MIRABITO natural gas

FIXED PRICE RENEWAL

BUSINESS AND LOCATION INFORMATION

Company Name: Landmark Condominium
Mirabito Account #: 101101
Contact Name: Ana Maria Rojas
Title: General Manager
Phone: (305) 933-2349

Utility Name: TECO
Utility Account #: 211011500876
Service Address: 20185 E Country Club Drive
City/State/Zip: Aventura, FL 33180-3048
E-Mail: manager@thelandmarkclub.com

PRICING INFORMATION

TERM	TERM START / END	FIXED PRICE/THERM	Check One Option Only
12-MONTH	08/2026 – 07/2027	$0.58550	____
18-MONTH	08/2026 – 01/2028	$0.59873	✓
24-MONTH	08/2026 – 07/2028	$0.59217	____
30-MONTH	08/2026 – 01/2029	$0.59970	____
36-MONTH	08/2026 – 07/2029	$0.59387	____

The price for all gas sold under this Agreement shall be the FIXED PRICE noted above and all applicable state and local sales and use taxes. For Convenience, either party may terminate this Agreement for any reason or for no reason upon sixty (60) days prior written notice to the other. If Customer terminates the Agreement for convenience, it will pay Seller (i) an early termination fee of $75 plus (ii) an amount equal to the average monthly usage as billed to the Customer since the first month in which the current FIXED PRICE arrangement started multiplied by the remaining number of months in the term multiplied by $0.25 (the "Termination Fee").

Rep Name: Pauline Lubie

NATURAL GAS SUPPLY AGREEMENT

This Natural Gas Supply Agreement, together with all attachments and exhibits, the "Agreement" dated 06/30/2026 (the "Effective Date") between Landmark Condominium ("Customer") and Mirabito Natural Gas, LLC (Mirabito) for the provision of natural gas:

1. Mirabito agrees to sell and deliver and Customer agrees to purchase the quantity of natural gas ("gas") as estimated by Mirabito necessary to serve Customer's consumption profile or as scheduled by the Local Distribution Utility ("Utility"). The Customer will pay Mirabito for the natural gas it uses, as measured by the Utility's meter readings, and any applicable taxes and/or late fees. Customer will pay all amounts on each invoice in full within fifteen (15) days of Customer's receipt of the invoice. All amounts not paid within the above-referenced time period will be subject to a late payment charge of 1.5% per month. Customer shall be liable for all collection fees and expenses reasonably incurred by Mirabito to collect any outstanding undisputed amounts.
2. The term of this Agreement shall begin as of the first scheduled meter reading by the Utility after the date on which Customer is enrolled by Mirabito to participate in the Utility's Natural Choice Program and shall continue until the first scheduled meter reading occurring _____ months thereafter ("Initial Term"). Once the Initial Term has expired customer will sign a new Agreement for a new FIXED PRICE, or a new CAPPED PRICE and a new CAPPED PRICE PREMIUM or be automatically renewed for successive one year periods (Renewal Term) at Mirabito's monthly price.
3. Venue for any disputes arising from this Agreement shall lie exclusively in Fort Lauderdale, Florida and this Agreement shall be governed by the laws of the State of Florida.
4. Customer may not assign this Agreement without the written consent of Mirabito, which consent may not be unreasonably withheld.
5. Mirabito shall not be liable for any damages arising hereunder including but not limited to, incidental or consequential damages (such as lost profits, loss of use, replacement costs, third-party claims), punitive damages or any other type of damages whatsoever.
6. Mirabito shall be relieved of any liability for failure of performance if the failure is due to natural disasters, strikes, riots, acts of God, shortages of labor or materials, wars, terrorism, governmental laws, regulations, or restrictions, or any other causes of any kind whatsoever which are beyond the control of Mirabito (collectively "Force Majeure") or any other act or cause deemed a Force Majeure by the LDU or any natural gas transportation or transmitting entity.

Please sign and return by 06/30/2026 3:00PM

Customer Signature: _____ Title: BOD President

Printed Name: Roberto Mandel Date: 6.29.26

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E-Mail: office@thelandmarkclub.com

PRICING INFORMATION

TERM	TERM START / END	FIXED PRICE/THERM	Check One Option Only
12-MONTH	08/2026 – 07/2027	$0.58669	_____
18-MONTH	08/2026 – 01/2028	$0.59997	_____
24-MONTH	08/2026 – 07/2028	$0.59358	_____
30-MONTH	08/2026 – 01/2029	$0.60121	_____
36-MONTH	08/2026 – 07/2029	$0.59555	_____

The price for all gas sold under this Agreement shall be the FIXED PRICE noted above and all applicable state and local sales and use taxes. For Convenience, either party may terminate this Agreement for any reason or for no reason upon sixty (60) days prior written notice to the other. If Customer terminates the Agreement for convenience, it will pay Seller (i) an early termination fee of $75 plus (ii) an amount equal to the average monthly usage as billed to the Customer since the first month in which the current FIXED PRICE arrangement started multiplied by the remaining number of months in the term multiplied by $0.25 (the "Termination Fee").

Rep Name: Pauline Lubie

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6. Mirabito shall be relieved of any liability for failure of performance if the failure is due to natural disasters, strikes, riots, acts of God, shortages of labor or materials, wars, terrorism, governmental laws, regulations, or restrictions, or any other causes of any kind whatsoever which are beyond the control of Mirabito (collectively "Force Majeure") or any other act or cause deemed a Force Majeure by the LDU or any natural gas transportation or transmitting entity.

Please sign and return by 06/24/2026 3:00PM

Customer Signature: _____ Title: _____

Printed Name: _____ Date: _____