

LOAN AGREEMENT

Contract Number: LA-2025-085

Date: February 14, 2026

Section 1: Parties to the Agreement

LENDER:

Truist Financial

BORROWER:

OceanView Hospitality Inc.

Section 2: Loan Terms and Conditions

Principal Amount:	USD 1,116,000.00
Interest Rate (p.a.):	4.3%
Term:	80 months
Maturity Date:	September 10, 2032
Purpose:	Acquisition of Competitor Corp. and business integration
Security:	Yes (Secured Loan)
Collateral:	The solar installation equipment

Section 3: Repayment Terms

Repayment shall be made in 80 monthly installments. The estimated monthly payment is approximately USD 17,949.00 (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

Truist Financial

(Lender)

Date: _____

OceanView Hospitality Inc.

(Borrower)

Date: _____