

LOAN AGREEMENT

dated July 11, 2012

by and between

**THE CITY OF OVIEDO, FLORIDA
(the "City")**

and

**HANCOCK BANK
(the "Bank")**

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The Table of Contents for this Loan Agreement is for convenience of reference only and is not intended to define, limit or describe the scope or intent of any provisions of this Loan Agreement.

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EXHIBIT A - FORM OF NOTES

A-1

LOAN AGREEMENT

THIS LOAN AGREEMENT (the "Agreement"), made and entered into as of the 11th day of July, 2012, by and between the **CITY OF OVIEDO, FLORIDA** (the "City"), a municipal corporation and public body corporate and politic of the State of Florida duly organized and existing under the laws of the State of Florida and its successors and assigns, and **HANCOCK BANK**, a banking corporation chartered under the laws of the State of Mississippi and authorized to do business in the State of Florida, and its successors (the "Bank").

WITNESSETH:

WHEREAS, capitalized terms used in these recitals and not otherwise defined shall have the meanings specified in Article I of this Agreement; and

WHEREAS, the City, pursuant to the provisions of the Constitution and the laws of the State of Florida, Chapter 166, Florida Statutes, as amended, the City Charter of the City, and other applicable provisions of law (collectively, the "Act") and Resolution No. 2525-12, adopted by the City Council of the City (the "City Council") on June 18, 2012 (the "Note Resolution"), is authorized to borrow money to finance the refunding of the City's outstanding Public Improvement Revenue Bonds, Series 2002 and Public Improvement Refunding Revenue Bonds, Series 2002-B (together, the "Refunded Bonds"); and

WHEREAS, the City desires to borrow \$8,896,000 to finance the refunding of the Refunded Bonds (the "Loan") and to secure the repayment of the Loan with a pledge of and lien on the Pledged Revenues (as defined herein); and

WHEREAS, the City issued a request for proposal and received proposals from various financial institutions to provide for the Loan; and

WHEREAS, the Bank is willing to provide the Loan to the City as provided herein, but only upon the terms and conditions of this Agreement;

NOW, THEREFORE, the parties hereto agree as follows:

ARTICLE I DEFINITION OF TERMS

Section 1.01. Definitions. Capitalized terms used in this Agreement and not otherwise defined shall have the respective meanings as follows:

"2012A Note" shall mean the City of Oviedo, Florida Public Improvement Refunding Revenue Note, Series 2012A issued by the City under the Note Resolution and this Agreement to evidence amounts due under this Agreement, the form of which is attached hereto as Exhibit A.

"2012A Note Rate" shall mean the rate of interest to be borne by the 2012A Note, which shall be 1.94%, calculated on the basis of a 360-day year consisting of twelve (12) thirty (30) day months.

"2012B Note" shall mean the City of Oviedo, Florida Public Improvement Refunding Revenue Note, Series 2012B issued by the City under the Note Resolution and this Agreement to evidence amounts due under this Agreement, the form of which is attached hereto as Exhibit A.

"2012B Note Rate" shall mean the rate of interest to be borne by the 2012B Note, which shall be 1.46%, calculated on the basis of a 360-day year consisting of twelve (12) thirty (30) day months.

"Act" shall have the meaning assigned to that term in the recitals hereof.

"Additional Debt" means additional obligations issued in compliance with the terms, conditions and limitations contained in Section 4.05 hereof which will have an equal lien on the Pledged Revenues, to the extent herein provided and rank equally in all other respects with the Notes and any other Additional Debt hereafter issued.

"Agreement" shall mean this Loan Agreement and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

"Bank" shall mean Hancock Bank, a banking corporation chartered under the laws of the State of Mississippi, and its successors or affiliates.

"Business Day" shall mean any day other than a Saturday, a Sunday, or a day on which banks in the City are authorized or required to be closed.

"City" shall mean the City of Oviedo, Florida, a municipal corporation and public body corporate and politic of the State of Florida.

"Code" shall mean the Internal Revenue Code of 1986, as amended from time to time, and the applicable regulations promulgated thereunder.

"Date of Delivery" shall mean July 11, 2012.

"Debt Service" means principal of and interest on the Notes, and other debt related costs, due in connection with the Notes and this Agreement.

"Debt Service Fund" shall mean the Debt Service Fund established pursuant to Section 3.07 hereof.

"Default Rate" shall mean the Note Rate plus three percent (3%).

"Event of Default" shall mean an Event of Default as defined in Section 5.01 of this Agreement.

"Fiscal Year" shall mean the twelve month period commencing October 1 of each year and ending on the succeeding September 30, or such other twelve month period as the City may designate as its "fiscal year" as permitted by law.

"Loan" shall refer to the loan in a principal amount of Eight Million Eight Hundred Ninety-Six Thousand Dollars (\$8,896,000), together with the interest accrued thereon pursuant to and in accordance with this Agreement.

"Maturity Date" shall mean October 1, 2022 with respect to the 2012A Note and October 1, 2018 with respect to the 2012B Note.

"Noteholder," "Owner" or "Holder" shall mean the Bank, as the purchaser and initial holder of the Notes and any subsequent registered owner or owners of the Notes.

"Note Resolution" shall mean Resolution No. 2525-12 adopted by the City Council on June 18, 2012, which, among other things, authorized and confirmed the borrowing of the Loan and execution and delivery of this Agreement and the issuance of the Notes.

"Notes" shall mean, collectively, the 2012A Note and the 2012B Note.

"Pledged Revenues" shall mean the tax revenues received by the City (i) from the levy of taxes pursuant to Section 166.231, Florida Statutes, as amended, and Ordinance No. 1281 enacted by the City Council on September 27, 2004 on purchases of electricity, metered natural gas, liquefied petroleum gas either metered or bottled, manufactured gas either metered or bottled, and water service, and (ii) from the levy of taxes pursuant to Section 202.19, Florida Statutes, as amended, and Ordinance No. 1190 enacted by the City Council on March 4, 2002, on local communication services.

"Refunded Bonds" shall mean, collectively, the City's outstanding Public Improvement Revenue Bonds, Series 2002 and Public Improvement Refunding Revenue Bonds, Series 2002-B.

Section 1.02. Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. Any capitalized terms used in this Agreement not herein defined shall have the meaning ascribed to such terms in the Note Resolution. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purpose set forth herein and to sustain the validity hereof.

Section 1.03. Titles and Headings. The titles and headings of the Articles and Sections of this Agreement, which have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions

hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

ARTICLE II REPRESENTATIONS AND WARRANTIES OF THE PARTIES

Section 2.01. Representations and Warranties of City. The City represents and warrants to the Bank as follows:

(a) Existence. The City is a municipal corporation and a public body corporate and politic of the State of Florida, duly created and validly existing under the laws of the State of Florida, with full legal right, power and authority to adopt the Note Resolution, to enter into this Agreement, to perform its obligations hereunder and to issue and deliver the Notes to the Bank. The making, execution and performance of this Agreement on the part of the City and the issuance and delivery of the Notes have been duly authorized by all necessary action on the part of the City and will not violate or conflict with the Act, or any agreement, indenture or other instrument by which the City or any of its material properties is bound.

(b) Validity, Etc. This Agreement, the Notes and the Note Resolution are valid and binding obligations of the City, enforceable against the City in accordance with their respective terms, except to the extent that enforceability may be subject to valid bankruptcy, insolvency, financial emergency, reorganization, moratorium or similar laws relating to or from time to time affecting the enforcement of creditors' rights and except to the extent that the availability of certain remedies may be precluded by general principles of equity.

(c) No Financial Material Adverse Change. There are no actions, proceedings or investigations pending against the City or affecting the City (or any basis therefor known to the City) which, either in any case or in the aggregate, might result in any material adverse change in the financial condition, business, prospects, affairs or operations of the City or in any of its properties or assets, or in any material impairment of the right or ability of the City to carry on its operations as now conducted or proposed to be conducted, or in the levy, receipt and collection of the Pledged Revenues or in any material liability on the part of the City and none which questions the validity of this Agreement, the Notes or the Note Resolution or of any action taken or to be taken in connection with the transactions contemplated hereby or thereby.

(d) Liens and Encumbrances. Upon the issuance of the Notes and the refunding of the Refunded Bonds, there are no pledges of, or liens or encumbrances on, the Pledged Revenues, other than the lien of the Notes.

(e) No Litigation. There are no suits or proceedings pending or to the knowledge of the City, threatened, in any court or before any regulatory commission, board or other administrative governmental agency against or affecting the City, concerning or affecting the Pledged Revenues or which would have a material adverse affect on the ability of City to fulfill its obligations under this Agreement.

(f) Confirmation. The representations and warranties of the City contained in the Note Resolution are hereby confirmed to be true and accurate and are incorporated as a part of this Agreement.

Section 2.02. Representations and Warranties of Bank. The Bank represents and warrants to the City as follows:

(a) Existence. The Bank is a banking corporation chartered under the laws of the State of Mississippi and authorized to do business in the State of Florida, with full power to enter into this Agreement, to perform its obligations hereunder and to make the Loan. The performance of this Agreement on the part of the Bank and the making of the Loan have been duly authorized by all necessary action on the part of the Bank and will not violate or conflict with applicable law or any material agreement, indenture or other instrument by which the Bank or any of its material properties is bound.

(b) Validity. This Agreement is a valid and binding obligation of the Bank enforceable against the Bank in accordance with its terms, except to the extent that enforceability may be subject to valid bankruptcy, insolvency, financial emergency, reorganization, moratorium or similar laws relating to or from time to time affecting the enforcement of creditors' rights (and specifically creditors' rights as the same relate to banks) and except to the extent that the availability of certain remedies may be precluded by general principles of equity.

(c) Knowledge and Experience. The Bank (i) has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of making the Loan and investing in the Notes, (ii) has received and reviewed such financial information concerning the City as it has requested in order to fairly evaluate the merits and risks of making the Loan and investing in the Notes; (iii) is an "accredited investor" as such term is defined in Regulation D to the Securities Act of 1933; and (iv) is purchasing the Notes as an investment for its own account and not with a view toward resale to the public. The Bank will not transfer the Notes except to another accredited investor.

ARTICLE III THE NOTES

Section 3.01. The Loan; Purpose and Use. On the date of this Agreement, the Bank shall provide the Loan to the City in the aggregate principal amount of Eight Million Eight Hundred Ninety-Six Thousand Dollars (\$8,896,000).

The proceeds of the Loan shall be used to finance the refunding of the Refunded Bonds and to pay the costs of issuance of the Notes.

Section 3.02. The Notes. The City shall issue the Notes to the Bank to evidence and secure its obligation to repay the Loan. The Notes shall be substantially in the form set forth as Exhibit "A" to this Agreement. The general terms of the Notes shall be as follows; provided,

however, that in the event of a conflict between the terms of this Agreement and the terms of the executed Notes, the terms of the Notes shall prevail:

(a) Principal Amount of Notes. The principal amount of the 2012A Note shall be Six Million Five Hundred Twenty-Six Thousand Dollars (\$6,526,000). The principal amount of the 2012B Note shall be Two Million Three Hundred Seventy Thousand Dollars (\$2,370,000).

(b) Interest. The 2012A Note shall bear interest on the outstanding principal amount thereof at the 2012A Note Rate from the Date of Delivery until paid in full. The 2012B Note shall bear interest on the outstanding principal amount thereof at the 2012B Note Rate from the Date of Delivery until paid in full. Interest on the Notes shall be computed on the basis of twelve (12) thirty (30) day months and a 360-day year. Upon the occurrence of an Event of Default, the Notes shall bear interest at the Default Rate until such default is cured.

(c) Payments. Interest on the Notes shall be paid semi-annually on every April 1 and October 1, commencing April 1, 2013 until the Notes are paid in full. Principal on the Notes shall be paid in annual installments beginning October 1, 2013, and thereafter on each October 1. Debt Service on the Notes shall be paid as set forth on Schedule I attached to the respective Notes, subject to prepayment by the City prior to the respective Note's maturity as provided in subsection 3.02(d) below.

(d) Prepayment. The City may prepay the Notes in whole on any date with fifteen (15) days prior written notice to the Holder without a premium or prepayment penalty. The City may prepay the Notes in part on any principal payment date (October 1) with fifteen (15) days prior written notice to the Holder without a premium or prepayment penalty. Any partial prepayments shall be in multiples of \$1,000. Any prepayment shall be applied first to accrued and unpaid interest to the date of prepayment and then to the unpaid principal installments with the latest maturities in inverse order.

Section 3.03. Compliance with Section 215.84. The City represents, warrants, and covenants that the 2012A Note Rate and the 2012B Note Rate, as currently calculated in accordance with Section 215.84, Florida Statutes, is in compliance with Section 215.84, Florida Statutes.

Section 3.04. Conditions Precedent to Funding. Prior to or simultaneously with the delivery of the Notes by the City there shall be filed with the Bank the following, each in form and substance reasonably acceptable to the Bank:

(a) an opinion of counsel to the City to the effect that (i) the City is a municipal corporation duly created and validly existing under the Constitution and laws of the State of Florida, with full legal right, power and authority to enact Ordinance Nos. 1190 and 1281, to adopt the Note Resolution, to issue the Notes, to authorize, execute and delivery this Agreement, to perform its obligations under the Notes, the Note Resolution and this Agreement and to consummate the transactions contemplated by such instruments; (ii) the Note Resolution has been duly adopted by the City Council at a duly convened public meeting following proper

public notice, has not been amended or repealed and is in full force and effect, and constitute the legal, valid and binding obligation of the City enforceable in accordance with its terms; (iii) Ordinance Nos. 1190 and 1281 were duly enacted by the City Council of the City at duly called public meetings following proper public notice, and have not otherwise been amended or repealed and are in full force and effect as of the date hereof; (iv) the Notes and this Agreement have been duly authorized, executed and delivered by the City and constitute valid and binding obligations of the City enforceable in accordance with their respective terms (subject as to enforceability of any remedies to any applicable bankruptcy or insolvency laws or other laws affecting creditors' rights generally, from time to time in effect); (v) to the best of his knowledge, the adoption of the Note Resolution, and the authorization, execution and delivery of the Notes and this Agreement, and compliance with the provisions thereof, will not conflict with, or constitute a breach of or default under, any law, administrative regulation, consent decree, resolution or any agreement or other instrument to which the City was or is subject, as the case may be, nor will such enactment, adoption, execution, delivery, authorization or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the City, or under the terms of any law, administrative regulation, ordinance, resolution or instrument, except as expressly provided by the Note Resolution and the Loan Agreement; (vi) to the best of his knowledge, all approvals, consents, authorizations and orders of any governmental authority or agency having jurisdiction in any matter which would constitute a condition precedent to the performance by the City of its obligations under the Note Resolution, this Agreement and the Notes have been obtained and are in full force and effect; (vii) to the best of his knowledge, after reasonable inquiries, there is no litigation pending or threatened, to restrain or enjoin the issuance or sale of the Notes or in any way affecting any authority for or the validity of the Notes, the Note Resolution, this Agreement or the pledge of the Pledged Revenues; (viii) neither the corporate existence nor the title of any of the present City Council Members and officials thereof to their respective offices is being contested; and (ix) the City has complied with all conditions precedent to the issuance of the Notes.

(b) an opinion of Note Counsel (who may rely on the opinion of Counsel to the City as to certain matters), stating that such counsel is of the opinion that: (i) the Note Resolution and this Agreement constitute valid and binding obligations of the City, enforceable upon the City in accordance with their respective terms; (ii) the Notes are valid and binding special obligations of the City, enforceable in accordance with its terms, payable solely from the sources provided therefor in the Note Resolution and this Agreement; (iii) assuming compliance by the City with certain covenants in this Agreement relating to requirements contained in the Code, interest on the Notes is excluded from gross income for purposes of federal income taxation, and interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; however, with respect to corporations (as defined for federal income tax purposes), such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on such corporations; and (iv) the Notes are "qualified tax-exempt obligations" under Section 265(b)(3)(B) of the Code.

(c) a copy of a completed and executed Form 8038-G to be filed with the Internal Revenue Service by the City.

(d) a certificate of the City indicating that since September 30, 2011, there has been no material adverse change in the financial condition, operations or prospects of the City or laws, rules or regulations (or their interpretation or administration) that, in any case, may adversely affect the City's ability to comply with its obligations hereunder and under the Notes.

(e) an opinion of Note Counsel as required by the resolution governing the Refunded Bonds relating to the defeasance of the Refunded Bonds.

(f) such other documents as the Bank reasonably may request (including, without limitation, appropriate executed Florida Division of Bond Finance forms).

When the documents and items mentioned in clauses (a) through (e), inclusive, of this Section shall have been filed with the Bank, and when the Notes shall have been executed as required by this Agreement, and all conditions of the Note Resolution have been met, the City shall deliver the Notes to or upon the order of the Bank, but only against the City's receipt of the proceeds of the Loan.

Section 3.05. Registration of Transfer; Assignment of Rights of Bank. The City shall keep at the office of the City Clerk in the City's records the registration of the Notes and the registration of transfers of the Notes as provided in this Agreement. The transfer of the Notes may be registered only upon the books kept for the registration of the Notes and registration of transfer thereof upon surrender thereof to the City together with an assignment duly executed by the Bank or its attorney or legal representative in the form of the assignment set forth on the form of the Notes attached as Exhibit "A" to this Agreement; provided, however, the Notes may not be transferred in a denomination less than \$100,000 under any circumstances. In the case of any such registration of transfer, the City shall execute and deliver in exchange for the applicable Notes a new Note registered in the name of the transferee. In all cases in which the Notes shall be transferred hereunder, the City shall execute and deliver at the earliest practicable time a new Note in accordance with the provisions of this Agreement. The City may make a charge for every such registration of transfer of the Notes sufficient to reimburse it for any tax or other governmental charges required to be paid (other than a tax or other governmental charge imposed by the City) with respect to such registration of transfer, but no other charge shall be made for registering the transfer hereinabove granted. The Notes shall be issued in fully registered form and shall be payable in any coin or currency of the United States.

The registration of transfer of the Notes on the registration books of the City shall be deemed to affect a transfer of the rights and obligations of the Bank under this Agreement to the transferee. Thereafter, such transferee shall be deemed to be the Bank under this Agreement and shall be bound by all provisions of this Agreement that are binding upon the Bank. The City and the transferor shall execute and record such instruments and take such other actions as

the City and such transferee may reasonably request in order to confirm that such transferee has succeeded to the capacity of Bank under this Agreement and the applicable Note.

In the event any Note is mutilated, lost, stolen, or destroyed, the City shall execute a new Note of like date and denomination as that mutilated, lost, stolen or destroyed, provided that, in the case of such a mutilated Note, such mutilated Note shall first be surrendered to the City, and in the case of a lost, stolen, or destroyed Note, there first shall be furnished to the City evidence of such loss, theft or destruction together with an indemnity satisfactory to it.

Section 3.06. Ownership of the Notes. The person in whose name a Note is registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the Note shall be made only to the registered owner thereof or such owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon the Note, and interest thereon, to the extent of the sum or sums so paid.

The registered owner of a Note is hereby granted power to transfer absolute title thereof by assignment thereof to a bona fide purchaser for value (present or antecedent) without notice of prior defenses or equities or claims of ownership enforceable against such owner's assignor or any person in the chain of title and before the maturity of the Note; provided, however, the Note may not be transferred in a denomination less than \$100,000 under any circumstances. Every prior registered owner of a Note shall be deemed to have waived and renounced all of such owner's equities or rights therein in favor of every such bona fide purchaser, and every such bona fide purchaser shall acquire absolute title thereto and to all rights represented thereby.

Section 3.07. Debt Service Fund. There is hereby created by the City and ordered established a Debt Service Fund to be held by the City. There shall be deposited into the Debt Service Fund the Pledged Revenues received by the City during each fiscal year until the amounts on deposit in such Debt Service Fund equal the amounts needed to pay debt service on the Notes and any Additional Debt hereafter issued in such fiscal year. Moneys in the Debt Service Fund shall be used solely to pay principal and interest on the Notes and any Additional Debt hereafter issued when due.

ARTICLE IV COVENANTS OF THE CITY

Section 4.01. Performance of Covenants. The City covenants that it will perform faithfully at all times its covenants, undertakings and agreements contained in this Agreement and the Notes or in any proceedings of the City relating to the Loan.

Section 4.02. Use of Proceeds. The proceeds of the Notes shall be wired by the Bank to the City, no later than 1:00 p.m. on the Date of Delivery of the Notes, or such later time as may be mutually agreed upon by the City and the Bank, and shall be applied by the City to finance the refunding of the Refunded Bonds and to pay the costs of issuance of the Notes.

Section 4.03. Payment of the Notes. The City promises that it will promptly pay the Debt Service on the Notes and all other amounts due under this Agreement at the place, on the dates and in the manner provided in Section 3.02 hereof and in the Notes according to the true intent and meaning hereof and thereof. Debt Service on the Notes and all other amounts due under this Agreement shall not be or constitute a general obligation or indebtedness of the City as a "bond" within the meaning of Article VII, Section 12 of the Constitution of Florida, but shall be payable solely from the Pledged Revenues in accordance with the terms hereof and of the Notes. The holder of a Note shall never have the right to compel the exercise of any ad valorem taxing power to pay Debt Service on the Notes, or be entitled to payment of such from any funds of the City except from the Pledged Revenues, as described herein and in the Notes.

Section 4.04. Security for Notes. The payment of the principal of and interest on the Note and all other amounts payable under this Agreement or the Notes or in connection therewith shall be secured by a first priority pledge of and lien on the Pledged Revenues. The City does hereby create and grant to the Owners of the Notes a first priority pledge of and lien on the Pledged Revenues to provide for and secure the payment of principal of and interest on the Notes and all other obligations of the City under the Notes and this Agreement. The City shall impose, levy and use its best efforts to collect all Pledged Revenues and other amounts due to it, and shall take no action to impair the collection of the Pledged Revenues.

Section 4.05. Additional Debt.

(a) The City will not issue any obligations payable from the Pledged Revenues or voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge having priority to or being on a parity with the lien of the Notes upon the Pledged Revenues except under the terms and conditions and in the manner provided herein. Any obligations issued by the City other than in accordance with this Section and payable from the Pledged Revenues shall contain an express statement that such obligations are junior and subordinate in all respects to the Notes as to lien on, and source of and security for payment from, the Pledged Revenues.

(b) No Additional Debt may be issued unless the City's Finance Director shall sign and issue a certificate that shall state and certify that the Pledged Revenues for the most recently audited fiscal year of the City preceding the issuance of Additional Debt equaled at least one and twenty-five hundredths (1.25) times the maximum annual requirements for principal and interest on obligations then outstanding and payable from such Pledged Revenues and on the Additional Debt proposed to be issued. The City may not issue any Additional Debt if more than six months have passed since the end of its last fiscal year without an audit having been released by the City.

Section 4.06. Annual Audit, Budget and Other Financial Information. The City shall, within a reasonable amount of time after the close of each Fiscal Year, cause the financial statements of the City to be properly audited by a recognized independent certified public accountant or recognized independent firm of certified public accountants, and shall require such accountants to complete their report on the annual financial statements in accordance with applicable law. Such annual financial statements shall contain, but not be limited to, a balance sheet, a statement of revenues, expenditures and changes in fund balance, and any other statements as required by law or accounting convention. The annual financial statements shall be prepared in conformity with generally accepted accounting principles and shall include a separate line item showing the annual amount of the Pledged Revenues received during the subject fiscal year. A copy of the audited financial statements for each Fiscal Year shall be furnished to the Owners of the Notes within 180 days following the close of each Fiscal Year. The City will annually provide to the Owners of the Notes the City's annual budget within 30 days after the City Council's approval thereof. The City shall provide the Owners of the Notes with such other financial information with regard to the City and the Pledged Revenues as the Owners may reasonably request.

Section 4.07. Federal Income Tax Covenants.

(A) The City covenants with the Owners from time to time of the Notes that it shall not use the proceeds of the Notes in any manner which would cause the interest on the Notes to be or become includable in the gross income of the Owners thereof for federal income tax purposes.

(B) The City covenants with the Owners from time to time of the Notes that neither the City nor any Person under its control or direction will make any use of the proceeds of the Notes (or amounts deemed to be proceeds under the Code) in any manner which would cause the Note to be an "arbitrage bond" within the meaning of Section 148 of the Code and neither the City nor any other Person shall do any act or fail to do any act which would cause the interest on the Notes to become includable in the gross income of the Owners thereof for federal income tax purposes.

(C) The City hereby covenants with the Owners from time to time of the Notes that it will comply with all provisions of the Code necessary to maintain the exclusion of interest on the Notes from the gross income of the Owners thereof for federal income tax purposes, including, in particular, the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code.

**ARTICLE V
EVENTS OF DEFAULT AND REMEDIES**

Section 5.01. Events of Default. Each of the following is hereby declared an "Event of Default:"

1. payment of the principal of or interest on the Notes or other fees or amounts due thereunder or hereunder shall not be made when such amounts are due and payable and such amounts shall remain unpaid for a period of ten (10) days;

2. the City shall default in the due and timely performance of its covenant with regard to the imposition, levy and collection of the Pledged Revenues.

3. the City shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Notes or in this Agreement and such default shall continue for thirty (30) consecutive days after written notice shall have been given to the City by the Noteholder specifying such default and requiring the same to be remedied; provided, however, that if, in the reasonable judgment of the Noteholder, the City shall proceed to take such curative action which, if begun and prosecuted with due diligence, cannot be completed within a period of thirty (30) days, then such period shall be increased to such extent as shall be necessary to enable the City to diligently complete such curative action;

4. any representation or warranty of the City contained in this Agreement or in any certificate or other closing document executed and delivered by the City in connection with the closing of this Loan shall prove to have been untrue in any material respect when executed and delivered, thereby adversely impairing the security for the Notes;

5. any proceedings are instituted with the consent or acquiescence of the City, for the purpose of effecting a compromise between the City and its creditors or for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statute now or hereinafter enacted;

6. the City admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors, declares a financial emergency or consents to the appointment of a receiver or trustee for itself or shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;

7. the City is adjudged insolvent by a court of competent jurisdiction or is adjudged bankrupt on a petition of bankruptcy filed against the City, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the City, a receiver or trustee of the City or of the whole or any part of its property and any of the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within sixty (60) days from the date of entry thereof; or

8. if, under the provisions of any law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the City or of the whole or any substantial part of its property and such custody or control shall not be terminated within ninety (90) consecutive days from the date of assumption of such custody or control.

Section 5.02. Exercise of Remedies. Upon the occurrence and during the continuance of an Event of Default, the Noteholder may proceed to protect and enforce its rights under the laws of the State of Florida or under this Agreement by such suits, actions or special proceedings in equity or at law, or by proceedings in the office of any board or officer having jurisdiction, either for the specific performance of any covenant or agreement contained herein or in aid or execution of any power herein granted or for the enforcement of any proper legal or equitable remedy, as the Noteholder shall deem most effective to protect and enforce such rights. Without limiting the generality of the foregoing, the Noteholder shall have the right to bring a mandamus action to require the City to perform its obligations under this Agreement.

In the enforcement of any remedy under this Agreement, to the extent permitted by law, the Noteholder shall be entitled to sue for, enforce payment of and receive any and all amounts then or during any default becoming, and at any time remaining, due from the City for principal, interest or otherwise under any of the provisions of this Agreement or of the Notes then unpaid, together with any and all costs and expenses of collection and of all proceedings hereunder and under the Notes (including, without limitation, reasonable legal fees in all proceedings, including administrative, appellate and bankruptcy proceedings), without prejudice to any other right or remedy of the Noteholders, and to recover and enforce any judgment or decree against the City, but solely as provided herein and in the Notes, for any portion of such amounts remaining unpaid and interest, costs, and expenses as above provided, and to collect in any manner provided by law, the monies adjudged or decreed to be payable.

The City covenants that no debt payable from or secured by the Pledged Revenues shall be subject to acceleration, whether at the option of the holder or upon an event of default or otherwise. In the event any debt payable from or secured by the Pledged Revenues is accelerated, the Bank shall have the right, upon the occurrence of an event of default hereunder, to accelerate the principal and interest of the Notes and upon the exercise of such right the principal and interest of the Notes shall become immediately due and payable.

Section 5.03. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Noteholders is intended to be exclusive of any other remedy or remedies herein provided, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder.

Section 5.04. Waivers, Etc. No delay or omission of the Noteholder to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or any acquiescence therein; and every power and remedy given by this Agreement to the Noteholders may be exercised from time to time and as often as may be deemed expedient.

The Noteholders may waive any default which in its opinion shall have been remedied before the entry of final judgment or decree in any suit, action or proceeding instituted by it under the provisions of this Agreement or before the completion of the enforcement of any other remedy under this Agreement, but no such waiver shall be effective unless in writing and

no such waiver shall extend to or affect any other existing or any subsequent default or defaults or impair any rights or remedies consequent thereon.

ARTICLE VI MISCELLANEOUS PROVISIONS

Section 6.01. Covenants of City, Etc.; Successors. All of the covenants, stipulations, obligations and agreements contained in this Agreement shall be deemed to be covenants, stipulations, obligations and agreements of the City to the full extent authorized or permitted by law, and all such covenants, stipulations, obligations and agreements shall be binding upon the successor or successors thereof from time to time, and upon any officer, board, commission, authority, agency or instrumentality to whom or to which any power or duty affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law.

Section 6.02. Term of Agreement. This Agreement shall be in full force and effect from the date hereof until the Notes and all other sums payable to the Bank hereunder have been paid in full.

Section 6.03. Notice of Changes in Fact. Promptly after the City becomes aware of the same, the City will notify the Bank of (a) any changes in any material fact or circumstance represented or warranted by the City in this Agreement or in connection with the issuance of the Notes, and (b) any default under this Agreement, specifying in each case the nature thereof and what action the City has taken, is taking and/or proposes to take with respect thereto.

Section 6.04. Amendments and Supplements. This Agreement may be amended or supplemented from time to time only by a writing duly executed by the City and the Noteholder.

Section 6.05. Notices. Any notice, demand, direction, request or other instrument authorized or required by this Agreement to be given to or filed with the City or the Bank, shall be deemed to have been sufficiently given or filed for all purposes of this Agreement if and when sent by certified mail, return receipt requested:

As to the City:

City of Oviedo, Florida
400 Alexandria Boulevard
Oviedo, Florida 32765
Attention: Finance Director

As to the Bank:

Hancock Bank
Public Finance Department
113 Designer Circle
Dothan, Alabama 36303
Attention: Steven E. Cole

Either party may, by notice sent to the other, designate a different or additional address to which notices under this Agreement are to be sent.

Section 6.06. Waiver of Jury Trial. To the extent permitted by applicable law, each of the City and the Bank, knowingly, voluntarily and intentionally waives any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Note Resolution, this Agreement, the Notes or any agreement contemplated to be executed in connection with this Agreement, or any course of conduct, course of dealing, statements (whether verbal or written) or actions of any party with respect hereto. This provision is a material inducement to the Bank to enter into this Agreement.

Section 6.07. Benefits Exclusive. Except as herein otherwise provided, nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm or corporation, other than the City and the Noteholder, any right, remedy or claim, legal or equitable, under or by reason of this Agreement or any provision hereof, this Agreement and all its provisions being intended to be and being for the sole and exclusive benefit of the City and the Noteholder.

Section 6.08. Severability. In case any one or more of the provisions of this Agreement, any amendment or supplement hereto or of the Notes shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement, any amendment or supplement hereto or the Notes, but this Agreement, any amendment or supplement hereto and the Notes shall be construed and enforced at the time as if such illegal or invalid provisions had not been contained therein, nor shall such illegality or invalidity or any application thereof affect any legal and valid application thereof from time to time. In case any covenant, stipulation, obligation or agreement contained in the Notes or in this Agreement shall for any reason be held to be in violation of law, then such covenant, stipulation, obligation, or agreement shall be deemed to be the covenant, stipulation, obligation or agreement of the City to the full extent from time to time permitted by law.

Section 6.09. Business Days. In any case where the date of maturity of interest on or principal of the Notes or the date fixed for prepayment of the Notes shall not be a Business Day, then payment of such interest or principal shall be made on the next succeeding Business Day with the same force and effect as if paid on the date of maturity or the date fixed for prepayment, but interest on any such principal amount shall accrue through the date payment is received.

Section 6.10. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

Section 6.11. Applicable Law. This Agreement shall be governed exclusively by and construed in accordance with the applicable laws of the State of Florida.

Section 6.12. No Personal Liability. Notwithstanding anything to the contrary contained herein or in the Notes, or in any other instrument or document executed by or on behalf of the City in connection herewith, no stipulation, covenant, agreement or obligation of any present or future member of the City Council, officer, employee or agent of the City, officer, employee or agent of a successor to the City, in any such person's individual capacity, and no such person, in his or her individual capacity, shall be liable personally for any breach or non-observance of or for any failure to perform, fulfill or comply with any such stipulations, covenants, agreements or obligations, nor shall any recourse be had for the payment of the principal of or interest on the Notes or for any claim based thereon or on any such stipulation, covenant, agreement or obligation, against any such person, in his or her individual capacity, either directly or through the City or any successor to the City, under any rule or law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise and all such liability of any such person, in his or her individual capacity, is hereby expressly waived and released.

Section 6.13. Incorporation by Reference. All of the terms and obligations of the Note Resolution and the Exhibit hereto are hereby incorporated herein by reference as if all of the foregoing were fully set forth in this Agreement. All recitals appearing at the beginning of this Agreement are hereby incorporated herein by reference.

[Remainder of page intentionally left blank – Signatures follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first set forth herein.

CITY OF OVIEDO, FLORIDA

By: _____
Mayor

(SEAL)

By: _____
City Manager

ATTEST:

By: _____
City Clerk

HANCOCK BANK

By: _____
Name: Steven E. Cole
Title: Senior Vice President

EXHIBIT A

FORM OF NOTE

ANY HOLDER SHALL BE AN "ACCREDITED INVESTOR" AS SUCH TERM IS DEFINED IN THE SECURITIES ACT OF 1933, AS AMENDED, AND REGULATION D THEREUNDER.

**CITY OF OVIEDO, FLORIDA
PUBLIC IMPROVEMENT REFUNDING REVENUE NOTE,
SERIES 2012[A][B]**

Principal Sum	Note Rate	Maturity Date	Date of Issuance
\$	_____ %		

The **CITY OF OVIEDO, FLORIDA** (the "City"), for value received, hereby promises to pay to the order of HANCOCK BANK, a banking corporation chartered under the laws of the State of Mississippi, or its registered assigns (the "Holder"), at 113 Designer Circle, Dothan, Alabama 36303, or at such other place as the Holder may from time to time designate in writing, solely from the Pledged Revenues as defined in and in the manner and to the extent described in that certain Loan Agreement by and between the Holder and the City, dated July 11, 2012 (the "Agreement"), the Principal Sum stated above loaned to the City by the Holder pursuant to the Agreement, together with interest thereon at the Note Rate, until the Maturity Date or the date the principal amount of this Note is paid in the manner hereinafter set forth in any coin or currency of the United States of America which, at the time of payment, is legal tender for the payment of public and private debts, which payments shall be made to the Holder hereof by check mailed to the Holder at the address designated in writing by the Holder for purposes of payment or by bank wire or bank transfer as such Holder may specify in writing to the City or otherwise as the City and the Holder may agree.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

This Note shall bear interest at the Note Rate indicated above, which Note Rate shall be calculated on the basis of a 360-day year consisting of twelve (12) thirty (30) day months.

Interest on this Note shall be paid semi-annually on April 1 and October 1, commencing April 1, 2013 until this Note is paid in full. Principal on this Note shall be paid in annual installments beginning October 1, 2013, and on every October 1 thereafter until the Maturity Date in accordance with the amortization schedule as set forth on Schedule I attached hereto and made a part hereof, subject to prepayment by the City prior to the Note's maturity as provided below.

The City may prepay this Note in whole on any date with fifteen (15) days prior written notice to the Holder without a premium or prepayment penalty. The City may prepay this Note in part on any principal payment date (October 1) with fifteen (15) days prior written notice to the Holder without a premium or prepayment penalty. Any partial prepayments shall be in multiples of \$1,000. Any prepayment shall be applied first to accrued and unpaid interest to the date of prepayment and then to the unpaid principal installments with the latest maturities in inverse order.

This Note is authorized to be issued in the outstanding aggregate principal amount equal to the Principal Sum under the authority of and in full compliance with the provisions of the Constitution and the laws of the State of Florida, Chapter 166, Florida Statutes, as amended, the City Charter of the City, and other applicable provisions of law and Resolution No. 2525-12 adopted by the City Council of the City on June 18, 2012 (the "Note Resolution"), and is subject to all terms and conditions of said Note Resolution and the Agreement.

In no event shall the interest contracted for, charged or received in connection with this Note (including any other costs or considerations that constitute interest under the laws of the State of Florida which are contracted for, charged or received) exceed the maximum rate as presently in effect and to the extent an increase is allowable by such laws, but in no event shall any amount ever be paid or payable by the City greater than the amount contracted for herein.

THIS NOTE, WHEN DELIVERED BY THE CITY PURSUANT TO THE TERMS OF THE AGREEMENT AND THE NOTE RESOLUTION, SHALL NOT BE OR CONSTITUTE AN INDEBTEDNESS OF THE CITY OR THE STATE OF FLORIDA (THE "STATE"), WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR OTHER LIMITATIONS OF INDEBTEDNESS, BUT SHALL BE PAYABLE SOLELY FROM THE PLEDGED REVENUES AS PROVIDED IN THE AGREEMENT. THE HOLDER SHALL NEVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY OR THE STATE, OR TAXATION IN ANY FORM OF ANY PROPERTY THEREIN TO PAY THIS NOTE OR THE INTEREST THEREON.

Payment of the principal of and interest on this Note and all other amounts payable hereunder and under the Agreement are secured by a first priority pledge of and lien upon the Pledged Revenues in accordance with the terms of the Agreement.

Upon the occurrence of an Event of Default the Holder shall have such remedies as described in the Agreement.

The City hereby waives presentment, demand, protest and notice of dishonor. This Note is governed and controlled by the Note Resolution and the Agreement and reference is hereby made thereto other matters.

IN WITNESS WHEREOF, the City has caused this Note to be signed by the Mayor and City Manager, and the seal of the City to be affixed hereto or imprinted or reproduced hereon, and attested by the City Clerk of the City and this Note to be dated the Date of Issuance set forth above.

CITY OF OVIEDO, FLORIDA

(SEAL)

By: _____
Mayor

By: _____
City Manager

ATTEST:

By: _____
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto _____ (please print or typewrite name, address and tax identification number of assignee) _____ the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ Attorney to transfer the within Note on the books kept for registration thereof, with full power of substitution in the premises.

Name of Noteholder: _____

By: _____

SCHEDULE I

Principal Amortization Schedule