
(Above 3" Space for Recorder's Use Only)

Prepared by:

Vertical Bridge, LLC
22 West Atlantic Avenue, Suite 310
Delray Beach, Florida 33444
Attn: Allison Cannella
VB Site ID: US-WA-5336

Upon Recording Return To:

Tower Title, LLC
225 Newman Ave
East Providence, RI 02916

Site Name: Riemann**Site Number:** US-WA-5336**Parcel ID:** P116856 (RefID: 4754-000-009-0000)**Commitment #:** VTB-236020-C**Abbv. Legal:** (12.6000 ac) DK 3: DR 17: Lot 9W, AMENDED PLAT OF RED HAWK
ESTATES, RECORDED JULY 26, 2005, UNDER AUDITOR FILE NO. 200507260199**OMNIBUS AGREEMENT**

THIS OMNIBUS AGREEMENT (this "**Agreement**") is entered into effective as the 12th day of February, 2026 (the "**Transfer Date**") and is by and between **VB Acquisitions, LLC, a Delaware limited liability company** ("**Transferor/Grantor**") whose address is 22 W. Atlantic Ave., Ste. 310, Delray Beach, FL 33444 and **VB BTS V, LLC, a Delaware limited liability company** ("**Transferee/Grantee**"), whose address is 22 W. Atlantic Ave., Ste. 310, Delray Beach, FL 33444.

WITNESSETH

WHEREAS, Transferor owns an easement interest or leasehold interest in the sites identified on Exhibit A attached hereto (the "**Sites**"), and is party to all tenant leases, licenses, occupancy agreements, and ground leases relating to the Sites (collectively the "**Leases**") and Such Sites and Leases collectively constitute the "**Transferred Property**").

WHEREAS, Transferor contributed, distributed, transferred and/or assigned (as the case may be, "**Transfer**") to Transferee all of Transferor's rights, title and interest in the Transferred

Property, and Transferee desires to accept and assume the same;

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties agree as follows:

1. **Transfer of Transferred Property.** Transferor hereby acknowledges that Transferor Transferred to Transferee all of Transferor's right, title, and interest in and to the Transferred Property as of the Transfer Date.

2. **Acceptance of Transferred Property.** Transferee accepted the Transferred Property and expressly assumed all obligations relating thereto arising on or after the Transfer Date. Transferor retained all liabilities arising from events occurring prior to the Transfer Date.

3. **Counterparts; Electronic Signatures.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but which together shall constitute one and the same instrument. Electronic signatures, including without limitation DocuSign, facsimile or PDF signatures, on this Agreement shall be deemed to be original signatures.

4. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

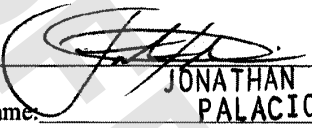
5. **Further Assurances.** Each party agrees to execute and deliver such further instruments and take such additional actions as may be reasonably necessary to carry out the purposes of this Agreement.

[SIGNATURE PAGE IMMEDIATELY FOLLOWING]

[Transferor Signature Page to Omnibus Contribution, Distribution and Transfer Agreement]

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement as of the Transfer Date.

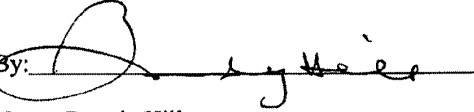
WITNESSES:


Name: JONATHAN PALACIO


Name: Carolyn Nissani

TRANSFEROR:

VB Acquisitions, LLC,
a Delaware limited liability company

By: 
Name: Brandy Hill

Title: Director of Legal Operations

Date: February 12, 2026

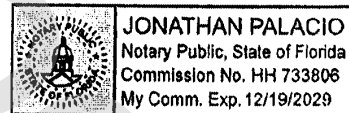
STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 12th day of February 2026, by means of ☒ physical presence or ☐ online notarization by Brandy Hill, the Director of Legal Operations of VB Acquisitions, LLC, a Delaware limited liability company on behalf of the company. She is personally known to me.


Signature of Notary Public JONATHAN PALACIO

Print, Type, or Stamp Commissioned Name of Notary Public



Personally Known ☒ OR Produced Identification ☐

[Transferee Signature Page to Omnibus Contribution, Distribution and Transfer Agreement]

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement as of the Transfer Date.

WITNESSES:


Name: JONATHAN PALACIO


Name: Carolyn Nissani

TRANSFeree:

VB BTS V, LLC

a Delaware limited liability company

By: 
Name: Brandy Hill

Title: Director of Legal Operations

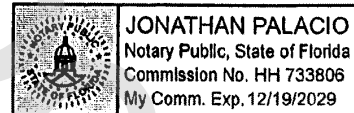
Date: February 12, 2026

STATE OF FloridaCOUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 12th day of February 2026, by means of ☒ physical presence or ☐ online notarization by Brandy Hill, the Director of Legal Operations of VB BTS V, LLC, a Delaware limited liability company, a Delaware limited liability company on behalf of the company. She is personally known to me.


Signature of Notary Public JONATHAN PALACIO

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐

Schedule B-1
Description of the Occupancy Agreement(s)

Site ID: US-WA-5336

Site Name: Riemann

Landlord Name: Skagit I-5 Business Park, LLC, a Washington limited liability company

Current Tenant: VB BTS V, LLC, a Delaware limited liability company

Date of Execution: December 23, 2024

Recording Info: Memorandum of Lease between Seattle SMSA Limited Partnership d/b/a Verizon Wireless and VB Acquisitions, LLC, a Delaware limited liability company, dated December 23, 2024 and recorded November 12, 2025 in , instrument 202511120098 in Skagit County, Washington.