

**SUBORDINATION AGREEMENT**

**WHEREAS**, the undersigned is the owner and holder of that certain Mortgage/Lien executed by Brian Mast and Brianna Mast, husband and wife to HelpingaHero.org, a Texas non-profit corporation to secure an original indebtedness of \$310,000 dated September 2, 2016, and recorded September 19, 2016 in Official Records Book 3913, Page 2105, of the Public Records of Palm Beach County, Florida, encumbering the following:

See Exhibit "A"

**WHEREAS**, a portion or all of the lands aforescribed have been mortgaged by Brian Mast and Brianna Mast, husband and Wife to CrossCountry Mortgage, LLC, hereinafter called the Lender to secure a Mortgage in the amount of \$891,000.00 said Mortgage to the Lender being dated August 7 2020, and recorded 8/19/20 in Official Records Book 4463, Page 2812 of the Public Records of St. Lucie County, Florida.

**WHEREAS**, Lender would not close its mortgage loan and disburse the proceeds unless its mortgage were a first lien, superior in right and dignity to the lien of the mortgage held by the undersigned.

**NOW THEREFORE**, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by Lender, receipt whereof is hereby acknowledged, and to induce Lender to disburse the proceeds of its mortgage loan aforescribed, the undersigned do hereby represent, warrant, covenant and agree as follows:

1. The mortgage held by the undersigned and described in the first paragraph of the preamble of this Agreement, together with the indebtedness secured thereby, is owned by the undersigned and neither said mortgage nor said indebtedness has been assigned, transferred, or pledged to any person whomsoever, so that the undersigned have full right and authority to execute this SUBORDINATION AGREEMENT.
2. The mortgage held by the undersigned aforescribed in the first paragraph of the preamble of this Agreement by, and the same hereby is, declared to be for all times inferior and subordinate in lien, right and dignity to the mortgage held by Lender hereinabove described, just as though said mortgage held by Lender hereinabove described, just as though said mortgage to Lender were executed, recorded and closed prior to the execution of the mortgage held by the undersigned and herein subordinated.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be duly executed this 5<sup>th</sup> day of July, 2020.

Signed, sealed and delivered in the presence of:

[Signature]  
 Witness Signature  
Robin K. Sowell  
 Printed Name

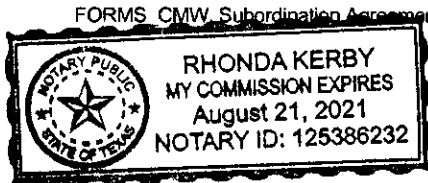
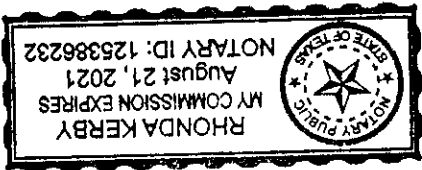
HepingaHero.org  
Karen Roan  
 KAREN ROAN  
 Printed Name Secretary

[Signature]  
 Witness Signature  
Jacob V. Sowell  
 Printed Name

STATE OF FLORIDA Texas  
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 5th day of July, 2020, by Karen Roan, Secretary for HelpingaHero.org who appeared by means of [initials] physical presence or online notarization, and who produced adversarial as identification or who is personally known by me.

[Signature]  
 Notary Public  
 My Commission Expires:



**EXHIBIT "A"**

Lot 42, of RIVERBEND, according to the Plat thereof, as recorded in Plat Book 67, at Page 36, of the Public Records of St. Lucie County, Florida.