

## MEMBERSHIP AND LICENSE AGREEMENT: PLATINUM USE LICENSE

THIS AGREEMENT, (the "Agreement") is entered between Vero Beach Golf Club and Resort Management LLC ("Licensor") and the individual named below ("Licensee").

**PLATINUM USE LICENSE.** Licensor hereby conveys and grants to Licensees a "PLATINUM USE LICENSE" for and in the Licensor's golf club/course, in accordance with the terms and conditions contained herein.

For and in consideration of the **PLATINUM USE LICENSE**, Licensees shall pay Licensor, **\$25,000.00** (the "Payment"). Licensees agrees and acknowledges that the Payment shall be used at Licensor's sole and subjective discretion.

### TERMS AND CONDITIONS

#### Term.

**Rules.** The Licensees shall use the PLATINUM USE LICENSE, and Licensor's golf course and related facilities, in accordance with this Agreement and with the rules and regulations adopted by Licensor from time to time. Licensees agrees to adhere to and abide by all such rules and regulations, as may be adopted or amended from time to time.

**Benefits.** Benefits for the Licensees include Unlimited Golf Green Fees and Cart Fees, Unlimited Range Balls, Use of the Putting Green, Use of the New Practice Chipping Area, Private Lockers in the Club House, Golf Club Storage, Use of their Personal Golf Carts, Preferred Tee Times when available, Purchase Exclusive Licensee Logoed Golf Club Apparel, Discounts in the Pro Shop and Restaurant, Preferred Reservations for Restaurant for events when applicable and or available, for the duration of this business existence. It is also understood that both names on these licenses may be changed one time during its existence. No other benefits shall be offered, or implied.

Only two individuals from the same family or household may be Licensees under this Agreement.

**Acknowledgement of Ongoing Venture and Terms.** The Licensees acknowledges and agrees that: Licensor is still in the process of negotiating and purchasing the golf course, land, and related facilities; Licensor may use the Payment (or a portion) for the expenses and costs of the project and/or related to the purchase; and that the Licensees may not use the PLATINUM USE LICENSE until the purchase is complete and the Licensor fully operational which may not be for several months hereafter.

Further, Licensees acknowledges and agrees that Licensor's objective is to raise **\$1,500,000.00 by July 31, 2019,** through the conveyance of licenses and similar activities. Licensees agrees that if and when Licensor raises said amount that Licensor will pay Vero Beach Golf Club and Resort, LLC, for the rental use of the property for the continued use of a golf course and restaurant. **X**

It is agreed that if Licensor does not raise said amount by such date, Licensor shall return the Payment to the Licensees, no later than August 31, 2019.

**Acknowledgement.** Licensees acknowledges and agrees that the Payment is for a use license for a golf course and related facilities only, and in no way constitutes an investment, ownership, partnership, shareholder or corporate membership, either implied or otherwise in or related to Licensor, the golf course or any related facilities and/or entities.

**Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties hereto. However, Licensor may freely assign and transfer the license(s) conveyed hereunder, without notice to or consent by Licensees, if Licensor changes its corporate structure, is reorganized, and/or is sold or merged. In such instance this Agreement and the license shall be transferred to and assumed by Licensor's successor entity.

**Representation and Warranties.** The Licensees acknowledges and agrees that Licensor has made no representation or warranties, whatsoever, including but not limited to, this Agreement, the outcome or successes of the ongoing venture, the use of the Payment or the refunding of the Payment, or when the purchase or project may be completed and/or the Licensees may be able to use the golf course, related facilities or PLATINUM USE LICENSE.

**Indemnification.** The parties hereby agree to indemnify and hold each other harmless from any claims, whatsoever, arising out of or related to the PLATINUM USE LICENSE, the golf course and/or this Agreement. Said indemnification shall include indemnity from any reasonable costs or fees which the parties may respectively incur in defending such claims. Indemnity obligations under this paragraph will survive the termination of this Agreement.

**Waiver.** No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision.

**Entire Agreement.** This Agreement constitutes the entire agreement between the parties pertaining to the Payment and PLATINUM USE LICENSE and it supersedes all prior agreements, representations, and understandings of the parties to this regard. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all parties.

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**Sale of Golf Course or Death of Both Corporate**

**Owners:** Be it known that it is the intention of the corporate owners, at this time and in the future, should the three nine hole golf courses (known as the Red, White and Blue), be offered for sale, the first right of refusal, shall be given to the five (5) associations jointly (Vista Royale, Vista Gardens, Vista Villa, Grand Royale and Forest Park) at no charge, other than closing cost, for this said transaction. Also be it known, should both owners of the corporation both pass away the same first right of refusal as stated above shall be offered to the associations jointly, the period of this first right of refusal shall be for a term of six (6) months, from the date of notification of sale or death. No other benefits, conditions, or offers shall be implied.

**Governing Law.** This Agreement shall be governed by laws of the State of Florida.

**Payment.** Payment must be made in full by March 31, 2019, it's understood this disclaimer must be signed by March 31, 2019. **It is also understood that any participant that has not paid in full by March 31, 2019, will be consider a non-licensee without any benefits.** It is also understood that the licensor may at their discretion in the future, offer a PLATINUM USE LICENSES, if they deemed it necessary, but at a substantially higher amount.

**IN WITNESS WHEREOF,** the parties hereto have executed this Agreement as of the day and year first above written.

**LICENSEE 1:**

X By: \_\_\_\_\_

X Name: \_\_\_\_\_ DATE: \_\_\_\_\_

**LICENSEE 2:**

X By: \_\_\_\_\_

X Name: \_\_\_\_\_ DATE: \_\_\_\_\_

**VERO BEACH GOLF AND RESORT MANAGEMENT  
LLC**



By:

AS: Dennis Sampson DATE: \_\_\_\_\_

X

Initials (licensee): \_\_\_\_\_

X Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_

Country \_\_\_\_\_ Zip Code \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

X  
Vero Beach Community, Building # and Unit #

\_\_\_\_\_

X

Remit with Payment to:

Vero Beach Golf and Resort Management, LLC  
C/O Dennis Sampson  
26 Pine Arbor Lane, 102  
Vero Beach, FL 32962