

Date: June 24th, 2021

RE: Letter of Agent Authorization – Panda Express – 2523 Lee Blvd, Lehigh Acres, FL 33971
 (approximately 0.78 acres)

Wal-Mart Stores East, LP ("Walmart") is the owner of the land described on Exhibit A ("Property"). On behalf of Walmart, I hereby authorize Panda Express, Inc., a California corporation, CFT NV Developments, LLC, a Nevada limited liability company and/or one of its authorized agents CPH (the "Engineer") (together, "Developer"), to serve as Walmart's authorized agent for the purpose of seeking all requisite permits and approvals related needed for development of the Property, including but not limited to rezoning, special exception, conditional use, variance appeal or site development application and applicable public hearing for application/project application and public hearing processes.

Developer's authorization is expressly limited to signing and delivering applications for permits and approvals that are related to the development of the Property for a Panda restaurant. Further, this authorization does not empower Developer to either negotiate on Walmart's behalf or otherwise obligate Walmart in any manner whatsoever, including any attempt to obligate Walmart to pay for or construct improvements to the Property or its neighboring land in connection with the development of the Property.

This authorization expires one calendar year from the date above unless specified otherwise. Should you need additional information or have any questions regarding this authorization, please do not hesitate to contact myself at cody.johnson@walmartlegal.com (phone: (479)-367-4828, Address: 2608 S.E. J Street Bentonville, AR 72716) or Quick Mack at quick.mack@walmart.com.

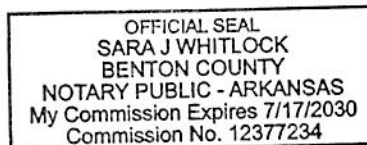
WAL-MART STORES EAST, LP
 a Delaware limited partnership

By: 
 Name: Cody Johnson
 Title: Sr. Transaction Manager

STATE OF ARKANSAS

COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 24TH day of June 2021, by Cody Johnson as Senior Transaction Manager of Wal-Mart Real Estate Business Trust on behalf of the company. He produced _____ as identification.



[Notary Seal]

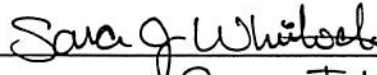

 Print Name: Sara J Whitlock
 Notary Public, State of Arkansas
 Commission number: 12377234
 My commission expires: 7/17/2030

Exhibit A



CERTIFICATE OF ASSISTANT SECRETARY

The undersigned, Amber Graham, an Assistant Secretary of Wal-Mart Stores East, LP and WSE Management, LLC (hereinafter collectively referred to as "the Company"), hereby certifies that she has been elected, qualified, and is acting in such capacity and that she is familiar with the facts certified herein and is duly authorized to certify the same, and thus, she hereby certifies the following:

1. **Hunter Hart** currently serves as Senior Vice President for the Company and was formerly serving as a Vice President. Hunter Hart is and was authorized (in both roles) to execute documents on behalf of the Company and delegate the ability to execute documents and delegate the signing of documents on behalf of the Company to their respective teams on behalf of Walmart, and he has delegated such ability to those positions shown on the attached Exhibit A.
2. **Cody Johnson** currently serves as Transactions Manager, Real Estate of Wal-Mart Stores East, LP, and its general partner WSE Management, LLC. Cody Johnson is authorized to execute agreements on behalf Wal-Mart Stores East, LP, and its general partner, WSE Management, LLC as shown on Exhibit A.
3. **WSE Management, LLC** is the general partner of Wal-Mart Stores East, LP and such general partner is authorized to sign agreements on behalf of Wal-Mart Stores East, LP.

In witness thereof, I have executed this document as of this 16th day of June 2021.

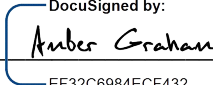
DocuSigned by:

EF32C6984ECF432...
Amber Graham
Assistant Secretary

Exhibit A

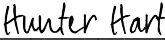
Delegation of Signature Authority

I, Hunter Hart, Vice President of Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Walmart Fulfillment Services, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's Property Co.; Benchmark Realty Advisors, Inc.; Benchmark Resources, Inc.; North Arkansas Wholesale Co., Inc.; Sam's PW, Inc.; Walmart Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP.; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart Stores East, LLC; Sam's East, Inc.; Sam's West, Inc.; Wal-Mart.com USA, LLC; Red Kingfisher, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to:

Senior Director, Real Estate
Senior Manager II, Real Estate
Senior Manager I, Real Estate
Transactions Manager, Real Estate

the authority to sign the documents set forth in Exhibit A, attached hereto and incorporated herein, on behalf of the Company, in their respective capacity for the Company.

This Delegation of Signature Authority shall supersede and revoke any signature authority previously given to the positions above. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.

DocuSigned by:

8D12D3DD5001429...
Hunter Hart
Vice President, Realty

Date signed: January 27, 2021

Exhibit A

All signing authority contained herein must be done in compliance with Walmart Realty Division Corporate Governance.

Senior Director, Real Estate

1. Any documents related to the day-to-day acquisition or disposition of the Company's tangible and intangible real estate interests as such are approved by Deal Committee or such other committee as may be relevant (collectively, "Committees").
2. Any document related to the day-to-day management of the Company's Real estate interests and assets within the teams' portfolios but always subject to approval of the Committees if such document falls within the Committee's scope of authority.
3. Any short-term contracts for services to be performed, including, but not limited to surveys and Phase I reports, not exceeding the invoice approval limit for the Associate.
4. Short-term (merchandise and remodel) warehouse leases for terms of up to and including three years where the yearly leasehold commitment is not greater than \$1,000,000. If the term or dollar commitment exceed these thresholds, a VP must sign.
5. Agreements related to the end of a lease term regarding the condition of the building, etc.
6. Deeds which are required by pre-existing agreement to grant the property and/or condemnation situations, etc.
7. Vestibule leases, renewals, termination, and similar documents approved by the Space Use Committee or such other committee as may be developed in the future ("SUC").
8. Subordination agreement, amendments, and such other documents as necessary to administer the vestibule leases.
9. ECR Amendments.
10. Non-disclosure agreements.
11. Third party reliance agreements.
12. Amendments to agreements to extend deadlines for no additional monetary payment.
13. Altered Master Service Agreement ("MSA") or Environmental Master Services Agreement ("EMSA") for facility maintenance services for dark stores.
14. Settlement of asserted claims, including, but not limited to, common area maintenance claims and vendor disputes, up to \$500,000 as long as such claims have not become a lawsuit or arbitration.
15. Scopes of Work for preventative and reactive maintenance programs relating to dark stores for up to two years in duration, that are competitively bid, and that are authorized under an MSA or EMSA with standard termination language may be signed by a Sr. Director as long as the total cost associated with the SOW is not anticipated to exceed \$1,000,000 per year. **Any scope of work that is not being signed under an MSA or EMSA with the standard termination language or that does not comply with the provisions above must be signed by the Vice President, Realty.**
16. Any documents that may be signed by a Sr. Director, Industrial Real Estate, as needed to help facilitate in-person signatures with limited attendance in the office.
17. Any documents that may be signed by the positions listed below or other positions within Industrial Real Estate as needed to help facilitate in-person signatures with limited attendance in the office.

Senior Manager II, Real Estate

1. Lease Amendments that set the term, square footage or similar confirmation of understanding pursuant to lease.
2. Short Form Memorandum of leases, development agreements, etc.
3. Lease Addendum/Attachment A assigning locations, terminations, assignments, etc., approved by SUC.
4. Easements and License Agreements.
5. Short-term (merchandise and remodel) warehouse leases for terms of up to and including one year where the yearly leasehold commitment is not greater than \$100,000.

6. ECR Amendments approving variations (i.e. height and building size, signage).
7. Standard closing documents (i.e. owner's affidavits, non-foreign status affidavits, etc.).
8. Any short-term contracts for services to be performed, including, but not limited to surveys and Phase I reports, not exceeding the invoice approval limit for the Associate.
9. Any documents that may be signed by Senior Manager I, Real Estate and Portfolio Management.

Senior Manager I, Real Estate

1. SNDA and Estoppel documents.
2. Right of Entry Agreements.
3. Any affidavits, permits, applications or other similar documents generally pertaining to day-to-day business operations.
4. Any short-term contracts for services to be performed in furtherance of a real estate transaction including, but not limited to surveys and Phase I reports as long as the cost of such services do not exceed the lesser of \$10,000 or the invoice approval limit for the Associate.
5. Any other documents for transactions that (a) have been approved by the Committees and (b) which are part of the closing process, but are not to be recorded, including but not limited to settlement statements and acknowledgements of a 1031 exchange.
6. License Agreements with thirty (30) day termination clause.
7. Letters approving variations to building size, height, use, or other related action.

Transactions Manager, Real Estate

1. SNDA and Estoppel documents
2. Lease Amendments to set the term, square footage or revise CAM language.
3. Short Form Memorandum
4. Lease Addendum/Attachment A assigning locations
5. Utility Easements
6. License Agreements
7. Easements/Right of Entry Agreements
8. ECR Amendments approving variations (i.e., height and building size, signage)
9. Standard closing documents (i.e. owner's affidavits, non-foreign status affidavits, etc.)
10. Any affidavits, permits, applications or other similar documents that generally pertain to day-to-day business operations
11. Letters approving variations to building size, height, use or other related action
12. Any short-term contracts for services to be performed in furtherance of the day-to-day disposition and management of the Company's non-operating properties, including, but not limited to service contracts as long as the cost of such services do not exceed the invoice approval limit for the associate.
13. Any other documents for transactions that (a) have been approved by one of the Committees and (b) which are part of the closing process, but which are not to be recorded, including, but not limited to Settlement Statements and acknowledgements of a 1031 exchange.
14. Permit applications giving buyers authorization to start the permitting process on transactions approved by the Committees.