

PROMISSORY NOTE

May 16, 2024

Lender / Note Holder: Michael Thompson, 8252 W. 105th Ave., St. John, IN 46373

Borrower: Todd Hansen, Individually;
Trust No. 207, by its Trustee, Todd Hansen;
Brentwood Private Capital Trust # 6132021-1, by its Trustee, Todd Hansen;
200 S. State Land Trust, by its Trustee, Todd Hansen;
218 S. State Land Trust, by its Trustee, Todd Hansen;
6275 Land Trust, by its Trustee, Todd Hansen; and
GTR Financial, LLC, by its Managing Member, Todd Hansen.

all of whom's addresses are: 6275 Canak Dr., Avon, IN 46123.

Amount: \$615,000.00 – Open Line of Credit

Terms: 36% - Interest Only Payments for Twelve (12) Months

1. BORROWER'S PROMISE TO PAY.

In return for a loan that it has received, Todd Hansen promises to pay in U.S. currency, Six Hundred Fifteen Thousand and 00/100 (\$615,00.00) (this amount is called "principal"), plus interest, to the order of the Lender. The Lender is Michael Louis Thompson ("Thompson"). Thompson shall have first priority lien status until the balance of this note is paid in full by Borrower.

2. INTEREST

Interest will be charged on unpaid principal until the full amount of principal has been paid. Borrower will pay interest at the rate of 36% per annum.

The interest rate required by this Section 2 is the rate Borrower will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS

(A) Interest payments of 3% against the principal balance (currently \$18,450.00) are due on the 1st day of each month starting May 1, 2024 and continuing for the remainder of the twelve (12) month term, with the full balance of unpaid principal, interest and other amounts owing under the terms of this Note being paid in full ("Balloon Payment") on or before the first

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day of the thirteenth (13th) month. An amortization schedule is attached hereto for illustration purposes.

(B) Payments shall be made payable to: **Michael L. Thompson** and mailed to: **8252 W. 105th Ave., St. John, IN 46373** or at a different place if required and noticed in writing by the Note Holder.

4. BORROWER'S RIGHT TO PREPAY

Borrower has the right to make payments of additional principal, or all of the unpaid principal, at any time after the second anniversary of the date of this Note. A payment of principal only is known as a "prepayment." When Borrower makes a prepayment, Borrower will tell the Note Holder in writing that it is doing so. Borrower may make a full prepayment or partial prepayments without paying any prepayment charge after the second anniversary of the date of this Note. The Note Holder will use all Borrower's prepayments to reduce the amount of principal that it owes under this Note. If Borrower makes a partial prepayment, there will be no changes in the due date or in the amount of Borrower's monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (ii) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. The Note Holder may choose to make this refund by reducing the principal Borrower owes under this Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 30 calendar days after the date it is due, Borrower will pay a late charge to the Note Holder. The amount of the charge will be 5% of Borrower's overdue payment of principal and interest. Borrower will pay this late charge promptly but only once on each late payment.

(B) Default

If Borrower does not pay the full amount of each monthly payment by the 15th of each month, Borrower will be in default.

(C) Notice of Default

If Borrower is in default, the Note Holder may send Borrower a written notice telling it that if it does not pay the overdue amount by a certain date, the Note Holder may require Borrower to pay immediately the full amount of principal which has not been paid and all the

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interest that Borrower owes on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to Borrower.

(D) No Waiver by Note Holder

Even if, at a time when Borrower is in default, the Note Holder does not require Borrower to pay immediately in full as described above, the Note Holder will still have the right to do so if Borrower is in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required Borrower to pay immediately in full as described above, the Note Holder will have the right to be paid back by Borrower for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to Borrower under this Note will be given by delivering it or by mailing it by first class mail to Borrower at the Borrower's Address above or at a different address if Borrower give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by mailing it by first class mail to the Note Holder at the Lender's Address above or at a different address if Borrower is given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

(A) If more than one entity signs this Note, each entity is fully obligated to keep all the promises made in this Note, including the promise to pay the full amount owed. Any entity that takes over these obligations is also obligated to keep all the promises made in this Note.

(B) Borrower shall have Lender/Note Holder added as an additional insured on Borrower's fire and casualty loss policies for the properties located at 1675 and 1685 Crestwood Drive, Lowell, Lake County, Indiana.

9. WAIVERS

Borrower and any other person who has obligations under this Note waive the rights of presentment and notice of dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. SEVERABILITY

If any provision of this promissory note or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this note nor the application of the provision to other persons, entities or circumstances shall be affected thereby.

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11. BINDING EFFECT

All covenants contained herein shall be binding upon and inure to the benefit of Lender and Borrower and their respective heirs, executors, administrators, assigns and successors.

12. CONSTRUCTION

The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Lender and Borrower.

13. GOVERNING LAW

This promissory note shall be governed, construed and interpreted by, through and under the Laws of the State of Indiana. As additional consideration for signing this Note, the undersigned agrees and requires that any legal proceedings related to the collection of this Note will take place in Lake County, Indiana.

14. ONLY AGREEMENT

This promissory note constitutes the entire promissory agreement between the parties and cannot be modified except in writing and signed by all parties.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

BORROWER:

Todd Hansen

Todd Hansen

Todd Hansen

Todd Hansen, Trustee of Trust No. 207

Todd Hansen

Todd Hansen, Trustee Brentwood Private Capital Trust #6132021-1

Todd Hansen

Todd Hansen, Trustee 200 S. State Land Trust

Todd Hansen

Todd Hansen, Trustee 6275 Land Trust

Todd Hansen

Todd Hansen, Managing Member
GTR Financial, LLC

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PERSONAL & CORPORATE GUARANTY

The undersigned, being one of the owners of the Borrower above, hereby personally and unconditionally guarantees payment and performance of the above Promissory Note.

Todd Hansen

Todd Hansen

Todd Hansen

Todd Hansen, Trustee of Trust No. 207

Todd Hansen

Todd Hansen, Trustee Brentwood Private Capital
Trust #6132021-1

Todd Hansen

Todd Hansen, Trustee 200 S. State Land
Trust

Todd Hansen

Todd Hansen, Trustee 6275 Land Trust

Todd Hansen

Todd Hansen, Managing Member
GTR Financial, LLC

Adam M. Sworden

Witness

May 16, 2024

Date

Print Name: Adam M. Sworden

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EXHIBIT A

LAKE COUNTY, INDIANA (Investment Property)

Brentwood Private Capital Trust Properties

PARCEL 1;

LOTS 27, 28 AND 31, IN BLOCK 1, OF THIEL'S BLACK OAKS SUBDIVISION AS SHOWN IN PLAT BOOK 24 PAGE 50, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

PARCEL 2:

LOTS 18, 19, 20, 21, 22, 23, 24 AND 25, IN BLOCK 2, OF THIEL'S BLACK OAKS SUBDIVISION AS SHOWN IN PLAT BOOK 24, PAGE 50, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA; EXCEPT THAT PORTION OF LOT 25, BLOCK 2, DEEDED TO THE STATE OF INDIANA BY BEULAH BERRY RECORDED MAY 12, 1995, AS DOCUMENT NO. 95026389 AND DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 30.00 FEET ALONG THE WEST LINE OF SAID LOT 28 TO THE EAST

BOUNDARY OF BURR STREET; THENCE NORTH 9 DEGREES 27 MINUTES 54 SECONDS EAST 120.38 FEET ALONG THE BOUNDARY OF SAID BURR STREET TO THE NORTH LINE OF SAID LOT 28; THENCE NORTH 89 DEGREES 15 MINUTES 53 SECONDS WEST 3.00 FEET ALONG THE NORTH LINE OF SAID LOT 28 TO THE EAST BOUNDARY OF SAID BURR STREET; THENCE NORTH 4 DEGREES 55 MINUTES 48 SECONDS EAST 34.26 FEET ALONG THE BOUNDARY OF SAID BURR STREET; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 76.33 FEET ALONG SAID BOUNDARY TO THE NORTH LINE OF SAID LOT 30; THENCE SOUTH 89 DEGREES 15 MINUTES 53 SECONDS EAST 1.00 FEET ALONG THE NORTH LINE OF SAID LOT 30 TO THE EAST BOUNDARY OF SAID BURR STREET; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 100.00 FEET ALONG THE BOUNDARY OF SAID BURR STREET TO THE NORTH LINE OF SAID LOT 32; THENCE NORTH 89 DEGREES 15 MINUTES 53 SECONDS WEST 1.00 FEET ALONG THE NORTH LINE OF SAID LOT 32 TO THE EAST BOUNDARY OF SAID BURR STREET; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 50.00 FEET ALONG THE BOUNDARY OF SAID BURR STREET TO THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 89 DEGREES 15 MINUTES 53 SECONDS EAST 110.51 FEET ALONG THE NORTH LINE OF SAID LOT 33; THENCE SOUTH 7 DEGREES 54 MINUTES 02 SECONDS WEST 75.45 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 50 SECONDS EAST 100.00 FEET; THENCE SOUTH 30 DEGREES 52 MINUTES 00 SECONDS WEST 58.31 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 50 SECONDS EAST

150.00 FEET; THENCE SOUTH 66 DEGREES 06 MINUTES 29 SECONDS EAST 87.56 FEET TO THE SOUTH LINE OF SAID LOT 25; THENCE NORTH 89 DEGREES 10 MINUTES 36 SECONDS WEST

170.02 FEET ALONG THE SOUTH LINE OF SAID LOTS 25, 26, 27 AND 28 TO THE POINT OF BEGINNING AND

ALSO EXCEPTING THAT PART OF LOT 18, BLOCK 2, DEEDED TO THE STATE OF INDIANA BY BEULAH BERRY RECORDED MAY 12, 1995 AS DOCUMENT NO. 95026389 AND DESCRIBED AS:

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ALSO A PART OF LOT 18, IN BLOCK 2 OF THIEL'S BLACK OAKS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 24, PAGE 50 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 15 MINUTES 53 SECONDS EAST 3.15 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 7 DEGREES 54 MINUTES 02 SECONDS WEST 22.63 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 0 DEGREES 05 MINUTES 50 SECONDS WEST 22.46 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Commonly known as: 2860 Ralston Street, Gary, IN 46406
Tax ID: 45-07-13-451-009.000-003

Commonly known as: 5218 W 29TH APPR AVE GARY IN 46406
Tax ID: 45-07-13-452-023.000-003

Commonly known as: 5300 W. 29th Ave., Gary, IN 46406
Tax ID: 45-07-13-451-012.000-003

Commonly known as: 2828 Ralston Street, Gary, IN 46406
Tax ID: 45-07-13-451-006.000-003

Commonly known as: 2844 Ralston Street, Gary, IN 46406
Tax ID: 45-07-13-451-008.000-003

Commonly known as: 2842 Ralston Street, Gary, IN 46406
Tax ID: 45-07-13-451-007.000-003

Commonly known as: 2855 Ralston Street, Gary, IN 46406
Tax ID: 45-07-13-452-007.000-003

Commonly known as: 2860 Ralston Street, Gary, IN 46406
Tax ID: 45-07-13-451-009.000-003

Brentwood Private Capital Trust #613202-2 and (Joshua Jo Harper retains 1/3 int)

LOT 34 AND THE NORTH HALD OF LOT 33, BLOCK 1, THIEL'S BLACK OAKS, AS SHOWN IN PLAT BOOK 24 PAGE 50, IN LAKE COUNTY, INDIANA, BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Commonly known as: 2829 Ralston Street, Gary, IN 46406
Tax ID: 45-07-13-452-005.000-003

Kurzac, Jaroslaw Parcel

LOTS 14 AND 15, BLOCK 2, IN NICKLE PLATE CITY, AS PER PLAT BOOK 2, PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY.

Commonly known as: 2730 KING ST GARY IN 46406
Tax ID: 45-07-13-352-016.000-003

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Box Suites LLC (Perryman, Justin, & Jagger Perryma retains each 1/3 int)

LOTS 18 AND 19, BLOCK 2, IN NICKLE PLATE CITY, AS PER PLAT BOOK 2, PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY.

Commonly known as: 2738 KING GARY IN 46406
Tax ID: 45-07-13-352-018.000-003
NICKEL PLATE CITY L.18 BL.2 ALL L.19 BL.2

Hansen, Collin

LOTS 16 AND 17, BLOCK 2, IN NICKLE PLATE CITY, AS PER PLAT BOOK 2, PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY.

Commonly known as: 2734 KING ST GARY IN 46406
Tax ID: 45-07-13-352-017.000-003

AVON, INDIANA PROPERTY (Personal Residence)

LOT NUMBERED 4 IN CANAK PLACE, SECTION 1, AMENDED, A SUBDIVISION IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED JANUARY 17, 1996, IN PLAT CABINET 3, SLIDE 138, PAGE 2, AMENDED BY PLAT RECORDED MARCH 11, 1998, IN PLAT CABINET 4, SLIDE 188, PAGE 1, ALL IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Commonly Known As: 6275 Canak, Avon, IN 46123
Tax ID: 49-10-07-103-009.000-101 (Alt ID) 2-422511-142-008

INDIANAPOLIS, INDIANA PROPERTY (Investment Property)

200 S. State Avenue (200 S. State Land Trust)

LOT NUMBERED 8 IN LIPPENCOTT'S SUBDIVISION, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 289, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. ALSO A STRIP OF GROUND OF UNIFORM WIDTH OF 15 FEET NORTH OF AND ADJOINING SAID LOT 8, AND ALSO TOGETHER WITH THAT PORTION OF VACANT STATE AVENUE LYING EAST OF AND ADJACENT TO SAID PREMISES AND THE NORTH 3.2 FEET OF THE VACATED ALLEY LYING SOUTH AND ADJACENT TO LOT 8.

EXCEPTING THEREFROM: PART OF LOT 8 IN LIPPENCOTT'S ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4, PAGE 289, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 IN LIPPENCOTT'S ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4, PAGE 289, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; THENCE NORTH 00° 25' 15" EAST OF THE WEST LINE OF SAID LOT 8

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AND ITS NORTHERLY EXTENSION A DISTANCE OF 141.14 FEET TO THE NORTH LINE OF THE SOUTH 15 FEET OF SOUTHEASTERN AVENUE (SAID 15 FEET NOW VACATED); THENCE SOUTH 0° 57' 55" EAST ON SAID NORTH LINE A DISTANCE OF 21.16 FEET TO THE NORTHERLY EXTENSION OF THE COMMON FACES OF TWO WALLS; THENCE SOUTH 00° 26' 49" WEST ON SAID EXTENSION AND SAID COMMON FACES 137.88 FEET TO THE SOUTH FACE OF AN EXISTING BUILDING; THENCE NORTH 89° 34' 45" WEST ON SAID SOUTH FACE 20.40 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 8; THENCE NORTH 00° 25' 15" EAST ON SAID EXTENSION A DISTANCE OF 3.10 FEET OT THE POINT OF BEGINNING.

Commonly Known As: 200 S. State Avenue, Indianapolis, IN
Tax ID: 49-10-07-103-009.000-101

207 S. State Avenue

LOT NUMBERED 1 IN THE STATE SQUARE ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 152-153 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 207 S. State Avenue, Indianapolis, IN 46201
Tax ID:

218 S. State Avenue (218 S. State Land Trust)

LOT NUMBERED 9 IN LIPPENCOTT'S SUBDIVISION, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 289, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 218 S. State Avenue, Indianapolis, IN 46201
Tax ID: 49-10-07-103-018.000-101

201 South Summit Street

LOTS 16-19 IN LIPPENCOTT'S ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 289, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 201 South Summit Avenue, Indianapolis, IN 46201
Tax ID: 49-10-07-103-014.000-101

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1705 Southeastern Avenue

LOT 3 IN THE STATE SQUARE ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 152-153, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 1705 Southeastern Avenue, Indianapolis, IN 46201

Tax ID:

1709 Southeastern Avenue

LOT 2 IN THE STATE SQUARE ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 152-153, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 1709 Southeastern Avenue, Indianapolis, IN 46201

Tax ID:

1711 Southeastern Avenue

LOT 4 IN THE STATE SQUARE ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 152-153, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 1711 Southeastern Avenue, Indianapolis, IN 46201

Tax ID: 49-10-07-205-078-000-101

1719 Southeastern Avenue

LOT 5 IN THE STATE SQUARE ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 152-153, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 1709 Southeastern Avenue, Indianapolis, IN 46201

Tax ID: 49-10-07-205-077.000-101

212 South Walcott Street

LOT 6 IN THE STATE SQUARE ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 152-153, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Commonly Known As: 212 South Walcott Street, Indianapolis, IN 46201

Tax ID:

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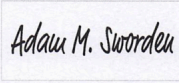

California (Lake Tahoe Property)

Short Description: LOT 4 TAHOE CED ADDITION 2
Commonly known as: 7030 Fifth Avenue, Tahoe, CA 96142
Tax ID: 015-322-004-000

Property of Lake County Recorder

Signature Certificate

Reference number: EPHXK-NZGAV-BHAWL-Y4PD5

Signer	Timestamp	Signature
Adam M. Sworden Email: asworden@swordenlaw.com		
Sent: 16 May 2024 14:15:28 UTC Viewed: 16 May 2024 14:15:57 UTC Signed: 16 May 2024 14:16:32 UTC	16 May 2024 14:15:28 UTC 16 May 2024 14:15:32 UTC 16 May 2024 14:16:32 UTC	
Recipient Verification:		IP address: 76.157.251.192 Location: East Chicago, United States
✓ Email verified	16 May 2024 14:15:57 UTC	
Todd Hansen Email: toddhansen10@gmail.com		
Sent: 16 May 2024 14:15:28 UTC Viewed: 16 May 2024 14:15:32 UTC Signed: 16 May 2024 14:17:07 UTC	16 May 2024 14:15:28 UTC 16 May 2024 14:15:32 UTC 16 May 2024 14:17:07 UTC	
Recipient Verification:		IP address: 174.202.33.190 Location: Indianapolis, United States
✓ Email verified ✓ Personally Known	16 May 2024 14:15:32 UTC 16 May 2024 14:14:27 UTC	

Document notarized online using audio-video communication on:

16 May 2024 14:17:07 UTC

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