutes;

WHEREAS, Wells Fargo has been deemed a “qualified public depository” by the Florida Department of Financial Services, Division of Treasury, and the Board wishes to authorize the District to open the Bank Account with Wells Fargo;

WHEREAS, the Board has determined that it is in the best interest of the District, and it serves a public purpose, (i) to enter into the Credit Agreement and the Security Agreement and to provide the Loan to the Borrower, in accordance with the terms and conditions set forth in the Term Sheet, and to perform the transactions contemplated thereby (the “Transactions”), and (ii) to open the Bank Account; and

WHEREAS, unless context otherwise requires, capitalized terms used, but not defined herein, have the meanings ascribed to such terms in the Amended and Restated Bylaws of the North Broward Hospital District and its accompanying Codified Resolutions of the Board of Commissioners of the North Broward Hospital District.

NOW, THEREFORE, BE IT RESOLVED, by the Board that:

1. The District is hereby authorized to agree to, execute, and deliver the Credit Agreement and the Security Agreement in accordance with the terms and conditions set forth in the Term Sheet, and to provide the Facility to the Borrower and perform the other Transactions.
2. The Chief Operating Officer of the District (the “COO”) shall be authorized to execute and deliver the Credit Agreement and the Security Agreement in accordance with the terms and conditions set forth in the Term Sheet, and any other agreements that he or she deems are

necessary or advisable to perform the Transactions, on behalf of the District, with any modifications thereto as he or she shall deem necessary or advisable in his or her sole discretion, with such approval to be evidenced conclusively by such execution and delivery.

3. In addition to, and without limiting the foregoing, the COO be, and he or she hereby is, for and in the name and on behalf of the District, authorized to take, or cause to be taken, such further action, to pay such fees and expenses, to make such filings or certifications, and to execute and deliver, or cause to be delivered, all such agreements, instruments and documents, in each case, as he or she may deem necessary or appropriate in order to effect the purpose and to carry out the intent of this Resolution_(as conclusively evidenced by the taking of such action or the execution and delivery of such instruments, as the case may be), and any and all actions heretofore taken by the officers or agents of the District in connection with the subject of this Resolution be, and each of them hereby is, ratified, confirmed and approved in all respects as the act and deed of the District.
4. The Treasurer of the District (the “District Treasurer”) is hereby authorized and empowered to, in the name of, and on behalf of, the District, submit an application (the “Application”) for the Bank Account to Wells Fargo for, in the name of, and on behalf of, the District, and to make arrangements for the administration of the Bank Account.
5. The District Treasurer and the Secretary/Treasurer of the Board are each authorized and empowered, in the name of, and on behalf of, the District, to execute and deliver any incumbency certificate requested or required by Wells Fargo in connection with the Application.
6. The District Treasurer is authorized to prepare, execute, deliver and file, as appropriate, any and all documents, in such form as the District Treasurer shall approve, the execution, delivery or filing by the District Treasurer to be conclusive evidence of such approval, and to take all such further action as the District Treasurer considers necessary or desirable, to carry out the purposes and intent of this Resolution.
7. The foregoing resolution and the authority thereby conferred shall remain in full force and effect until written notice of revocation or modification shall be received by Wells Fargo; that the District Treasurer and the Secretary/Treasurer of the Board are hereby authorized and directed to certify to Wells Fargo the foregoing resolution, the names of the officers and their respective designees, any changes from time to time in said officers or designees and specimens of their respective signatures; and that Wells Fargo may conclusively assume that the persons at any time so certified to it continue as such until receipt by Wells Fargo of written notice to the contrary.
8. In addition to, and without limiting the foregoing, the District Treasurer be, and he or she hereby is, for and in the name and on behalf of the District, authorized to take, or cause to be taken, such further action, to pay such fees and expenses, to make such filings or certifications, and to execute and deliver, or cause to be delivered, all such agreements, instruments and documents, in each case, as he or she may deem necessary or appropriate in order to effect the purpose and to carry out the intent of this Resolution (as conclusively evidenced by the taking of such action or the execution and delivery of such instruments, as

the case may be), and any and all actions heretofore taken by the officers or agents of the District in connection with the subject of this Resolution be, and each of them hereby is, ratified, confirmed and approved in all respects as the act and deed of the District.

9. This Resolution is hereby effective immediately upon the ratification by the Board.

10. This Resolution hereby supersedes, amends, replaces, and repeals any conflicting resolutions or conflicting policies previously adopted by the Board.

DULY ADOPTED this 31 day of March, 2021.

Time Adopted 4:58 PM

EXHIBIT A

Term Sheet

SOUTH FLORIDA HEALTH, INC.

\$10,000,000 SENIOR SECURED CREDIT FACILITY

SUMMARY OF PRINCIPAL TERMS AND CONDITIONS

Set forth below in this term sheet (this “**Term Sheet**”) is a summary of the principal terms and conditions for the Facility.

Borrower: South Florida Health, Inc. a Florida not-for-profit corporation (the “**Borrower**”).

Lender: North Broward Hospital District d/b/a Broward Health, a special taxing district created pursuant to Chapter 27438, Laws of Florida, which was recodified in Chapter 2006-347, Laws of Florida, as amended (the “**Lender**”).

Closing Date: The date on or before April 1, 2021 on which all conditions precedent set forth on Schedule A hereto are satisfied (the “**Closing Date**”).

Facility: The senior secured revolving credit facility (the “**Facility**”) in an aggregate principal amount of \$10,000,000.00.

Termination Date: The Facility shall terminate on the ten year anniversary of the Closing Date (the “**Termination Date**”).

Purpose and Availability: The loans under the Facility (the “**Loans**”) shall be available on and after the Closing Date, in US Dollars, for the Borrower’s and its subsidiaries’ working capital requirements, acquisition costs, capital contributions, transaction costs, and other general corporate purposes. Loans may be borrowed, repaid and reborrowed.

Interest: Interest on Loans will be at an annual rate equal to the twelve month London Interbank Offered Rate (“**LIBOR**”) for corresponding deposits of US dollars, plus 1.5%; *provided, however*, that LIBOR shall not be less than 1.0% per annum, nor greater than 8.0% per annum.

LIBOR will be determined by reference to the rate published by ICE Benchmark Administration Limited for the applicable interest period. LIBOR borrowings will require five (5) business days’ prior notice and will be in minimum amounts to be agreed.

Interest shall be paid quarterly in arrears and will be calculated on the basis of the actual number of days elapsed in a 360-day year; *provided, however*, that, so long no default by the Borrower has occurred, which is continuing, the Borrower’s obligation to make quarterly interest payments shall be deferred until the third anniversary of the Closing Date at which time all accrued and unpaid interest on the Loan shall be due and payable.

Overdue amounts of principal under the Facility shall bear interest at 10.0% above the otherwise applicable rate. Overdue interest, fees and other amounts shall bear interest at 10.0% above the rate applicable to Loans. All such

interest shall be due on demand.

**LIBOR
Replacement**

If the Lender determines in good faith (which determination shall be conclusive, absent manifest error) that: (a) by reason of circumstances affecting the London Interbank Eurodollar market, adequate and fair means do not exist for ascertaining LIBOR; (b) LIBOR does not accurately reflect the cost to the Lender of the Loans; or (c) a Regulatory Change (as hereinafter defined) shall, in the reasonable determination of the Lender, make it unlawful or commercially unreasonable for the Lender to use LIBOR as the index for purposes of determining the applicable interest rate, then LIBOR shall be replaced with an alternative or successor rate or index chosen by the Lender in its reasonable discretion. “**Regulatory Change**” (i) a public statement or publication of information by or on behalf of the administrator of LIBOR announcing that such administrator has ceased or will cease to provide LIBOR, permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide LIBOR; (ii) a public statement or publication of information by the regulatory supervisor for the administrator of LIBOR, the U.S. Federal Reserve System, an insolvency official with jurisdiction over the administrator for LIBOR, a resolution authority with jurisdiction over the administrator for LIBOR or a court or an entity with similar insolvency or resolution authority over the administrator for LIBOR, which states that the administrator of LIBOR has ceased or will cease to provide LIBOR permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide LIBOR; or (iii) a public statement or publication of information by the regulatory supervisor for the administrator of LIBOR announcing that LIBOR is no longer representative.

**Repayment of
Principal**

The Borrower shall pay to the Lender the unpaid interest on and principal amount of each Loan on or prior to the Termination Date.

**Voluntary
Prepayments:**

Loans may be prepaid, in whole or in part without premium or penalty, in minimum amounts to be agreed, at the option of the Borrower at any time upon one business day’s prior notice.

**Mandatory
Prepayments:**

The following amounts shall be applied to prepay the Loans:

(a) 25.0% of the net cash proceeds of all equity sales, asset sales or other dispositions of property by the Borrower or any of its subsidiaries after the Closing Date and subject to the right of the Borrower to reinvest 100% of such proceeds, if such proceeds are reinvested (or committed to be reinvested) within 180 days and, if so committed to be reinvested, so long as such reinvestment is actually completed within 360 days thereafter;

(b) 100% of the net cash proceeds received by the Borrower or any of its subsidiaries from the issuance of debt after the Closing Date (other than

exceptions to be agreed); and

(c) commencing with the first full fiscal year of the Borrower to occur after the Closing Date, and for each fiscal year thereafter, 25.0% of excess cash flow (to be defined) of the Borrower and its subsidiaries.

Mandatory prepayments will be applied to prepay outstanding Loans under the Facility, with no corresponding permanent reduction of commitments under the Facility.

Collateral:

The Facility will be secured by a valid and perfected first priority lien (subject to liens permitted under the Loan Documents referred to below) on substantially all assets of the Borrower and its subsidiaries, whether owned on the Closing Date or thereafter acquired (collectively, the “**Collateral**”), including, without limitation:

(a) All equity interests, options, rights of first refusal, warrants and debt held by the Borrower or any of its subsidiaries;

(c) Substantially all tangible and intangible assets of the Borrower and its subsidiaries, including, but not limited to, inventory, accounts receivable, equipment, real property, fixtures, general intangibles (including contract rights), intercompany debt, chattel paper, insurance policies, licenses, permits, intellectual property, documents, instruments, indemnification rights, tax refunds, commercial tort claims, letter of credit rights, hedge agreements, investment property, deposit and securities accounts and cash, wherever located (subject to exclusions and limitations to be agreed); and

(c) All proceeds and products of the foregoing.

All pledges, security interests and mortgages covering the Collateral shall be created on terms and pursuant to documentation reasonably satisfactory to the Lender.

Notwithstanding the foregoing, the following assets will be excluded from Collateral: (i) all leasehold interests, (ii) all contracts, licenses and permits to the extent the grant of a security interest therein is prohibited by law or by the terms of such contracts, licenses and permits, in each case after giving effect to the Uniform Commercial Code, and (iii) upon the Borrower’s request, assets for which the Lender reasonably determines that the cost, burden or consequences (including adverse tax consequences) of obtaining a perfected security interest in such assets substantially exceeds the practical benefit of such collateral to the Lender.

**Loan
Documentation:**

The definitive loan documentation for the Facility (the “**Loan Documents**”) shall contain the terms and conditions set forth herein and such other terms as the Borrower and the Lender shall agree. The representations and warranties, covenants and events of default included in the Loan Documents shall be, in each case, applicable to the Borrower and its subsidiaries.

**Conditions
Precedent to**

The effectiveness of the loan agreement and funding the initial Loans on the Closing Date shall be subject to the conditions precedent set forth on

Initial Borrowings:	Schedule A hereto.
Conditions Precedent to all Borrowings:	<p>Each extension of credit under the Facility shall be subject to:</p> <p>(a) Written notice of each borrowing pursuant to a Notice of Borrowing at least five (5) business days prior to the requested date of any such borrowing;</p> <p>(b) Absence of any default or event of default before, or after giving effect to, such borrowing; and</p> <p>(c) The accuracy in all material respects (except that such materiality qualifier shall not be applicable to any representations and warranties that are already qualified or modified by materiality in the text thereof) of the representations and warranties of the Borrower (other than the litigation representations and warranties, which shall be made only on the Closing Date).</p>
Representations and Warranties:	<p>Representations and warranties applicable to the Borrower and its subsidiaries shall include the following (subject to thresholds and/or exceptions to be agreed: corporate existence; corporate power and authority; non-contravention; authorization and enforceability of the Loan Documentation; no conflicts with law or contractual obligations; no material adverse change with respect to the Borrower and its subsidiaries; no insolvency of the Borrower or its subsidiaries; compliance with applicable laws and regulations; accuracy and completeness of disclosure; ownership of property; no liens; no material litigation; no default or event of default; and validity, priority and perfection of liens and security interests in the Collateral.</p>
Affirmative Covenants:	<p>Affirmative covenants applicable to the Borrower and its subsidiaries shall include the following (subject to exceptions to be agreed): delivery of annual audited financial statements beginning in the fiscal year ending December 31, 2022 and quarterly unaudited financial statements beginning in the quarter ending March 31, 2022; delivery of certificates, notices and other information (including notices of default and litigation); compliance with applicable laws and regulations; payment of taxes and other obligations; use of proceeds; preservation of existence, permits, licenses and approvals; additional collateral; performance of material contracts; and further assurances.</p>
Negative Covenants:	<p>Negative covenants applicable to the Borrower and its subsidiaries shall include the following:</p> <p>(a) Limitations on debt and guarantees;</p> <p>(b) Limitations on liens and further negative pledges;</p> <p>(c) Limitations on mergers, consolidations and other fundamental changes; and</p> <p>(d) No modification or waiver of material documents (including, without limitation, charter documents of the Borrower and its subsidiaries) in a</p>

manner materially adverse to the Lender.

Events of Default: Events of default applicable to the Borrower and its subsidiaries shall include the following (subject to grace periods, thresholds and exceptions to be agreed): failure to pay principal when due or interest or other amounts after five (5) business days; breach of representations, warranties or covenants (subject, in the case of certain affirmative covenants to a grace period of ten days after receipt of written notice from the Lender); cross-default and cross-acceleration to material debt; bankruptcy and insolvency events; material judgment defaults; actual or asserted invalidity or impairment of any guarantees or security documents; and occurrence of a material adverse change (to be defined).

Amendments: Amendments and waivers of the provisions of the Loan Documents shall require the approval of the Lender.

Expenses and Indemnification: The Borrower shall pay (a) all reasonable out-of-pocket expenses of the Lender incurred in connection with the preparation, execution, delivery, administration, amendment or waiver of the Loan Documents (including the reasonable fees, disbursements and other charges of counsel to the Lender); and (b) all reasonable out-of-pocket expenses of the Lender (including the fees, disbursements and other charges of counsel to the Lender) in connection with the enforcement of the Loan Documents, including in connection with workouts or restructurings.

The Lender (and its affiliates and their respective officers, directors, employees, advisors, and agents) will be indemnified and held harmless against any loss, liability, cost or expense, including the reasonable fees, disbursements and other charges of counsel to the indemnified parties incurred in connection with the financing contemplated hereby or the use of proceeds of the Facility, except to the extent they result from such person's gross negligence, willful misconduct or a material breach by the indemnified party of the Loan Documents.

Governing Law and Forum: State of Florida.

Waiver of Jury Trial: All parties to the Loan Documents waive the right to trial by jury.

Counsel to the Lender: Akerman LLP

2. SCHEDULE A

Conditions precedent to initial borrowings under the Facility shall include:

(a) **Loan Documentation.** Delivery of executed loan documentation for the Facility on terms acceptable to the Lender and consistent with the terms of this Term Sheet.

(b) **Collateral.** Delivery of an executed Security Agreement required from the Borrower in form, scope and substance satisfactory to the Lender. The Lender shall have a first priority perfected security interest (subject to permitted liens) in all Collateral and (ii) all required filings, recordations and searches with respect to such security interests shall have been duly made.

(c) **Customary Ancillary Documents.** Delivery of customary evidence of authority, corporate documents, documents from public officials, and certificates as to the Borrower.