

[CITY OF HOLLYWOOD LETTERHEAD]

December 14, 2016

Pinnacle at Peacefield, Ltd.
c/o PHG-Peacefield, LLC
9400 S. Dadeland Blvd., Suite 100
Miami, FL 33156

Re: Commitment for \$578,000 Loan to Finance the Development of Pinnacle at Peacefield in Hollywood, Florida

Ladies and Gentlemen:

The City of Hollywood, Florida (the “Lender”) offers to make a construction and permanent loan (“Loan”) to Pinnacle at Peacefield, Ltd., a Florida limited partnership (the “Borrower”). This loan commitment is made upon the following terms and conditions:

1. Purpose: The purpose of the Loan is to finance the construction of Pinnacle at Peacefield, an affordable housing development (the “Project”), located on Adams Street, southwest of the intersection of Adams Street and South Dixie Highway, Hollywood Florida. The source(s) of the Loan shall be, the City of Hollywood Community Redevelopment Agency, City NSP-1 and HOME funds.

2. Loan Amount: \$578,000. The Loan shall be secured by a subordinate mortgage on the Project.

3. Interest: Zero percent (0%) interest rate, throughout the term of the Loan.

4. Loan Term: The Loan is non-recourse and non-amortizing with a term co-terminus with the first mortgage financing, but in no event to exceed thirty-two (32) years. The closing date may be extended by the Lender in its sole discretion.

5. Repayment and Forgiveness: Upon maturity, the Borrower shall repay the loan balance in full. The Loan Agreement shall have a provision for forgiveness exercisable by the Lender in its sole discretion at the end of the Loan Term.

6. General Conditions: The Borrower must demonstrate to the satisfaction of Lender prior to closing that it has secured other sources of financing for the Project, including but not limited to the tax credit equity being contributed to the Borrower by its investor partner. Failure to provide these commitments before June 30, 2017 shall result in cancellation of the Loan. The Loan will close simultaneously with the purchase of the property on which the

development shall be constructed and all other sources of debt and equity to finance the development of the Project.

7. Special Conditions. The Borrower shall enter into a loan agreement, mortgage and related documents with the Lender at closing.

8. Subordination: Lender will consent to the subordination of its mortgage securing the Loan and any payments on the Loan to the first mortgage construction and permanent financing.

This commitment is valid and in full force and effect through June 30, 2017. If you accept these terms, please execute a copy hereof and deliver the same to the Lender's office.

Very truly yours,

City of Hollywood, Florida

By: _____
Name: Josh Levy
Title: Mayor

ACCEPTED:

Pinnacle at Peacefield, Ltd., a Florida
limited partnership

By: PHG-Peacefield, LLC, general partner

By: _____
Name: David O. Deutch
Title: Vice-President/Manager
Date: _____