

OWNER'S AFFIDAVIT OF AUTHORITY

I, Third Try, LC., (Owner), with a mailing address of 1355 Beverly Road, Suite 240 McLean, VA 22101, certify that I am the owner of a certain property located at 12825 St. Clair Road, Clarksburg, MD 20871 (Subject Property), recorded in Land Records of Montgomery per Plat No. 25584.

Whereas Third Try, LC. (Owner) and CTC Retail, LC. (Tenant/Developer/Applicant) have entered into an agreement for the development/lease of the Subject Property, I Third Try, LC. (Owner) hereby authorize CTC Retail, LC. (Tenant/Developer/Applicant) with an address of 1355 Beverly Road, Suite 240, McLean, VA 22101 to pursue and file for any and all required Montgomery County and/or State of Maryland governmental approvals for the development of the Subject Property, including but not limited to development review applications, zoning applications and building permit applications. I further authorize CTC Retail, LC. (Tenant/Developer/Applicant) to take all reasonable and necessary steps to satisfy any and all conditions upon which such approvals are granted by the Montgomery County Planning Board. This authorization includes, but is not limited to, the authorization to enter into a Site Plan Surety and Maintenance Agreement that would run with the land and be binding on the property.

Signature: *Kathryn Kubit*

Printed Name: Kathryn Kubit

Witness: *[Signature]*

State / District of VIRGINIA, County of FAIRFAX

The foregoing was acknowledged before me this 31 day of JULY, 2024

By: *[Signature]*

Jennifer Sung, Notary Public, State/District of VIRGINIA

My Commission Expires: FEBRUARY 28, 2027

Name of Notary (Typed, Printed, or Stamped) JENNIFER SUNG

