



**FIRST AMENDMENT  
TO  
FRONTIER BULK SERVICES AGREEMENT**

THIS FIRST AMENDMENT TO THE FRONTIER BULK SERVICES AGREEMENT (“**Amendment**”) is effective as of the 30<sup>th</sup> day of October 2025, by and between Frontier Communications of America, Inc. (“**Frontier**”) and Lakeridge Condominium Association, Inc., a Florida corporation (“**Customer**”).

WHEREAS, Frontier and Customer are parties to that certain Frontier Bulk Services Agreement dated November 1, 2020 (“**FBSA**”) and the FBSA Service Order dated November 1, 2020 (“**Service Order**”), as attached to the FBSA as Schedule A;

WHEREAS, the parties desire to modify the Service Order as set forth below; and

WHEREAS, the parties acknowledge and agree that, unless and except as otherwise defined hereinafter, all capitalized terms in this Amendment shall have the same definitions as set forth in the FBSA and Service Order.

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

- 1. SCHEDULE A of the FSBA is hereby deleted in its entirety and replaced with the following:

**SCHEDULE A  
FBSA SERVICE ORDER**

This FBSA Service Order (“**Service Order**”) to the Frontier Bulk Services Agreement, dated October 30, 2025 (“**FBSA**”), by and between Frontier Communications of America, Inc. on behalf of itself and its affiliates (“**Frontier**”) and Lakeridge Condominium Association, Inc. (“**Customer**”) is entered into by the parties as of the latter of the dates of signature below. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the FBSA.

Customer orders, and Frontier agrees to provide, the Services identified below in accordance with and subject to the terms of the FBSA and this Service Order.

<b>PROPERTY AND PROPERTY CONTACT INFORMATION</b>	
Property Name:	Lakeridge Condos
Property Address:	1776 Sixth St NW, #106, Winter Haven, Florida 33881
Contact Name:	Russ Chafee, Association Manager
Telephone Number:	863 299-1993
E-mail Address:	lakeridgemedi@gmail.com

<b>SERVICE TERM</b> (as identified below)	
Length of Service Term:	5 years

<b>BILLING CONTACT INFORMATION</b>	
Name:	Russ Chafee, Association Manager
Invoice Address:	1776 Sixth St NW, #106, Winter Haven, Florida 33881
Telephone Number:	863 299-1993
E-mail Address:	lakeridgemedi@gmail.com



**TABLE A: BULK SERVICE**

Service	Living Units	NRC	MRC
1 Gbps Data With 1 Eeros/unit	79	N/A	\$1,896.00 TOTAL MRC (\$24.00 per Living Unit)

\*\*Frontier will install eero wireless routers or similar wireless routers, which are made commercially available by Frontier, at Frontier’s sole discretion, to subscriber at time of the Service Order activation.

1. Service Description and Changes.

a. Subject to applicable laws and regulations, Frontier will provide the Services to the Property, enabling all of the residential living units at the Property (each a “Living Unit”) for activation of such Service.

b. Frontier’s provision of Service is contingent on the Property meeting Frontier’s provisioning standards and Customer’s performance of its obligations under this Service Order and the FBSA.

2. Service Term. The Service Term shall commence upon completion of the Ramp-Up Period (as defined in Section 5). Frontier shall provide notice to Customer with the date that the Ramp-Up Period has been completed.

3. Customer Obligations. Without limiting the terms of the FBSA:

a. Customer shall ensure proper use of all Service–related equipment, and all pass codes, personal identification numbers (“PINs”) or other access capability obtained from Frontier or an affiliate or vendor of Frontier and shall surrender the equipment and software in good working order to Frontier at a place specified by Frontier and terminate all use of any access capability upon termination or expiration of each Service, as applicable. Customer shall be responsible for all use and misuse of PINs, pass codes or other access capability.

b. Customer shall provide to Frontier a summary list of addresses for all Living Units at the Property, prepared in Excel format, or some other mutually acceptable format.

4. Limitations. Frontier shall have the right to suspend Service to any Living Unit if Frontier determines, in its discretion, that use of the Services applicable to such Living Unit is not in compliance with the T&C. Any such suspension of Service shall not relieve Customer of its obligation to pay the Service fee in respect of such Living Unit.

5. Billing and Payment Schedule. Upon activation of the first Living Unit, Customer shall be provided up to a three-month period to allow sufficient time for the Services to be activated in all Living Units (the “Ramp-Up Period”). The Ramp-Up Period shall last for up to three (3) months, beginning on the day the first Living Unit is activated, and end at such time as 1) all the Living Units have been activated; and/or 2) such notice has been provided by Frontier. (However, in no event shall the Ramp-Up Period extend any longer than three (3) months). At commencement of the Ramp-Up Period, Frontier shall begin to invoice Customer for 100% of the Living Units. On the day immediately following the conclusion of the Ramp-Up Period, the Service Term shall commence. At the conclusion of the Ramp-Up Period and through the Service Term of the FBSA, Customer shall be invoiced for all Living Units at the Property, regardless of whether occupied and/or Services installed and activated, consistent with the terms set forth in Section 3 of the FBSA.

This Service Order is not effective and pricing, dates and terms are subject to change until signed by both parties, and may not be effective until approved by the FCC and/or any applicable State Commission. This Service Order and any of the provisions hereof may not be modified in any manner except by mutual written agreement. The above



rates do not include any taxes, fees or surcharges applicable to the Service. This Service Order, and all terms and conditions of the FBSA, is the entire agreement between the parties with respect to the Services described herein, and supersedes any and all prior or contemporaneous agreements, representations, statements, negotiations, and undertakings, written or oral, with respect to the subject matter hereof.

2. Section 21 (Notices) of the FBSA is hereby deleted in its entirety and replaced with the following:
3. Notice. Any written notice either party may give the other concerning the subject matter of this FBSA shall be in writing and given or made by means of certified or registered mail (with tracking or return receipt requested), electronic mail, express or overnight delivery service, or hand delivery, proper postage or other charges paid and addressed or directed to the respective parties as follows:

To Customer: At Customer's address shown on the first page of this FBSA.  
Attn: Russ Chafee Association Manager  
E-mail: lakeridgemedial@gmail.com

To Frontier: Attn: Contract Management – Multifamily  
E-mail multifamily.contracts@ftr.com

*With copies to:* Scott Buehrle, Vice President, Multifamily Sales and Strategy  
E-mail: scott.buehrle@FTR.com

Frontier Communications of America, Inc.  
Attn: Associate General Counsel  
111 Field Street  
Rochester, NY 14620

Such notice shall be deemed to have been given or made upon the date of delivery, as confirmed by the courier, if given by hand; on the delivery date confirmed by the carrier, if sent by certified or registered mail or express service; or on the e-mail date (provided, electronic delivery shall be deemed given on the next business day if sent either on a non-business day or on a business day but after 5:00 pm, receiving party's time), unless an electronic undeliverable message has been received. The parties shall promptly apprise each other in writing of any changes in their respective notice addresses. As used herein, "**business day**" shall mean a weekday other than a Federal holiday or day on which banks in the receiving party's state are authorized to close.

3. Section 4 of the FBSA is hereby deleted in its entirety and replace with the following:
4. Price Increases. Frontier shall be entitled to increase the MRC for the Services by no more than three percent (3%) in a twelve (12) month period.
4. Schedule B of the FBSA is hereby deleted in its entirety and replaced with the following:

## **SCHEDULE B COMPENSATION**

1. Demonstration Account.
  - a. Frontier will provide certain Frontier services on a complimentary basis ("**Demonstration Account**") for up to ONE (1) accounts, as described below, during the Term.
  - b. The following Frontier services are included in each Demonstration Account:
    - (i) One (1) Frontier high speed internet access services ("**HSIA**"). Subject to the terms and conditions applicable to other retail customers, including credit qualification and payment of applicable charges, customer may upgrade



HSIA bandwidth at the difference between Frontier's standard retail market rate for the HSIA and Frontier's standard retail market rate for the higher bandwidth internet access retail service at the time of purchase.

c. The Demonstration Account will be located in a public location at the Customer's discretion, subject to Frontier's reasonable approval and any applicable restrictions. The Demonstration Account cannot be used as a public Wi-Fi hotspot. Customer agrees to provide, at its expense, any and all equipment, other than the Frontier Equipment; e.g., televisions and computers, and install such equipment required to display or utilize the Demonstration Account. Other than the pricing accommodations being offered by Frontier, Customer agrees to abide by all terms and conditions and restrictions applicable to standard customers of any Demonstration Account as if it were a subscribing customer. The Demonstration Account will include standard installation at no charge to Customer and there shall be no monthly recurring charge to Customer for the Demonstration Account; provided, however, Customer shall be responsible for paying applicable one-time and monthly taxes and other governmental fees and surcharges typically charged by Frontier for the services. Customer agrees that Frontier may place, or Customer shall place at Frontier's direction, signage at the premises where the Demonstration Account is being delivered advertising Frontier as the service provider; such signage shall be paid for by Frontier and installed by Frontier or Customer at Frontier's request at the visibility point designated by Frontier.

d. Customer may order the following additional services for use with the Demonstration Account at the same rate charged for similarly situated retail customers: non-standard installation, RF remote controls, HSIA upgrades, or additional programming when made available. Customer will be responsible for charges for upgrades or additional services on the account where Demonstration Accounts are provided. Demonstration Account will not be provided if the Customer is disconnected for non-payment for upgrades or additional services. All equipment not expressly purchased shall remain the property of Frontier and subject to applicable terms and conditions for the corresponding service.

e. Frontier reserves the right to modify any Demonstration Account, including any related additional services purchased, at any time with or without notice, provided Frontier will provide prior notice of any price increase within its control.

5. This Amendment shall prevail over the terms of the Service Order with respect to those provisions it intends to change. All other terms remain in effect as previously agreed.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their duly authorized representatives.

<b>FRONTIER COMMUNICATIONS OF AMERICA, INC.</b>
Signature:
Printed Name: Scott Buehrle
Title: Vice President, Multifamily Sales and Strategy
Date:

<b>LAKERIDGE CONDOMINIUM ASSOCIATION, INC.</b>
Signature: <i>Richard Hoffman</i> <a href="#">Richard Hoffman (Oct 10, 2025 12:30:08 EDT)</a>
Printed Name: Rick Hoffman
Title: Association President
Date: 10/10/2025

# DIRECTV STREAM

## Bulk Property Registration Agreement

**PROPERTY BILLED**

Please submit signed form along with a copy of the DIRECTV STREAM Bulk Agreement to your distributor.

DIRECTV STREAM Bulk Agreement					
<b>Phasing Schedule?</b> (for new registration only. CC or EFT info <b>REQUIRED</b> )	<input checked="" type="radio"/> Yes <input type="radio"/> No	<b>Change to Additional Services?</b>	<input checked="" type="radio"/> Yes <input type="radio"/> No		
<b>For Property Model Conversion <u>ONLY</u></b>	<b>Current Property Model</b>	<b>Satellite Direct to Home (DTH)</b>	<b>Satellite Bulk</b>		
<b>Submission Date:</b>		<b>Activation Date:</b> (Billing Start Date)		<b>Contract Term:</b> (in years)	5-years

**By signing this DIRECTV STREAM Bulk Property Registration Agreement ("DIRECTV STREAM BPRA"), the Property Owner designated below, agrees to the following terms and conditions for the receipt and/or provision of DIRECTV STREAM Bulk programming:**

These terms and conditions are in addition to any other terms and conditions agreed to by and between DIRECTV and the Property Owner.

The Property Owner agrees to subscribe to the monthly DIRECTV STREAM Bulk programming service at the package rate selected below for the Contract Term for 100% of the units at the property identified below ("Property").

A la carte programming services, and upgrade packages will be billed separately and paid for by individual subscribers/residents. Subscribers will be required to agree to DIRECTV's Terms of Service. Subscribers will be billed individually for Additional Services or upgrades to programming packages and additional DIRECTV STREAM Devices enabled on their account, above the devices provided through the Property Owner agreement.

A corporate credit card or an electronic funds transfer solution from a business or commercial purpose checking account, including ACH entries or a corporate debit card, (individually, an "Acceptable Payment Method" is required for all payments for DIRECTV STREAM Bulk programming (see page 3) and billing is only performed electronically. If the Property Owner selects a payment processing, or other way to pay service acceptable to DIRECTV (a "Payment Processor"), the Property Owner acknowledges and agrees that the payment method the Property Owner selects as its Payment Processor preferred payment method for DIRECTV STREAM Bulk programming and billing must be an Acceptable Payment Method. By signing this form, the Property Owner consents to DIRECTV's use of such information to collect amounts due to DIRECTV each billing cycle and upon termination and to set the account on recurring payments.

The Property Owner agrees that it will not resell or rebroadcast the DIRECTV STREAM Bulk programming service.

The Property Owner agrees and acknowledges that DIRECTV STREAM Bulk service requires a minimum high-speed internet service of 60 Mbps download speed per unit at the Property or 20 Mbps download speeds per DIRECTV STREAM device, whichever service speed is greater.

DIRECTV STREAM Bulk programming services may be disconnected, suspended, or terminated if the Property's account is past due or not in good standing, including without limitation if you contact your financial institution to stop or terminate automatic payments or any automatic payments are returned unpaid. DIRECTV STREAM Bulk programming services and any upgrade or a la carte DIRECTV STREAM Bulk programming services provided to an individual subscriber, may be disconnected, suspended, or terminated if such individual subscriber's account is past due or not in good standing with DIRECTV. If the Property's DIRECTV STREAM Bulk programming services are disconnected, suspended, or terminated, each individual subscriber's a la carte or upgrade packages may also be disconnected, suspended, or terminated.

**Disconnection, Suspension or Termination of Service:** If the Property Owner cancels or terminates DIRECTV STREAM Bulk programming service during the Term, or if DIRECTV disconnects, suspends, or terminates the service for the reasons discussed above, then all fees payable under this DIRECTV STREAM BPRA shall be prorated based on a five (5) year period calculated from the Activation Date and the date in which cancellation or termination occurs. The amount of prorated termination or cancellation fees due to DIRECTV shall be determined as follows:

Year 1 (Activation Date through 1st year anniversary): 100% of fees due for the remainder of the Term.

Year 2 (until 2nd year anniversary): 80% of fees due for the remainder of the Term.

Year 3 (until 3rd year anniversary): 60% of fees due for the remainder of the Term.

Year 4 (until 4th year anniversary): 50% of fees due for the remainder of the Term.

Year 5 (until 5th year anniversary): 40% of fees due for the remainder of the Term.

Year 6 and on: no termination or cancellation fee.

For example, if the Property Owner terminates or cancels the DIRECTV STREAM BPRA in month 37 of a 60-month Contract Term, then 50% of the total programming costs and fees for the remaining 24 months of the Contract Term (including the month of termination/cancellation) would be immediately due and payable to DIRECTV from the Property Owner.

The Property Owner remains responsible for payment of DIRECTV STREAM Bulk programming services throughout the entire Term.

If the Property Owner cancels DIRECTV STREAM Bulk programming service after the Term, it is effective on the last day of the billing cycle in which cancellation occurs and will not receive a prorated credit or refund or for any portion of DIRECTV STREAM Bulk programming service that is cancelled (subject to applicable law). Property Owner will still be responsible for payment of all outstanding balances accrued through that effective date. Property Owner will receive DIRECTV STREAM Bulk programming service through the effective date of cancellation.

**Note:** DIRECTV reserves the right to change DIRECTV STREAM Bulk programming, package names, channel selection, programming costs and fees at any time. Excluding fees related to Additional Services and non-programming fees (e.g., device fees, cDVR fees, etc.), DIRECTV will not increase its prices attributable to DIRECTV STREAM's content licensing costs by more than five percent (5%) in any calendar year: provided, however, DIRECTV may apply any unused price increase to a later calendar year.

This DIRECTV STREAM BPRA shall not restrict an authorized DIRECTV Dealer from charging fees for administration and support of DIRECTV STREAM Bulk service at the Property. Any such fees shall be governed by a separate agreement between the Property Owner and the authorized DIRECTV Dealer.

<b>This DIRECTV STREAM BPRA will not be processed without a <u>Property ID Number</u> or <u>required signatures</u> on page 3.</b>					
<b>Property ID #:</b>		<b>Opportunity #:</b>		<b>Dealer Code:</b>	
<b>Property Name:</b>	LAKERIDGE CONDOMINIUM ASSOCIATION			<b># of Units:</b>	79
<b>Property Address:</b>	1776 Sixth Street NW #106	<b>City:</b>	Winter Haven,	<b>State:</b>	FL <b>Zip Code:</b> 33881

<b>Property Internet Information</b>					
<b>Is this a Managed Wi-Fi property?</b>				<input type="radio"/> Yes	<input checked="" type="radio"/> No
If <b>Yes</b> to above question, provide <u>ALL</u> Static IP Address(es): If <b>No</b> , skip this section				<b>1)</b>	<b>2)</b>
<b>3)</b>	<b>4)</b>	<b>5)</b>	<b>6)</b>	<b>Provide additional on a separate document</b>	
<b>Internet Service Provider:</b> (if property provided)					

**Select applicable programming service(s) / Prices are per unit, per month:**

<b>DIRECTV STREAM Bulk Programming Base Package</b> (price included Primary TV Access Fee, 20 hours cDVR, Technology Fee for device and 1 DIRECTV STREAM Device per unit) <sup>1</sup>			
<b>BASE PACKAGE:</b>	<input type="radio"/> Entertainment ..... \$25.00	<input checked="" type="radio"/> Choice ..... \$37.00	<input type="radio"/> Ultimate ..... \$51.00
<b>Total Monthly Base Package:</b> (Base Package unit price X total unit count)			\$ 2923.00

**Requested Special and/or Closing offers:**

<b>Additional Services (per unit)</b>			
<input type="checkbox"/> <b>Additional DIRECTV STREAM Device(s)</b> <small>(OPTIONAL – One DIRECTV STREAM Device is included per unit)</small>	<b># Of Additional Devices:</b> <small>@ \$3.50/ea. <u>Limit 3</u></small>	1	<b>Total # of Devices:</b> <small>(including Primary Device)</small>
<input type="checkbox"/> <b>HBO Max and Cinemax* - \$3.75</b> <small>(Authorization From Needed)* - Minimum 5-year commitment for new/renewal</small>	<input type="checkbox"/> <b>Paramount + w/SHOWTIME - \$0.99</b> <small>w/ another premium service for new customers with a multi-year commitment</small>	<input type="checkbox"/> <b>Unlimited Cloud DVR \$5.00</b>	
<input type="checkbox"/> <b>STARZ! - \$6.60</b>	<input type="checkbox"/> <b>Paramount + w/SHOWTIME - \$1.99</b> <small>for new customers with a multi-year commitment</small>	<input type="checkbox"/> <b>MGM+ - \$3.00</b>	
	<input type="checkbox"/> <b>Paramount + w/SHOWTIME - \$2.50</b> <small>for existing/renewal customers with a multi-year commitment</small>		
<b>Total Monthly Additional Services:</b> (total of services unit prices X total unit count)			\$ 276.50
<small>*Do not include discounted programming or Special Offers in this calculation</small>			

<sup>1</sup> The DIRECTV STREAM Bulk Programming Base Package includes the following: DIRECTV's content licensing costs, Primary TV Access Fee (\$14.00, which includes the Technology Fee for devices), 20 hours cloud DVR service, and one DIRECTV STREAM Device per unit. DIRECTV's content licensing costs will appear as a separate line item labeled "programming fee" or similar terminology on your billing statement.

**Note:** DIRECTV's DIRECTV STREAM BPRA prices do not include any applicable state and local sales taxes.

(All Special Offers require a Special Offer Form completed and pre-approval)

<b>List all Approved Special/Closing Offers:</b>
Total monthly additional services \$0 x 79 units = \$0- (2) two devices total. (1) one included, (1) one device complimentary. Total monthly rate \$37 per unit per month x 79 units= \$2923.00 (excluding taxes and fees)
1 (one) B-Comp account: On Property use only: fitness room, clubhouse, laundry room, poolside- configurable devices per account 1-20.

**PROPERTY BILLED**

<b>Property Owner Name or Billing Entity Name: **</b>	LAKERIDGE CONDOMINIUM ASSOCIATION INC		
<b>Primary Billing Contact Name: **</b> <small>(Name of the Dealer who will pay for Bulk Services)</small>	Russ Chafee		
<b>Bill To Address: **</b>	1776 Sixth Street NW	<b>Suite/Unit: **</b>	106
<b>City: **</b>	Winter Haven	<b>State: **</b>	FL <b>Zip Code: **</b> 33881

**Note: A PO BOX address is not an acceptable Billing Address\*\***

<b>Billing or A/P Contact Email Address: **</b>	lakeridgemedi@gmail.com	<b>Billing or A/P Contact Phone Number: **</b>	863 299-1993
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Please add the email address of the person or group responsible for filling out electronic payment information once received, as well as receiving invoices, notifications, and communications. A group email is preferred.\*\*

**The Undersigned agrees to the terms and conditions of this DIRECTV STREAM BPRA.**

<b>Property Owner or Billing Entity Signature: **</b>	<i>Richard Hoffman</i> <small>Richard Hoffman (Oct 10, 2025 12:30:06 EDT)</small>	10/10/2025
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\*\*The form will not be processed without signatures or the required billing contact information.

## Payments & Disclosures

**An electronic link for payment information will be sent to the Billing or A/P Contact Email address.**

For any inquiries regarding MDU DIRECTV STREAM Bulk Billing issues, please contact MDU Bulk Billing at:  
Phone: 310-291-8207; Email: [g07761@directv.com](mailto:g07761@directv.com).

**Credit Card or Debit Card:**

By choosing the credit card or debit card option, you voluntarily authorize DIRECTV or its affiliates, subsidiaries, or authorized third-party administrators to initiate recurring automatic credit card charges or debit card debits each billing cycle, and through termination, to pay the amounts due under this DIRECTV STREAM BPRA. This autopay authorization will remain in full force and effect during the Term, or until your service is disconnected, suspended, or terminated by DIRECTV, as discussed above.

You represent, warrant, acknowledge and agree that a credit card must be a corporate credit card, and a debit card must be a card that accesses a business or commercial purpose checking account. DIRECTV retains the right to assess a 2.2% processing fee per transaction for all credit card payments for bulk programming services to cover DIRECTV's payment card processing costs and such processing fee will be assessed on the following service period invoice. Failure of DIRECTV to exercise the credit card processing fee on any particular transaction shall not constitute a waiver of such right.

**ACH Payment:**

ACH Payment - electronic funds transfer ("EFT") payments via ACH from your bank to systematically post to your DIRECTV account(s) within 1 to 2 business days each billing cycle and upon termination. By choosing ACH, you voluntarily authorize DIRECTV or its affiliates, subsidiaries, or authorized third-party administrators to originate recurring automatic ACH entries each billing cycle, and through termination, to pay the amounts due under this DIRECTV STREAM BPRA. This autopay authorization will remain in full force and effect during the Term, or until your service is disconnected, suspended, or terminated by DIRECTV, as discussed above. You represent, warrant, acknowledge and agree that the checking account from which ACH entries will be made was established for business or commercial purposes and not for personal, family, household, or other consumer purposes.

**Payment Processor:**

If you select a Payment Processor as the way to pay, you represent, warrant, acknowledge and agree that the payment method you select as your Payment Processor preferred payment method for DIRECTV STREAM Bulk programming and billing must be an Acceptable Payment Method as defined above (that is, a corporate credit card or corporate debit card or ACH entries from a business or commercial purpose checking account), By choosing a Payment Processor as the way to pay, you voluntarily authorize DIRECTV or its affiliates, subsidiaries, or authorized third-party administrators to originate recurring automatic charges, debits, or ACH entries each billing cycle, and through termination, to your Payment Processor preferred payment method to pay the amounts due under this DIRECTV STREAM BPRA. This autopay authorization will remain in full force and effect during the Term, or until your service is disconnected, suspended, or terminated by DIRECTV, as discussed above.

**\*\*The form will not be processed without signatures or the required billing contact information.**

## Phase Billed Addendum to the DIRECTV STREAM Bulk Property Registration Agreement

Please submit request to your distributor

This Phase Addendum ("Addendum") to the to the DIRECTV STREAM Bulk Property Registration Agreement ("Bulk Agreement"), is entered into effective as of THE LATEST DATE SET FORTH ON THE SIGNATURE PAGE HERETO (the "Effective Date"), between DIRECTV, LLC, a California limited liability company ("DIRECTV"), and THE ENTITY LISTED ON THE SIGNATURE PAGE HERETO ("Dealer" or "Property Owner"). Any capitalized terms used herein shall have the meaning otherwise ascribed to them in the Dealer's DIRECTV Authorized MDU Dealer Agreement (or earlier version of this agreement) or the DIRECTV STREAM Bulk Agreement, except as otherwise set forth to the contrary in this Addendum. To accommodate the Dealer as well as the Property Owner, DIRECTV will introduce phased bulk billing for certain Qualified Property(ies) (identified below). Property Owner agrees to current bulk billing rates for the term of the DIRECTV STREAM BPRA at 100% of the units registered on the Qualified Property.

<b>Property ID #:</b>		<b>Qualified Property Name:</b>	LAKERIDGE CONDOMINIUM ASSOCIATION		
<b>Property Address:</b>	1776 Sixth Street NW #106, Winter Haven, FL 33881	<b>Total # of Units:</b>	79	<b>Total # of Months:</b>	4
<b>Contact Name:</b>	Russ Chafee	<b>Contact Phone:</b>	33881		

The Property Owner agrees that the aforementioned Qualified Property shall be launched over the period of months ("Phasing Period"). listed above and is the estimate of the Phasing Period (the "Phasing Schedule").

**Phasing Schedules of more than 12 months needs DIRECTV Area Sales Manager (ASM) and Finance approval.**

Under this Addendum, Property Owner's obligation to pay the DIRECTV STREAM Bulk Programming Service which will commence upon activation of programming on the Qualified Property. The total number of units determined for billing is based upon the highest total number of activated units during the Phasing Period of the term (for example, if a resident moves out of a unit and deactivates services, the unit count does not decrease with their unit's service disconnect.

**Checks are NOT an acceptable form of payment for phase billed properties, only credit card or EFT.**

Except as otherwise set forth herein, all other terms and conditions of the DIRECTV STREAM BPRA and Addendum shall remain in full force and effect.

**AGREED, ACCEPTED, AND ACKNOWLEDGED:**

<b>Printed Name:</b>	Rick Hoffman	<b>Title:</b>	Association President	
<b>Property Owner or Billing Entity Signature:</b>	<i>Richard Hoffman</i> <small>Richard Hoffman (Oct 10, 2025 12:56:08 EDT)</small>	<b>Date:</b>	10/10/2025	

## MDU AGREEMENT FOR DIRECTV STREAM BULK SERVICE

THIS MDU AGREEMENT FOR DIRECTV STREAM BULK SERVICE (“**Agreement**”) is made and entered into as of the LATEST DATE SET FORTH BELOW THE SIGNATURES (“**Effective Date**”), by and between Frontier Communications of America, Inc. on behalf of itself and its affiliates, as successor in interest, (“**Dealer**”), and LAKERIDGE CONDOMINIUM ASSOCIATION INC (“**Owner**”).

DIRECTV, which is not a party to this Agreement, distributes a bulk streaming video service and associated content, features and applications marketed as “DIRECTV STREAM Bulk Service” (“**Service**”) to residents residing in apartment buildings, condominium complexes, private student housing, townhouse communities, master planned communities and other buildings determined to be multiple dwelling units by DIRECTV (each, an “**MDU Property**” and collectively, “**MDU Properties**”); and

Dealer is an independent contractor authorized by DIRECTV to market, promote, sell, solicit and take orders for the Service available on a bulk basis and facilitate MDU Property residents to place orders for the Service on terms and conditions established by DIRECTV; and

Owner owns, manages, controls and/or is the authorized HOA representative of the property consisting of 79 residential units (“**Units**”), located at 1776 Sixth Street NW #106, Winter Haven, FL 33881 (“**Property**”) and desires to permit Dealer to market, promote, sell, solicit and take orders for the Service and facilitate residents to place orders for the Service.

### AGREEMENT

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

- 1. GRANT OF RIGHTS.** Owner grants to Dealer a right to market, promote, sell, solicit, place and take orders for the Service to residents of the Property (“**Residents**”) and allow Residents to place orders for the DIRECTV STREAM Bulk Programming Packages and A la Carte Upgrade Packages. DIRECTV reserves the right to modify the content, features, programming, packaging or pricing (as identified in the DIRECTV Bulk Property Registration Agreement) of the Service, including the available app, from time to time in its sole discretion. “DIRECTV STREAM Bulk Programming Packages” means the programming packages and other programming distributed or made available by DIRECTV or its DIRECTV Affiliates now or in the future. DIRECTV STREAM Bulk Programming Packages includes DIRECTV STREAM Bulk Programming Packages and the A la Carte Upgrade Packages. Outlet/mirroring/lease fees, Pay-Per-View, season sports subscriptions, and cloud DVR Service are included in the definition of DIRECTV STREAM Bulk Programming Packages. For the avoidance of doubt, “DIRECTV STREAM Bulk Programming Packages” do not include video programming delivered via satellite, warranties, hardware or equipment fees, the cost of tangible products purchased by DIRECTV STREAM Bulk Subscribers, video-on-demand fees, game services, interactive services, late fees, early termination fees, non-recovered box fees, protection plans, installation, service and repair, shipping, downgrade, ordering fees, re-connect fees or other similar fees. “A la Carte Upgrade Packages” means the individual DIRECTV STREAM subscriber programming upgrade packages which can be obtained on an a la carte basis by DIRECTV STREAM Bulk subscribers who receive a DIRECTV STREAM Bulk Programming Package.
- 2. DIRECTV STREAM Bulk Service.** Owner understands that Dealer is an independent contractor authorized to sell the Service. Dealer is not entering into this Agreement on behalf of or as an agent for DIRECTV. DIRECTV is not responsible for any act or omission of Dealer hereunder. Notwithstanding the foregoing, in consideration for good and valuable consideration and in consideration for the benefits conferred upon Owner and the Property herein, Owner and Dealer agree that: (i) Dealer may solicit for the Service to Residents, (ii) Residents at the Property may place orders for DIRECTV STREAM Bulk Programming Packages and A la Carte Upgrade Packages, (iii) DIRECTV maintains the right to change programming, package names, channel selection, programming costs and fees at any time (For DIRECTV STREAM Bulk Properties Only: Excluding

fees related to DIRECTV additional services and non-programming fees (e.g., device fees, cDVR fees, etc.), DIRECTV will not increase its prices attributable to DIRECTV STREAM Bulk Service content licensing costs by more than five percent (5%) in any calendar year; provided, however, DIRECTV may apply any unused price increase to a later calendar year.), (iv) this Agreement may not be assigned by Dealer without the prior written approval of DIRECTV, (v) each party will copy DIRECTV via email on all written notices provided under the Agreement (email: [MDUCommunications@directv.com](mailto:MDUCommunications@directv.com)), (vi) all Residents must meet the requirements established by DIRECTV to be a DIRECTV STREAM subscriber including, if applicable, the credit and term requirements, (vii) Owner and Dealer hereby grant DIRECTV, its contractors and agents, periodic access to the Property, upon reasonable notice, to do on-site inspections to verify that the Internet speeds at the Property(ies) meet the minimum requirements for the DIRECTV STREAM Bulk Service, and (viii) in the event Dealer fails to perform any material obligation under (a) this Agreement (as evidenced by a notice of default from Owner to Dealer) or (b) the agreement authorizing Dealer to sell the DIRECTV STREAM Bulk Service (and Dealer failing to cure within the required cure period), then DIRECTV may access the Property as necessary to provide, market, promote, sell, solicit or take orders for the Service. Owner and Dealer acknowledge and confirm that the Property currently provides, or is capable of providing, high-speed Internet service of 60 Mbps download speed per Unit or 20 Mbps download speeds per DIRECTV STREAM Device, whichever service speed is greater. "Unit" means any residential living unit at the Property, whether occupied or not occupied, and existing any time during the term of this Agreement.

### 3. **MARKETING RIGHTS.**

#### **Non-Exclusive Marketing Language**

Dealer shall have the non-exclusive right to provide video programming services to Residents of the Property. Dealer shall have the non-exclusive right to market the Service at the Property. Owner may not enter into any contract with or grant any rights to, any third party, to the extent such rights are inconsistent with the rights granted to Dealer under this Agreement or applicable law.

4. **TERM; TERMINATION.** This Agreement shall commence upon the Effective Date and, unless terminated earlier in accordance with this Agreement, continue for the period of five (5) years ("**Term**"). The Term shall automatically renew thereafter on a month-to-month basis until terminated by either party as set forth herein. After the Term either party may terminate this Agreement at any time, with or without cause, effective immediately upon 90 days written notice to the other party. Owner understands that the Term is independent of Dealer's authorization to market the Service, which may be terminated by DIRECTV at any time.

5. **OWNER AUTHORITY AND REPRESENTATIONS.** Owner represents and warrants that: (i) it is the owner of the Property, property manager of the Property, or the governing association representing the owners of the Units at the Property; (ii) the execution and performance of this Agreement shall not result in the breach of any agreements it has with third parties; and (iii) Dealer has not made any representations or warranties not set forth in this Agreement during the discussions concerning this Agreement or the Service. Dealer represents and warrants to Owner that it is solely responsible for its marketing and sales activity at the Property, and in no event shall DIRECTV be responsible or liable for acts, omissions or obligations of the Dealer.

6. **INDEMNIFICATION.** Each Party (each, an "**Indemnifying Party**") agrees to indemnify, defend and hold harmless the other party and their affiliates and their respective directors, officers, and employees (each an "**Indemnified Party**") from and against any and all claims, demands, suits, actions, proceedings, investigations, losses, damages, liabilities, judgments, costs and expenses (including reasonable attorneys' fees and other expenses of litigation), suffered, incurred, or asserted by or against any Indemnified Party resulting from or arising out of any: (a) breach or alleged breach by the Indemnifying Party of any representation, warranty or covenant contained in this Agreement; (b) damages to the Property or any personal property or personal injury caused by the Indemnifying Party; or (c) negligence or willful misconduct of the Indemnifying Party. DIRECTV will not indemnify Owner with respect to the content of any programming.

### 7. **MISCELLANEOUS PROVISIONS.**

7.1 **Arbitration.** Any dispute or claim arising out of the interpretation, performance, or breach of this Agreement, including without limitation claims alleging fraud in the inducement, shall be resolved only by binding arbitration, at the request of either party, in accordance with the rules of the American

Arbitration Association, modified as herein provided. The arbitration shall be decided by one arbitrator and the arbitrator shall be, to the fullest extent available, either a retired judge or selected from a panel of persons trained and expert in the subject area of the asserted claims in accordance with the rules of the American Arbitration Association. The arbitrator shall apply the substantive law of the State in which the Property is located to the proceeding, except to the extent Federal substantive law would apply to any claim. The arbitration shall be conducted in the largest metropolitan area in the locale of the Property. An award may be entered against a party who fails to appear at a duly noticed hearing. The arbitrator shall prepare in writing and provide to the parties an award including factual findings and the reasons on which their decision is based. The arbitrator shall not have the power to commit errors of law or legal reasoning, and the award may be vacated or corrected on appeal to a court of competent jurisdiction for any such error. The parties acknowledge and agree that no class arbitration shall be permissible hereunder. The decision of the arbitrator may be entered and enforced as a final judgment in any court of competent jurisdiction. The parties shall share equally the arbitrator's fees and other costs of the arbitration but in any action brought by either party to enforce a term or condition of this Agreement against the other Party, the prevailing party shall be entitled to recover from the other party its costs and reasonable attorneys' fees. This Section and any arbitration conducted shall be governed by the United States Arbitration Act (9 U.S.C. Section 1, et seq.). Notwithstanding the foregoing, this Section shall not apply to: (i) any claim or dispute concerning the validity, enforceability or infringement of any patent, copyright, trademark (including trade dress and service mark) or other intellectual property right; or (ii) any dispute involving a violation of the Communications Act of 1934, 47 U.S.C. § 605, or the Digital Millennium Copyright Act, 17 U.S.C. § 1201, or the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, or any other statement or law governing theft of service.

- 7.2** Disclaimer, Limitation of Liability. EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT, DEALER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE SYSTEMS OR THE PROVISION OF DIRECTV SERVICES, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR USE. IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY NATURE WHATSOEVER, REGARDLESS OF THE FORESEEABILITY THEREOF, ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT.
- 7.3** Notices. All notices required under this Agreement must be in writing and are considered given if (a) delivered personally, (b) sent by certified mail, return receipt requested; (c) sent by nationally recognized overnight carrier; or (d) in the case of notices from Owner to Dealer, emailed to Dealer. In each case, delivery must be to the physical address and/or email address provided in this Agreement, which may be changed by written notice to the other party in accordance with this section. At all times during the Term, Dealer and Owner shall maintain a current, valid and actively monitored email address for notices purposes.
- 7.4** Applicable Law, Entire Agreement; Modification. The validity, interpretation and legal effect of this Agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located (without regard to law of conflicts or choice of law). This Agreement, including all exhibits or schedules attached hereto, constitutes the entire agreement, whether written or oral, between the parties, and supersedes all previous agreements, understandings, commitments or representations concerning the subject matter. This Agreement may not be amended or modified in any way, and none of its provisions may be waived, except by a writing signed by the party against whom the amendment, modification or waiver is sought to be enforced.
- 7.5** Severability. Nothing contained in this Agreement shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision of this Agreement and any law, such law shall prevail; provided, however, that in the event of any such conflict, the provisions of this Agreement so affected shall be curtailed and limited only to the extent necessary to permit compliance with the minimum legal requirement, and no other provisions of this Agreement shall be affected thereby and all such other provisions shall continue in full force and effect.

- 7.6** Force Majeure. Neither party shall be liable to the other party or others for any failure to perform its obligations under this Agreement where such failure was caused by an act of God, accident, fire, lockout, strike or other labor dispute, riot or civil commotion, act of government or other cause of similar or different nature beyond the affected Party's reasonable control.
- 7.7** Successors and Assigns; Transfer of Property. This Agreement is binding upon and inures to the benefit of Owner and Dealer and their respective successors and assigns. Except as stated in Section 2, either party may assign its interest in this Agreement and its rights and obligations hereunder, provided that the assignee agrees in writing to be bound by all of the terms and conditions hereof. If the Owner sells, conveys, or transfers the Property to a third party, this Agreement shall terminate on the closing date or effective date of such sale, conveyance or transfer and Owner will have no liability for any obligations arising under this Agreement after such date if (a) prior notice of the sale, conveyance or transfer is delivered to Dealer and (b) Owner makes a commercially reasonable effort to cause the transferee to assume this Agreement in writing, whether the transferee assumes it or not. Owner will notify Dealer of any assignment of this Agreement not related to a sale, transfer, or conveyance of the Property, within thirty (30) days after the assignment.
- 7.8** Interpretation, Further Actions; Survival; No Agents or Joint Venture; Counterparts. This Agreement has been fully reviewed and negotiated by the parties hereto and their respective counsel. In interpreting this Agreement, the judicial doctrine according to which documents are to be construed against the drafter or provider of such document does not apply to this Agreement. All covenants and conditions herein which, by their terms or nature, extend beyond the termination or expiration of this Agreement, shall survive such termination or expiration until fully performed including, but not limited to, indemnification and any confidentiality obligations. The relationship of Owner and Dealer is that of independent contractor, and accordingly, no party hereto shall act as or be deemed an agent of the other party, or take any action or do anything that would create an obligation or liability of the other party or cause any third party to believe that such party is an agent of the other party or that such party is authorized to act on behalf of the other party. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. Electronically transmitted signatures shall be deemed originals for the purposes of enforcement.
- 7.9** Insurance. Dealer agrees to maintain public liability insurance and property damage liability insurance as required by Dealer's agreement with DIRECTV in amounts not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Upon the execution of this Agreement and thereafter upon request, but not more frequently than annually, Dealer will provide the Owner with a certificate evidencing such insurance, including Owner as additional insured.

**IN WITNESS WHEREOF**, the signatory for each party to this Agreement represents and warrants to the other party that he/she/it is familiar with this Agreement and has the legal authority to enter into this Agreement on behalf of the respective party as of the below date.

<p><b>DEALER:</b> <b>FRONTIER COMMUNICATIONS OF AMERICA, INC.</b></p> <p>By: _____</p> <p>Print Name: <u>Scott Buehrle</u></p> <p>Title: <u>Vice President, Multifamily Sales and Strategy</u></p> <p>DATE: _____</p>	<p><b>OWNER:</b> <b>LAKERIDGE CONDOMINIUM ASSOCIATION INC.</b></p> <p><u><i>Richard Hoffman</i></u> <small>Richard Hoffman (Oct 10, 2025 12:56:08 EDT)</small></p> <p>By: _____</p> <p>Print Name: <u>Rick Hoffman</u></p> <p>Title: <u>Association President</u></p> <p>10/10/2025</p> <p>DATE: _____</p>
<p><b>Address:</b> Frontier Communications of America, Inc. Attn: Associate General Counsel 111 Field Street Rochester, NY 14620</p> <p>Email: <a href="mailto:scott.buehrle@FTR.com">scott.buehrle@FTR.com</a></p> <p>Contact: <a href="mailto:multifamily.contracts@ftr.com">multifamily.contracts@ftr.com</a></p>	<p><b>Owner Contact Information</b></p> <p>Address: 1776 Sixth Street NW #106, Winter Haven, FL 33881</p> <p>Phone: (863) 299-1993</p> <p>Email: <a href="mailto:rickbet@live.com">rickbet@live.com</a></p> <p>On-Site Manager Phone Number: (863) 299-1993</p>