

LOAN AGREEMENT

Contract Number: LA-2025-041

Date: February 14, 2026

Section 1: Parties to the Agreement

LENDER:

Quicken Loans

BORROWER:

Eagle Transport Ltd.

Section 2: Loan Terms and Conditions

Principal Amount:	USD 2,603,000.00
Interest Rate (p.a.):	4.7%
Term:	109 months
Maturity Date:	January 28, 2035
Purpose:	Supply chain optimization
Security:	Yes (Secured Loan)
Collateral:	Office building at 258 Birch Boulevard, Chicago, IL 60601

Section 3: Repayment Terms

Repayment shall be made in 109 monthly installments. The estimated monthly payment is approximately USD 34,075.82 (including interest). A detailed amortization schedule will be provided separately.

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

Quicken Loans

(Lender)

Date: _____

Eagle Transport Ltd.

(Borrower)

Date: _____