

LUMINARY
HOTEL & CO.

AUTOGRAPH COLLECTION®
HOTELS

Addendum

DESCRIPTION OF GROUP AND EVENT

The following represents an agreement between Luminary Hotel & Co., Autograph Collection, 2200 Edwards Drive, Fort Myers, FL, 33901, (833) 918-1512 and Florida Housing Finance Corporation (FHFC).

ORGANIZATION: Florida Housing Finance Corporation (FHFC)
CONTACT:

Name: Lauren Cronin
Job Title: External Affairs Analyst
Street Address: 227 N Bronough St Ste 5000
City, State, Postal Code: Tallahassee, FL 32301-1367
Phone Number: (850) 488-4197
E-mail Address: lauren.cronin@floridahousing.org

NAME OF EVENT: FHFC Board Meeting
REFERENCE #: M-V48DA76
OFFICIAL PROGRAM DATES: Wednesday, 11/04/2026 - Friday, 11/06/2026

All the clauses, stipulations and requirements executed in the original contract will apply to this Addendum.

REVISED GUEST ROOM COMMITMENT/GROUP ROOM RATES

The Hotel agrees that it will provide, and Group agrees that it will be responsible for utilizing, 70 room nights in the pattern set forth below (such number and such pattern, the "Room Night Commitment"):

Attendees

Date	Day	Standard King Guestroom	Total Rooms
11/04/2026	Wed	20	20
11/05/2026	Thu	50	50

Start Date	End Date	Room Type	Single
11/04/2026	11/05/2026	Standard King Guestroom	\$199.00

Hotel's room rates are subject to applicable state and local taxes (currently 11.5%) in effect at the time of check-out.

REVISED FUNCTION INFORMATION AGENDA/EVENT AGENDA

Based on the requirements outlined by Florida Housing Finance Corporation (FHFC), the Hotel has reserved the function space set forth on the below Function Information Agenda/Event Agenda.

Date	Day	Start Time	End Time	Function Type	Setup	GC	Rental	Related Events
11/05/2026	Thu	2:00 PM	6:00 PM	Meeting	U-Shape with theatre perimeter	35	\$1,250.00	
11/06/2026	Fri	8:00 AM	1:00 PM	Meeting	Theatre	150	\$1,250.00	8:00 AM - Coffee Break

ACCEPTANCE

Upon signature by both parties, Florida Housing Finance Corporation (FHFC) and the Hotel shall have agreed to and executed this Agreement by their authorized representatives as of the dates indicated below.

SIGNATURES

Approved and authorized by Florida Housing Finance Corporation (FHFC):

Name: (Print)

Angeliki G. Sellers

Title: (Print)

Signature:

[Signature]

NAME OF EVENT: FHFC Board Meeting
REFERENCE #: M-V48DA76

Date: 1-27-2026

Approved and authorized by Hotel:

Name: (Print) Tracy Ryan

Title: (Print) National Sales Manager

Signature: Tracy Ryan

Date: 01/28/2026

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AGREEMENT

DESCRIPTION OF GROUP AND EVENT

The following represents an agreement between Luminary Hotel & Co., Autograph Collection, 2200 Edwards Drive, Fort Myers, FL, 33901, (833) 918-1512 and Florida Housing Finance Corporation (FHFC).

ORGANIZATION: Florida Housing Finance Corporation (FHFC)
CONTACT:

Name: Lauren Cronin
Job Title: External Affairs Analyst
Street Address: 227 N Bronough St Ste 5000
City, State, Postal Code: Tallahassee, FL 32301-1367
Phone Number: (850) 488-4197
E-mail Address: lauren.cronin@floridahousing.org

NAME OF EVENT: FHFC Board Meeting
REFERENCE #: M-V48DA76
OFFICIAL PROGRAM DATES: Thursday, 11/05/2026 - Saturday, 11/07/2026

GUEST ROOM COMMITMENT/GROUP ROOM RATES

The Hotel agrees that it will provide, and Group agrees that it will be responsible for utilizing, **50** room nights in the pattern set forth below (such number and such pattern, the "Room Night Commitment"):

Attendees			
Date	Day	Standard King Guestroom	Total Rooms
11/05/2026	Thu	50	50

Start Date	End Date	Room Type	Single
11/05/2026	11/05/2026	Standard King Guestroom	\$199.00

Hotel's room rates are subject to applicable state and local taxes (currently 11.5%) in effect at the time of check-out.

PARKING

Hotel's parking rates are not included in room rate and are subject to change.

Overnight valet: \$30.00/night, plus applicable taxes. (with in/out privileges)

Overnight self: \$20.00 night, plus applicable taxes. (with in/out privileges)

Day Valet: \$15.00/day, plus applicable taxes.

Day Self: \$1.00/hour up to \$15.00/day

COMMISSION

The group room rates listed above are net non-commissionable. Florida Housing Finance Corporation (FHFC) will advise its designated agency of these rates and address any resulting agency compensation issues directly with the management of the appropriate agency.

SPECIAL CONCESSIONS

In consideration of the Room Night Commitment and the functions identified on the Function Information Agenda/Event Agenda, Hotel will provide Florida Housing Finance Corporation with the following special concessions:

1. Rates Available Three (3) Days Pre/Post, based upon availability at time of request
2. Complimentary basic (email/browsing) wi-fi for meeting space and sleeping rooms
3. 10% Discount on In House Equipment via Encore Global
4. Discounted meeting room rental to \$2,500.00 (exclusive of service charge and tax)

METHOD OF RESERVATIONS

Reservations for the Event will be made by individual attendees directly with Luminary Hotel & Co. Reservations at 1 (833) 918-1512 or via Hotel provided ResLink.

GUARANTEED RESERVATIONS

All reservations must be accompanied by a first night room deposit or guaranteed with a major credit card or by Florida Housing Finance Corporation (FHFC). Hotel will not hold any reservations unless secured by one of the above methods.

CUT-OFF DATE

Reservations by attendees must be received on or before **Monday, October 5, 2026**, (the "Cut-Off Date"). At the Cut-Off Date, Hotel will review the reservation pick up for the Event, release the unreserved rooms for general sale, and determine whether or not it can accept reservations based on a space- and rate-available basis at the Florida Housing Finance Corporation (FHFC) group rate after this date.

NO ROOM TRANSFER BY GUEST

Florida Housing Finance Corporation (FHFC) agrees that neither Florida Housing Finance Corporation (FHFC) nor attendees of the Event nor any intermediary shall be permitted to assign any rights or obligations under this Group Sales Agreement, or to resell or otherwise transfer to persons not associated with Florida Housing Finance Corporation (FHFC) reservations for guestrooms, meeting rooms or any other facilities made pursuant to this Group Sales Agreement.

BILLING ARRANGEMENTS

The following billing arrangements apply: Individual to Pay.

PHISHING

Please be aware that bad actors can impersonate Hotel employees. Group should never rely solely on contact information sent in an email or respond directly to any email requesting a bank account information change. If Group receives a request from Hotel regarding bank account information, Group should contact the Hotel via verified phone number or in person to confirm the request prior to providing such information.

PAYMENT BY CREDIT CARD OR COMPANY CHECK

If Florida Housing Finance Corporation (FHFC) wishes to pay any portion of its obligation by credit card or company check, the credit card information must be entered into our secure online website.

Prior to the execution of this agreement, Florida Housing Finance Corporation (FHFC) shall provide hotel with credit card authorization information. A Credit Card Information Request e-mail will be sent to the e-mail address provided by Florida Housing Finance Corporation (FHFC).

This process must also be followed if direct billing has not been approved and the Master Account charges will be paid by credit card or company check.

Florida Housing Finance Corporation (FHFC) agrees that the Hotel may charge to this credit card any payment as required under this Group Sales Agreement.

FUNCTION INFORMATION AGENDA/EVENT AGENDA

Based on the requirements outlined by Florida Housing Finance Corporation (FHFC), the Hotel has reserved the function space set forth on the below Function Information Agenda/Event Agenda.

Date	Day	Start Time	End Time	Function Type	Setup	# People	Rental	Related Events
11/05/2026	Thu	4:00 PM	6:00 PM	Meeting	U-Shape with theatre perimeter	35	\$1,250.00	
11/06/2026	Fri	8:00 AM	1:00 PM	Meeting	Theatre	150	\$1,250.00	8:00 AM - Coffee Break

All meeting rooms, food and beverage, and related services are subject to applicable taxes (currently 6.5%) and service charge (currently 25%) in effect on the date(s) of the Event. The Hotel reserves the right to adjust function space in direct proportion to any changes in the number of attendees. Florida Housing Finance Corporation has provided Hotel with a preliminary program as outlined above. By 9/5/26, Hotel and Florida Housing Finance Corporation shall have arrived to a mutually agreed upon final program, which shall include anticipated attendance figures. Based upon the figures set forth on the final program, Hotel will review function space usage with Florida Housing Finance Corporation, and Hotel will have the right to reassign and/or release any function space in direct proportion to any reduction in the number of Florida Housing Finance Corporation's Event attendees, including releasing any space that is not designated on the final program. Any changes in the assignment of meeting rooms or function space shall not reduce Florida Housing Finance Corporation's obligation to satisfy the food and beverage requirements stated herein.

GUARANTEED GUEST COUNT

Florida Housing Finance Corporation agrees to provide final guest counts for each function agenda item five (5) business days before the program begins. If guaranteed guest counts are not provided, Hotel will use the expected guest count as the guarantee. Hotel will charge master account for the guaranteed guest count or the actual number of attendees, whichever is higher in accordance with the billing arrangements as outlined in the Group Sales Agreement.

OUTSIDE FOOD AND BEVERAGE POLICY

All food and beverages served at functions associated with the Event must be provided, prepared, and served by Hotel, and must be consumed on Hotel premises.

DAMAGE TO FUNCTION SPACE

Florida Housing Finance Corporation (FHFC) agrees to pay for any damage to the function space that occurs while Florida Housing Finance Corporation (FHFC) is using it. Florida Housing Finance Corporation (FHFC) will not be responsible, however, for ordinary wear and tear or for damage that it can show was caused by persons other than Florida Housing Finance Corporation (FHFC) and its attendees.

FACILITY FEES

Based on Florida Housing Finance Corporation (FHFC)'s requirements, Hotel's function space fees would be \$10,000.00, exclusive of service charge and sales tax. . Based upon the Room Night Commitment and the functions identified on the Function Information Agenda/Event Agenda outlined in this Agreement, the Hotel will reduce these fees to \$2,500.00, exclusive of service charge and sales tax.

ROOMS ATTRITION

Hotel is relying upon Florida Housing Finance Corporation (FHFC)'s nightly use of the Room Night Commitment. Florida Housing Finance Corporation (FHFC) agrees that a loss will be incurred by Hotel if Florida Housing Finance Corporation (FHFC)'s actual usage is less than 80% of the Room Night Commitment on any night of the Event.

Hotel agrees to allow for a 20% reduction in the nightly Room Night Commitment. Each night during the Event, Hotel will subtract the actual room usage for that night and the amount of permissible attrition for that night from the Room Night Commitment for that night. The difference of room nights will be multiplied by the group's average room rate (excluding staff and or complimentary rooms) and the resulting amount will be posted as attrition charges to Florida Housing Finance Corporation (FHFC)'s Master Account, plus applicable taxes, at the conclusion of the Event.

These charges represent a reasonable effort on behalf of the Hotel to establish its loss prospectively and shall be due as liquidated damages.
____ (Client Initials) I have read and understand the attrition terms of this agreement and may be financially responsible for attrition charges.

MASTER ACCOUNT

Hotel must be notified in writing at least fourteen (14) days prior to arrival of the authorized signatories and the charges that are to be posted to the Master Account. Any cancellation or attrition fees will be billed to the Master Account.

ADVANCE PAYMENT SCHEDULE

The payment schedule for your Event is outlined below:

<u>Time Frame</u>	<u>Deposit/Payment Amount</u>
at time of signed agreement	\$625.00 = 25% of Meeting Room Rental
11/09/25	\$625.00 = 25% of Meeting Room Rental
06/09/26	\$625.00 = 25% of F&B Minimum and Meeting Room Rental
5 days prior to event	Remaining estimated balance to include but not limited to applicable charges: final food and beverage selections with guarantee, rooms routed to the Master Account, audio/visual invoice, service charge, taxes, and attrition damages

Additionally, a cash or credit deposit may be required to guarantee payment of any additional charges incurred during the Event.

METHOD OF PAYMENT

Florida Housing Finance Corporation will raise any disputed charge(s) within three (3) days after receipt of the invoice. The Hotel will work with Florida Housing Finance Corporation in resolving any such disputed charges, the payment of which will be due upon receipt of invoice after resolution of the dispute. If payment of any invoice is not received within thirty (30) days of the date on which it was due, Hotel will impose a finance charge at the rate of the lesser of 1-1/2% per month (18% annual rate) or the maximum allowed by law on the unpaid balance commencing on the invoice date.

Florida Housing Finance Corporation has indicated that it has elected to use the following form of payment:

☒ Credit Card

Florida Housing Finance Corporation may not change this form of payment.

TAX EXEMPTIONS If Florida Housing Finance Corporation maintains tax exempt status, Florida Housing Finance Corporation must provide Hotel with a valid tax exemption certificate(s) by [DATE] in order to be exempt from tax charges. Group acknowledges that individual attendees do not qualify for tax exemptions. Organization name on credit card or check must match name on tax exemption certificate(s). Copy of redacted credit card will be required.

CANCELLATION

In the event of a group cancellation occurring 0 to 3 business days prior to arrival, liquidated damages in the amount of one hundred percent (100%) of the Room Night Commitment, seventy percent (70%) of the Minimum Banquet Food and Beverage Revenue, and Total Meeting Room Rental will be due.

In the event of a group cancellation occurring 4 business days to 90 days prior to arrival, liquidated damages in the amount of ninety percent (90%) of the Room Night Commitment and forty percent (40%) of the Minimum Banquet Food and Beverage Revenue will be due.

In the event of a group cancellation occurring 91 to 180 days prior to arrival, liquidated damages in the amount of eighty percent (80%) of the Room Night Commitment and forty percent (40%) of the Minimum Banquet Food and Beverage Revenue will be due.

In the event of a group cancellation occurring 181 to 365 days prior to arrival, liquidated damages in the amount of seventy percent (70%) of the Room Night Commitment and forty percent (40%) of the Minimum Banquet Food and Beverage Revenue will be due.

In the event of a group cancellation occurring between the time of acceptance of this contract and 366 days prior to arrival, liquidated damages in the amount of fifty percent (50%) of the Room Night Commitment and forty percent (40%) of the Minimum Banquet Food and Beverage Revenue will be due.

IMPOSSIBILITY

The performance of this Agreement is subject to termination without liability upon the occurrence of any circumstance beyond the control of either party – such as acts of God, war, acts of terrorism, government regulations, disaster, strikes, civil disorder, epidemics/pandemics or curtailment of transportation facilities – to the extent that such circumstance makes it illegal or impossible for the Hotel to provide, or for groups in general to use, the Hotel facilities. The ability to terminate this Agreement without liability pursuant to this paragraph is conditioned upon delivery of written notice to the other party setting forth the basis for such termination as soon as reasonably practical - but in no event longer than ten (10) days - after learning of such basis.

COMPLIANCE WITH LAW

This Agreement is subject to all applicable federal, state, and local laws, including health and safety codes, alcoholic beverage control laws, disability laws, federal anti-terrorism laws and regulations, and the like. Hotel and Florida Housing Finance Corporation (FHFC) agree to cooperate with each other to ensure compliance with such laws.

CHANGES, ADDITIONS, STIPULATIONS, OR LINING OUT

Any changes, additions, stipulations or deletions including corrective lining out by either Hotel or Florida Housing Finance Corporation (FHFC) will not be considered agreed to or binding on the other unless such modifications have been initialed or otherwise approved in writing by the other.

DISPUTE RESOLUTION

In the event of dispute resolution, the non-prevailing party will pay the other's costs and attorney's fees.

LIQUOR LICENSE

Florida Housing Finance Corporation (FHFC) understands that Hotel's liquor license requires that beverages only be dispensed by Hotel employees or bartenders. Alcoholic beverage service may be denied to those guests who appear to be intoxicated or are underage.

COMPLIANCE WITH EQUAL OPPORTUNITY LAWS

This section describes Marriott's obligations as a U.S. federal contractor. It does not apply to customers that are not part of the U.S. federal government or using funds from the U.S. federal government for this contract.

Marriott shall comply with all applicable laws, statutes, rules, ordinances, codes, orders and regulations of all federal, state, local and other governmental and regulatory authorities and of all insurance bodies applicable to the Hotel premises in performing its obligations under this Agreement.

Marriott (referred to as “contractor” in this section) shall comply with Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and the Vietnam Era Veterans’ Readjustment Assistance Act, as amended, which are administered by the United States Department of Labor (“DOL”), Office of Federal Contract Compliance Programs (“OFCCP”). The equal employment opportunity clauses of the implementing regulations, including but not limited to 41 C.F.R. §§ 60.1-4, 60-300.5(a), and 60-741.5(a), are hereby incorporated by reference, with all relevant rules, regulations and orders pertaining thereto. **This contractor and subcontractor shall abide by the requirements of 41 C.F.R. §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.**

Marriott also shall comply with Executive Order 13496 and with all relevant rules, regulations and orders pertaining thereto, to the extent applicable. The employee notice clause and all other provisions of 29 C.F.R. Part 471, Appendix A to Subpart A, are hereby incorporated by reference.

To the extent applicable, Marriott shall include the provisions of this section in every subcontract or purchase order so that such provisions shall be binding upon each contractor, subcontractor or vendor performing services or providing materials relating to this Agreement and the services provided pursuant to the terms hereof.

PRIVACY

Marriott International, Inc. (“Marriott”) is committed to complying with obligations applicable to Marriott under applicable privacy and data protection laws, including to the extent applicable EU data protection laws. Hotel shall comply with the then-current Marriott Group Global Privacy Statement (the “Privacy Statement,” currently available at <http://www.marriott.com/about/privacy.mi>) with respect to any personal data received under this Agreement.

Without limiting the foregoing obligation, Hotel has implemented measures designed to: (1) provide notice to individuals about its collection and use of their personal data, including through the Privacy Statement; (2) use such personal data only for legitimate business purposes; (3) provide means by which individuals may request to review, correct, update, suppress, restrict or delete or port their personal data, consistent with applicable law; (4) require any service providers with whom personal data is shared to protect the confidentiality and security of such data; and (5) use technical and organizational measures to protect personal data within its organization against unauthorized or unlawful access, acquisition, use, disclosure, loss, or alteration.

Florida Housing Finance Corporation (FHFC) will obtain all necessary rights and permissions prior to providing any personal data to Hotel, including all rights and permissions required for Hotel, Hotel affiliates, and service providers to use and transfer the personal data to locations both within and outside the point of collection (including to the United States) in accordance with Hotel’s privacy statement and applicable law. Notwithstanding any other provision, Hotel may use an individual’s own personal data to the extent directed by, consented to or requested by such individual.

IN-HOUSE EQUIPMENT

Hotel will provide, at no charge, a reasonable amount of equipment (for example, chairs, tables, etc.). These complimentary arrangements do not include special setups or extraordinary formats that would deplete Hotel’s present in-house equipment to the point of requiring rental of an additional supply to accommodate Florida Housing Finance Corporation (FHFC)’s needs. If such special setups or extraordinary formats are requested, Hotel will present Florida Housing Finance Corporation (FHFC) two (2) alternatives: (1) charging Florida Housing Finance Corporation (FHFC) the rental cost for additional equipment, or (2) changing the extraordinary setup to a standard format, avoiding the additional cost.

4ft Staging: Hotel will charge \$250.00 per available 8’x4’ riser piece, plus applicable service charge. Additional pieces beyond Hotel’s inventory must be rented from an outside vendor.

2ft Staging: Hotel will charge \$175.00 per available 8’x4’ riser piece, plus applicable service charge. Additional pieces beyond Hotel’s inventory must be rented from an outside vendor.

TECHNICAL SERVICES

Encore is Hotel’s preferred provider for audio/visual needs and Hotel’s exclusive provider for internet, power and rigging. Because the use of another provider will necessarily involve the use of some of Hotel’s and Encore’s equipment and expertise, a fee of \$525.00 for load-in and \$525 for load-out will be charged if Florida Housing Finance Corporation selects such a provider (applicable to load in/out dates only).

SHIPPING/HANDLING

All packages, boxes and/or materials received or shipped by the Hotel will be assessed a handling fee, per item, that will be billed to your Master Account and/or individual guestroom upon receipt.

NAME OF EVENT: FHFC Board Meeting
REFERENCE #: M-V48DA76

Handling Fees:

\$5.00 per Package

\$25.00 per Case, crate or trunk

Pallets: \$75.00 per pallet up to 200lbs, \$100.00 per pallets over 200lbs

Any material over 350 lbs: price to be determined

Fees may apply for parcel material disposal

Packages should not be delivered to the Hotel more than (3) three business days prior to the Event. If packages are delivered prior to the three (3) business day timeframe, a storage fee equivalent to one (1) receiving/shipping fee for the item will apply. *Example: One (1) box arriving five business days prior to function date would be subject to a fee of \$10.00 (2 days @ \$5.00).*

PROHIBITED ITEMS

The following (including but not limited to) items are prohibited for use in some or all event spaces: candles/open flames, fog machines, confetti, glitter, sparklers (hot or cold), helium balloons (prohibited in convention center only), glass (prohibited in all outdoor spaces), outside food and beverage, non-approved security, non-approved vendors. Fees may be incurred for violations. Please ask your Event Manager for more information.

UNATTENDED ITEMS/ADDITIONAL SECURITY

The Hotel cannot ensure the security of items left unattended in function rooms. Special arrangements may be made with the Hotel for securing a limited number of valuable items. If Florida Housing Finance Corporation (FHFC) requires additional security with respect to such items or for any other reason, the Hotel will assist in making these arrangements. All security personnel to be utilized during the Event are subject to Hotel approval. Florida Housing Finance Corporation may contract, at Florida Housing Finance Corporation sole expense, additional security services from a contractor approved by Hotel. Security services contracted by Florida Housing Finance Corporation must (i) be unarmed while on property, and (ii) comply with outside vendor requirements. If Florida Housing Finance Corporation requires armed security for event, Hotel will arrange for this service, and the cost will be billed to Florida Housing Finance Corporation Master Account. Hotel reserves the right to require, at its sole discretion, armed or unarmed security based on the nature of the Event at Florida Housing Finance Corporation expense.

USE OF OUTSIDE VENDORS

If Florida Housing Finance Corporation (FHFC) wishes to hire outside vendors to provide any goods or services at Hotel during the Event, Florida Housing Finance Corporation (FHFC) must notify Hotel of the specific goods or services to be provided and provide sufficient advance notice to the Hotel so that the Hotel can (i) determine, in Hotel's sole discretion, whether such vendor must provide Hotel, in form and amount reasonably satisfactory to Hotel, an indemnification agreement and proof of adequate insurance, and (ii) approve, using reasonable judgment, the selection of the outside vendor and the goods or services to be provided by such outside vendor to Florida Housing Finance Corporation (FHFC), taking into consideration: (a) whether Hotel offers such goods and services; (b) the risk level posed by certain activities; and (c) the safety and well-being of guests at Hotel.

Any third party contractor by Florida Housing Finance Corporation must provide proof of insurance and list Mainsail Fort Myers LLLP and Mainsail Property Management LLC as certificate holders:

General Liability - \$2 Million Minimum

Auto Insurance - \$1 Million Minimum

Workers Compensation - \$500K per Occurrence

SPECIAL EVENTS/CITY ROAD CLOSURES

The City of Fort Myers has exclusive rights to road closure approval in the Fort Myers River District. Once Hotel has been notified by the City of Fort Myers of special events and/or road closures, Hotel agrees to provide Florida Housing Finance Corporation notice within 72 hours after learning of such occurrence if occurrence overlaps Florida Housing Finance Corporation program dates. Florida Housing Finance Corporation agrees to hold Hotel harmless for any impact of special events hosted by the City, including, but not limited to, noise disturbances, street closures, and parking scarcity.

PERFORMANCE LICENSES

Florida Housing Finance Corporation (FHFC) will be solely responsible for obtaining any necessary licenses or permission to perform, broadcast, transmit, or display any copyrighted works (including without limitation, music, audio, or video recordings, art, etc.) that Florida Housing Finance Corporation (FHFC) may use or request to be used at the Hotel.

MARRIOTT BONVOY EVENTS

Marriott Bonvoy Events provides Points or Miles to eligible Marriott Bonvoy Members who book and hold qualifying meetings and events at Participating Properties.

Approximately ten (10) business days after the conclusion of the Event (provided that the Event is not cancelled and Florida Housing

Finance Corporation (FHFC) has otherwise complied with the material terms and conditions of this Agreement), the Hotel will award Points or Miles to the Member and relevant account identified below. By inserting the airline frequent flyer account information, the recipient elects to receive Miles instead of Points.

Marriott Bonvoy Events is not available in certain circumstances, including (1) for any government employee or official booking a government event (U.S. government event or non-U.S. government event); (2) for any employee of a state-owned or state-controlled entity ("SOE") booking an event on behalf of the SOE; or (3) for any other planner or intermediary when booking an event on behalf of a non-U.S. governmental entity or SOE. Hotels in the Asia Pacific region are restricted from awarding Points or Miles to any intermediary booking an event on behalf of any governmental entity or SOE.

GROUP MUST CHECK ONE OPTION BELOW:

- ☐ The Contact (as identified on page 1 of this Agreement or the Authorized Signer of this Agreement) is eligible to receive Points or Miles.

Member Name _____
Marriott Bonvoy Membership Number _____

*If Miles are desired instead of Points, please also provide:

Participating airline name _____
Participating airline frequent flyer account number _____

OR

- ☒ The Contact (as identified on page 1 of this Agreement or the Authorized Signer of this Agreement) declines or is not eligible to receive Points or Miles and hereby waives the right to receive Points or Miles in connection with the Event.

The individual identified above to receive either Points or Miles may not be changed without such individual's prior written consent. The number of Points or Miles to be awarded shall be determined pursuant to the Marriott Bonvoy Terms and Conditions (the "Terms and Conditions"), as in effect at the time of award. All Marriott Bonvoy Terms and Conditions apply. The Terms and Conditions are available on-line at <https://www.marriott.com/loyalty/terms/default.mi> and may be changed at the sole discretion of Marriott International, Inc. at any time and without notice. Capitalized terms used in this section have the meanings given to them in the Terms and Conditions.

HIGH RISK ACTIVITIES

Hotel has committed to providing the room nights and function space, as applicable, set forth in this Agreement based on information about the event that Florida Housing Finance Corporation (FHFC) has given to the Hotel. Florida Housing Finance Corporation (FHFC) agrees that it has presented all material information required in order for Hotel to provide the rooms and facilities set forth in this Agreement. Should Hotel, in its sole reasonable discretion, determine at any time that the Event will include a high-risk activity that was previously undisclosed to the Hotel (including by way of example, and not by limitation, biological agents, pyrotechnics, etc.), Hotel may terminate this Agreement immediately and without liability, upon written notice to Florida Housing Finance Corporation (FHFC).

CONNECT RESPONSIBLY

As part of the Connect Responsibly program in which Hotel participates, Florida Housing Finance Corporation (FHFC) may choose to receive a Meeting Impact Report ("MIR"). If Florida Housing Finance Corporation (FHFC) elects to receive the MIR, Hotel will provide Florida Housing Finance Corporation (FHFC) a MIR at the conclusion of the event that displays the calculated carbon and water footprints of the event based on industry methodologies, as well as the sustainable practices that were implemented during the event.

Florida Housing Finance Corporation (FHFC) elects the following:

Meeting Impact Report (MIR):

- ☐ Yes, Florida Housing Finance Corporation (FHFC) would like to receive the MIR

- ☒ No, Florida Housing Finance Corporation (FHFC) would prefer not to receive the MIR

Carbon Offset Credits:

If Florida Housing Finance Corporation (FHFC) elects to receive a MIR, Florida Housing Finance Corporation (FHFC) may also choose to purchase carbon offset credits. Should Florida Housing Finance Corporation (FHFC) elect to purchase carbon offset credits, Hotel will either provide Florida Housing Finance Corporation (FHFC) information regarding how to purchase carbon offset credits or purchase the credits on Florida Housing Finance Corporation (FHFC)'s behalf and bill them to Florida Housing Finance Corporation (FHFC), as indicated below.

To select one of the first two options below, Florida Housing Finance Corporation (FHFC) must first opt-in above to receiving the MIR.

- ☐ Hotel will provide Florida Housing Finance Corporation (FHFC) with the website link so Florida Housing Finance Corporation (FHFC) may purchase carbon offset credits
- ☐ Hotel will purchase carbon offset credits on Florida Housing Finance Corporation (FHFC)'s behalf and include the charge on Florida Housing Finance Corporation (FHFC)'s final bill

☒ Florida Housing Finance Corporation (FHFC) elects not to purchase carbon offset credits for this program

ACCEPTANCE

When presented by the Hotel to Florida Housing Finance Corporation (FHFC), this document is an invitation by the Hotel to Florida Housing Finance Corporation (FHFC) to make an offer. Upon signature by Florida Housing Finance Corporation (FHFC), this document will be an offer by Florida Housing Finance Corporation (FHFC). Only upon signature of this document by all parties will this document constitute a binding agreement. Unless the Hotel otherwise notifies Florida Housing Finance Corporation (FHFC) at any time prior to Florida Housing Finance Corporation (FHFC)'s execution of this document, the outlined format and dates will be held by the Hotel for Florida Housing Finance Corporation (FHFC) on a first-option basis until **08/01/2025**. If Florida Housing Finance Corporation (FHFC) cannot make a commitment prior to that date, this invitation to offer will revert to a second-option basis or, at the Hotel's option, the arrangements will be released, in which case neither party will have any further obligations.

Upon signature by both parties, Florida Housing Finance Corporation (FHFC) and the Hotel shall have agreed to and executed this Agreement by their authorized representatives as of the dates indicated below.

SIGNATURES

Approved and authorized by Florida Housing Finance Corporation (FHFC):

Name: (Print) Angeliki G. Sellers
Title: (Print) CFO
Signature: 
Date: 07/28/25

Approved and authorized by Hotel:

Name: (Print) Tracy Ryan
Title: (Print) National Sales Manager
Signature: Tracy Ryan
Date: 7/28/25

Appendix A Additional Terms

The following statutorily-required terms and conditions are hereby appended to the Agreement by and between Luminary Hotel & Co., Autograph Collection, (“Luminary”) and the Florida Housing Finance Corporation for services relating to the Florida Housing Finance Corporation’s Board Meeting occurring November 5 - 6, 2026.

1. Public Records

Files Subject to Florida's Public Records Law: Any file, report, record, document, paper, letter, or other material received, generated, maintained or sent by Luminary in connection with this Contract is subject to the provisions of Section 119.01-.15, Fla. Stat., as may be amended from time to time (Florida's Public Records Law). Luminary represents and acknowledges that it has read and understands Florida's Public Records Law and agrees to comply with Florida's Public Records Law.

Pursuant to Section 119.0701(2)(b), Fla. Stat., Luminary will be required to comply with public records laws, specifically to:

- a. Keep and maintain public records required by the public agency to perform the service.
- b. Upon request from the public agency’s custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor upon termination of the contract or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency’s custodian of public records, in a format that is compatible with the information technology systems of the public agency.

Notwithstanding anything contained herein to the contrary, the provisions and requirements of this paragraph shall only apply if and when Luminary is acting on behalf of Florida Housing.

If Luminary has questions regarding the application of Chapter 119, Florida Statutes, to Luminary's duty to provide public records relating to this contract, contact the Corporation Clerk at:

**Corporation Clerk
227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Phone: 850.488.4197
E-mail: Corporation.Clerk@floridahousing.org**

2. Luminary understands and agrees to cooperate with any audits conducted in accordance with the provisions set forth in Section 20.055(5), Fla. Stat.

3. Luminary understands and agrees to comply with the provisions of Section 448.095, Fla. Stat.

4. Luminary attests, under penalty of perjury, that it does not meet any of the criteria in Section 287.138(2)(a) – (c), Fla. Stat.

5. Luminary attests, under penalty of perjury, that it does not use coercion for labor or services as defined Section 787.06, Fla. Stat.

There are no other changes to the remainder of the Agreement.

LUMINARY HOTEL & CO.

By: Tracy Ryan

Name, Title: Tracy Ryan, National Sales Manager

Date: 07/28/2025

FLORIDA HOUSING FINANCE CORPORATION

By: Angeliki G. Sellers

Angeliki G. Sellers, CFO

Date: 07/28/25