

RETAINER AGREEMENT

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC. (herein, the "Association") retains the services of Law Offices of Wells | Olah | Cochran, P.A. (herein, the "Firm"), and the Firm accepts such retainer, as legal counsel to the Association. The Firm is retained as the attorneys for the Association only on the matters specifically requested by the Association from time to time and accepted in writing by the Firm.

The Association shall pay the Firm for legal services rendered at the rate of Three Hundred and Seventy Dollars (\$370.00) per hour for the services of Kevin T. Wells, Paul E. Olah, Jr., and Michael W. Cochran, and Three Hundred Thirty Dollars (\$330.00) per hour for the services of Thomas A. Marino II. The Firm will assign a reasonable hourly rate for any other attorney of the Firm. The Firm divides a billable hour into ten (10) six-minute increments. A minimum of 0.2 of attorney's time will be incurred for providing legal services. The Firm reserves the right to increase its hourly rates upon thirty (30) days' notice to the Association. The Association shall also pay the Firm for costs incurred on the Association's behalf and normally billed to clients of an attorney, including but not limited to certified mail, courier service, service of process, document service, and long-distance telephone calls. The Association shall also pay any sales tax.

The Firm shall provide to the Association each month a bill describing services rendered and costs incurred, for the previous month. Such bills, including any sales tax and interest, shall be paid by the Association promptly upon receipt. Interest at the highest rate allowed by law and a late fee of Twenty-Five Dollars (\$25.00) shall accrue on any bill more than thirty (30) days past due, from the date of the bill until the bill, late fee and interest are paid in full. The Association shall pay any reasonable attorney's fees and costs of the Firm in seeking collection of any unpaid bill. Client consents to the Firm applying any monies held in trust to the Firm's invoices. Payments received by the Firm shall be applied in the following order: interest, late fees, attorneys' fees, costs and the delinquent amount first due.

This Agreement may be terminated at any time by either party hereto, upon written notice to the other and receipt of such notice. Such termination shall not, however, affect any obligation of the Association pursuant to this Agreement, for payment of services rendered or costs incurred prior to such termination.

AGREED this 25th day of March, 2024.

IRONWOOD VILLAS CONDOMINIUM ASSOCIATION, INC.

By Carol Anselmo PRESIDENT
Authorized Representative

LAW OFFICES OF WELLS | OLAH | COCHRAN, P.A.

By [Signature]
Kevin T. Wells, Esq.