

Statement of Work No. 3

This Statement of Work No. [3] ("**SOW**"), effective as of 10/1/2025 (the "**SOW Effective Date**"), is entered into between Forerunner Industries, Inc., a Delaware corporation ("**Forerunner**"), and the City of Key West, a State of Florida Municipality ("**Customer**"). This SOW adopts and incorporates by reference the terms and conditions of the Master Services Agreement ("**MSA**"), entered into by Forerunner and Customer on 10/1/2023. Capitalized terms used but not defined in this SOW shall have the meanings set out in the MSA.

Customer Information

Customer Name: City of Key West, FL
Customer Address: 1300 White Street Key West, FL 33040
Customer Contact Name: Brandy Lewis
Contact Email: Brandy.Lewis@cityofkeywest-fl.gov
Contact Phone: 305-809-3944

Initial Term

Three (3) Years Paid Annually

Year 1 Fees (October 1, 2025 - September 30, 2026)

| Item | Type | Cost |
|-------------------------------|--------|----------|
| Forerunner Annual License | Annual | \$40,857 |
| Repetitive Loss Module | Annual | \$7,500 |
| Milestone Inspections Module | Annual | \$6,900 |
| Public Website Knowledge Base | Annual | \$7,700 |

Year 2 Fees (October 1, 2026 - September 30, 2027)

| Item | Type | Cost |
|---------------------------|--------|----------|
| Forerunner Annual License | Annual | \$40,857 |
| Repetitive Loss Module | Annual | \$7,500 |

| | | |
|--------------------------------------|--------|---------|
| Milestone Inspections Module | Annual | \$6,900 |
| Public Website Knowledge Base | Annual | \$7,700 |

Year 3 Fees (October 1, 2027 - September 30, 2028)

| Item | Type | Cost |
|--------------------------------------|-------------|-------------|
| Forerunner Annual License | Annual | \$40,857 |
| Repetitive Loss Module | Annual | \$7,500 |
| Milestone Inspections Module | Annual | \$6,900 |
| Public Website Knowledge Base | Annual | \$7,700 |

Payment Terms

Forerunner's may be renewed for additional periods, subject to written agreement of both parties. As described in the Agreement, all amounts due shall be payable within 30 days after invoice is received by Customer.

Description of Forerunner Software and Services

1. **Software and Services.** Forerunner will provide the following software and services to the Customer:
 - a. **Data Extraction.** Forerunner will extract select fields ("Extracted Data") from Customer's archived and incoming Elevation Certificates, subject to the terms and conditions of the Master Services Agreement. List of extracted fields provided to Customer by request.
 - i. **Data augmentation.** When available, data extraction will include:
 - b. Automated address geocoding, subject to the terms and conditions of the Master Services Agreement.
 - c. Automated Elevation Certificate parcel assignment, subject to the terms and conditions of the Master Services Agreement.
 - d. FIRM data assignment.
 - e. Datum conversion.
 - b. **Software.** As part of its ongoing Software offering, Forerunner will provide the following:
 - i. Accounts for up to ten (10) users. Additional seats available for added fee.
 - ii. Forerunner internal dashboard
 - a. Elevation Certificate management.
 - i. Internal Elevation Certificate upload.
 - ii. Elevation Certificate table with filtering.
 - iii. Elevation Certificate download.
 - b. Internal document management.
 - i. Internal per-property document upload and storage.
 - c. Activity tracking.
 - i. Activity tracking for internal actions taken in dashboard.
 - ii. Per-property comment tracking.
 - d. Substantial Improvement and Damage tracking
 - e. Mapping.
 - i. FIRM map overlay(s) where available.
 - ii. Address search.
 - iii. Per-property building attribute data, where available.
 - f. Automated Elevation Certificate error detection for:
 - i. Residential structures only.
 - ii. Documents with form dates more recent than 2015.
 - iii. Documents with issue dates more recent than Effective FIRM date for location.
 - g. Per-property communication log.
 - i. Log export.
 - h. Dashboard permissions.
 - i. Segmented access to dashboard functionality by role type.

- ii. Ability to add new users and set roles.
 - iii. Public Website.
 - a. Elevation Certificate public search including:
 - i. Elevation Certificate table filtering by address, parcel ID, Block, Lot, and more.
 - ii. PDF document view.
 - b. Public property profiles displaying flood risk information.
 - i. Share public profile functionality and communication log tracking on internal dashboard.
 - c. Property search by address.
 - iv. Repetitive Loss Data Module
 - a. Yearly import of Customer's repetitive loss data, as provided by Customer.
 - b. Advanced user role/permissions and access logging.
 - c. Forerunner has implemented commercially reasonable measures designed to protect Repetitive Loss Data. Upon import, Repetitive Loss Data is scrambled in staging and local development environments. Forerunner also provides features that allow Customer to limit access to Repetitive Loss Data to authorized personnel.
 - v. Milestone Inspection Module
 - a. The import of condominium data provided by Customer as an info section in Forerunner
 - b. Milestone Inspections submissions form for Phase 1 and Phase 2 reports
 - c. Milestone Inspection property-level custom warnings.
 - d. Configurable tables for Milestone Inspection data fields.
 - e. Document storage for Phase 1 and Phase 2 files.
 - vi. Custom Public Website Knowledge Base
 - a. Custom knowledge base website white labeled for Customer
 - b. 4 beacon icons on Customer's public website, providing public users with help articles relevant to the current page
 - c. Up to 10 articles and/or videos on navigating the public site and understanding the presented data
 - d. Annual updates to articles that cover feature changes as well as new features available for public use
2. **Onboarding.** As part of initial Customer onboarding and implementation, Forerunner will provide Customer with successful transfer of all existing and relevant Customer Materials to Forerunner's database, user login/password provisioning, and onboarding training. Additionally, Forerunner will import and extract Customer's existing Elevation Certificate archive, as made available by Customer, during initial onboarding period. Customer will be responsible for uploading Elevation Certificates to Forerunner after initial onboarding period.
 3. **Support.** Forerunner provides a dedicated account manager to the Customer starting at the time of initial onboarding to assist in coordination, troubleshooting, and error identification. Additional trainings are available upon request.
 4. **License.** During the Term, Forerunner hereby grants a non-exclusive, non-transferable, non-sub-licensable license to Customer to access and use the Services through the Forerunner Website for Customer's internal purposes and in accordance with the terms and conditions of the Master Services Agreement, to which this Statement of Work is attached and incorporated by reference. Forerunner will be responsible for hosting the Software, and Customer and its Authorized Users will be responsible for obtaining internet connections and other third party software and services necessary for it to access the Software through the Internet. Customer and any of its Authorized Users will be

responsible to Forerunner for compliance with the restrictions on use and other terms and conditions of the Master Services Agreement, to which this Statement of Work is attached and incorporated by reference.

5. **Customization and Consulting.**

- a. Customer will notify Forerunner of changes in FIRM data that warrant updates from FEMA's Map Service Center.
- b. Data incorporated into dashboard is obtained from Vendors at Forerunner's discretion. Incorporating additional data sources into the Services may be possible for an additional fee, to be negotiated as needed.
- c. Customization, including the integration of additional map layers and unique exports, and data analysis consulting services are available for an additional fee. Any work or services not outlined in the Master Services Agreement or this Statement of Work will be incorporated in a separate SOW.
- d. To the extent Services involve the development of any customization or configuration of software, all Intellectual Property Rights to such customization or configuration will be solely owned by Forerunner and will be deemed to be included in the definition of Services and licensed to Customer on the terms set forth in the Master Services Agreement, to which this Statement of Work is attached and incorporated by reference.

6. **Termination.** Extracted Data will be made available to Customer for 90 days following the termination of this Statement of Work.

[Signature Page Follows]

Forerunner SOW Signature Page

The parties hereto have executed this STATEMENT OF WORK as of the SOW Effective Date.

Forerunner Industries, Inc.

CUSTOMER

Signed:

Signed:

Name: Susanna Pho

Name:

Title: Chief Operating Officer

Title:

Date:

Date:

Address: 548 Market Street #93531,
San Francisco, CA 94104

Address: