

POOL AND FITNESS CENTER AGREEMENT

This Pool and Fitness Center Agreement, dated as of the 1st day of January, 2023 is entered into by and between MAJESTIC GOLF CLUB, LLC, a Florida Limited Liability Company ("MGC"), and KINGS GREENS AT MAJESTIC, A CONDOMINIUM, a Florida Not-for-Profit Corporation ("KG").

In consideration of the payments, covenants, and agreements hereinafter set forth, the sufficiency of which is hereby acknowledged and agreed, Majestic and Kings Green covenant, warrant, and agree as follows:

1. MGC hereby grants KG a non-exclusive right to use of the MGC Pool & Fitness Center located in the MGC club house located at 350 Homestead Rd. S. for the unit owners and guests of the KG Condominium
2. The term of the agreement is for \$18,000 annually, paid in installments of \$4,500 quarterly in renewable one-year agreements/contracts that contain a 4% increase thereafter.
3. MGC owns, operates, and maintains the facilities at no additional expense to KG and allows for a pro-rata non-payment due to loss of use, no matter the cause or reason.
4. KG unit owners and guest will be expected to abide by the rules and regulations promulgated by MGC and provided to the association for distribution to its unit owners and guests.
5. MGC also provides use of the parking areas for the unit owners and guest while using the pool and fitness center.
6. Termination of the agreement may be made by either party with 60 day written notice.

IN WITNESS WHEREOF, the Parties have executed this Pool and Fitness Center Agreement as of January 1, 2023.

Majestic Golf Club, LLC

A Florida Limited Liability Company

By: 

Name: DAVID D. DEETSCHKEK

Title: OWNER REPRESENTATIVE

Kings Green at Majestic, a Condominium

A Florida Not-for-Profit Corporation

By: 

Name: Phil Dent

Title: President