

ASSIGNMENT OF FUELING AGREEMENT

THIS ASSIGNMENT OF FUELING AGREEMENT (the “**Assignment**”), is made effective as of May ____, 2026 (the “**Effective Date**”), by and between 3507 JNA LLC, a Delaware limited liability company (the “**Assignor**”), on the one hand, and 3507 Jack Northrop Owner LLC, a Delaware limited liability company (the “**Assignee**”), on the other hand. This Assignment is also agreed upon and consented to by the CITY OF HAWTHORNE, a municipal corporation (the “**City**”). As used herein, Assignor, Assignee, and the City are referred to individually as a “**Party**” and collectively as the “**Parties**”. The Parties enter into this Agreement with reference to the following facts and circumstances:

RECITALS

A. Assignor (as successor-in-interest to Hawthorne Hangar Operations, LLC) and the City are parties to that certain Concession Agreement for Aviation Fueling Operations at the Hawthorne Municipal Airport, dated as of April 11, 2017 (the “**Fueling Agreement**”). The Fueling Agreement provides the terms by which Assignor is authorized to sell aviation fuel at the Hawthorne Municipal Airport (the “**Airport**”) from the Fueling Facility located on the Assignor’s Property (as defined below) to all users of the Airport

B. Assignor and Purchaser entered into Purchase and Sale Agreement dated as of April 17, 2026 (as amended, “**Purchase Agreement**”), pursuant to which Assignor will sell all of its right, title and interest in and to that certain real property located at 3507 Jack Northrop Avenue, Hawthorne, CA 90250, and which is subject to the Fueling Agreement (as further defined in the Purchase Agreement, the “**Property**”) to Purchaser, including the assignment and transfer of the Fueling Agreement to or for the benefit of Purchaser. The Effective Date of this Assignment shall be as of the date of the closing of the sale of the Property to Purchaser under the Purchase Agreement.

C. In connection with the closing of the Purchase Agreement, Assignor wishes to assign to Assignee, and Assignee wishes to assume from Assignor, all of Assignor's interest, title, rights, and post-closing obligations in connection with the Fueling Agreement, all on the terms and conditions set forth in the Purchase Agreement and herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the Parties hereby agree as follows:

1. Recitals; Definitions. Assignor and Assignee acknowledge and agree that the Recitals set forth above are true and correct in all regards, and are incorporated herein in their entirety as though set forth in full. Capitalized terms used but not otherwise defined herein shall have the same meaning as given to them in the Fueling Agreement.

2. Assignment. As of the Effective Date of this Assignment, and concurrently with the closing of the sale of the Property to Purchaser pursuant to the terms of the

Purchase Agreement, Assignor hereby assigns and transfers to Assignee all of Assignor's right, title, and interest in and to the Fueling Agreement. Assignee accepts the aforesaid assignment and agrees to assume and be bound by and timely perform, observe, discharge, and otherwise comply with each agreement, duty, obligation, covenant and undertaking to be kept and performed under the Fueling Agreement by Assignor, and which occur on and after the date of this Assignment. All notices under the Fueling Agreement to be provided to Assignee shall be sent as follows:

3507 Jack Northrop Owner LLC
15821 Ventura Blvd., Suite 690
Los Angeles, CA 91436
Attn: Adrian Bejarano
Email: adrian@olivepointcapital.com

3. Loan Agreement. In connection with its acquisition of the Property, Assignee has obtained a mortgage loan (the "Mortgage Loan"), which mortgage loan is secured by, among others, a Deed of Trust, Assignment of Leases and Rents, Security Instrument and Fixture Filing (the "Security Agreement"), pursuant to which mortgagee thereunder or its designee may succeed to the interest of the Assignee in the Property. The mortgagee's name and address is as set forth below and all notices to mortgagee in accordance with Section 14.03 of the Fueling Agreement shall be sent as follows:

EquiTrust Life Insurance Company
222 W. Adams Street, Suite 2150
Chicago, Illinois 60606
Attention: A. Brad Feine
Email: brad.feine@equitrust.com

4. Consent by the City; Ratification of Fueling Agreement. By its execution of this Assignment below, the City hereby consents to and approves the assignment (and the mortgage loan and the Security Instrument in accordance with Section 14.03 of the Fueling Agreement and mortgagee's rights to undertake any and all action that may be required in order to prevent a cancellation of this agreement and a forfeiture of the concession.), as provided in Section 2 hereof, and the assignment and transfer of all of Assignor's right, title and interest in and to the Fueling Agreement. From and after the Effective Date hereof, all references to Hawthorne Hangar Operations, L.P. or HHO in the Fueling Agreement shall instead refer to Assignee. Except as otherwise expressly set forth in this Assignment, all terms and conditions contained in the Fueling Agreement shall remain unchanged, binding and enforceable.

5. Miscellaneous.

a. This Assignment shall bind and inure to the benefit of the Parties and their respective successors, legal representatives and assigns.

b. Neither this Assignment nor any term, provision, or condition of this Assignment may be changed, amended or modified, and no obligation, duty or liability of any Party hereby may be released, discharged or waived, except in a writing signed by all Parties hereto.

c. This Assignment shall be governed and construed by the laws of the State of California.

d. This Assignment may be signed by facsimile or "pdf signatures and in multiple counterparts.

[signature contained on the next page]

ASSIGNOR:

3507 JNA LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

ASSIGNEE:

3507 Jack Northrop Owner LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

CITY CONSENT:

City of Hawthorne,
a Municipal corporation

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM:

By: _____

Name: _____

Title: City Attorney

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