

# LOAN AGREEMENT

**Contract Number:** LA-2025-082

**Date:** February 16, 2026

## Section 1: Parties to the Agreement

**LENDER:**

JPMorgan Chase

**BORROWER:**

Coastal Logistics LLC

## Section 2: Loan Terms and Conditions

|                              |                                  |
|------------------------------|----------------------------------|
| <b>Principal Amount:</b>     | USD 2,831,000.00                 |
| <b>Interest Rate (p.a.):</b> | 3.5%                             |
| <b>Term:</b>                 | 71 months                        |
| <b>Maturity Date:</b>        | December 17, 2031                |
| <b>Purpose:</b>              | Research and development funding |
| <b>Security:</b>             | Yes (Secured Loan)               |
| <b>Collateral:</b>           | Agricultural land and equipment  |

## Section 3: Repayment Terms

Repayment shall be made in 71 monthly installments. The estimated monthly payment is approximately USD 48,130.32 (including interest). A detailed amortization schedule will be provided separately.

## Section 4: Special Provisions

This is a revolving credit facility (Open-End Credit). The borrower may draw upon and repay the facility as needed within the credit limit. This is an OpenEndCredit facility with a fixed maturity date and mandatory repayment schedule.

## Section 5: General Terms

This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any amendments or modifications must be in writing. If any provision is found to be unenforceable, the remaining provisions shall continue in full force and effect.

## Section 6: Signatures

---

JPMorgan Chase

(Lender)

Date: \_\_\_\_\_

---

Coastal Logistics LLC

(Borrower)

Date: \_\_\_\_\_