TESTIMONY.-
PUBLIC DEED NUMBER SIXTEEN (16) GENERAL JUDICIAL POWER OF ATTORNEY.

In the municipality of Nindirí, department of Masaya, at seven o'clock in the evening on the twenty-first day of September of the year two thousand twenty-four.- Before me: **YAMILETH DOLORES RAMIREZ ESPINOZA**, of legal age, married, Attorney and Notary Public of the Republic of Nicaragua, holder of Nicaraguan identity card number **001-031069-0001Q**, Supreme Court of Justice license number **13778**, residing in the department of Rivas, temporarily present in this municipality, and duly authorized to notarize by the **HONORABLE SUPREME COURT OF JUSTICE**, for the five-year period ending on the ninth of June, two thousand twenty-seven.

Mr. MARK LEPORE, of legal age, single, electrical engineer, holder of Nicaraguan identity card **HK434475**, resident of Toronto, Province of Ontario, Canada, temporarily present in this municipality, appears before me. I certify that, in my judgment, he has the legal civil capacity to enter into obligations and contracts, particularly for this act, in which he acts in his own name and interest.

The appearing party, Mr. MARK LEPORE, states:

FIRST: Granting of General Judicial Power of Attorney. By this Public Instrument, he grants **broad and sufficient GENERAL JUDICIAL POWER OF ATTORNEY**, as legally appropriate, to **Licenciada NATALIA LASTENIA FONSECA GONZÁLEZ**, of legal age, married, Attorney and Notary Public of the Republic of Nicaragua, holder of Nicaraguan identity card **001-080578-0003W**, Supreme Court of Justice license number **20579**, residing in Nindirí, Masaya, to represent him before the **OFFICES OF THE NATIONAL POLICE, DIRECTORATE OF ALTERNATIVE DISPUTE RESOLUTION (DIRAC), PUBLIC PROSECUTOR'S OFFICE, LOCAL COURTS, DISTRICT COURTS, CIVIL AND CRIMINAL COURTS, FAMILY COURTS, LABOR COURTS OR COURTS OF WORK AND SOCIAL SECURITY, THROUGHOUT THE REPUBLIC OF NICARAGUA, AS WELL AS BEFORE THE COURT OF APPEALS IN ANY OF ITS JURISDICTIONS, THE SUPREME COURT OF JUSTICE OF THE REPUBLIC OF NICARAGUA, AND THE COURTS OF SENTENCE EXECUTION, EMBARGO EXECUTION COURTS, AND SEIZURE COURTS OF THE REPUBLIC OF NICARAGUA.**

Likewise, she is empowered to represent him in oral and public trials, to pursue cases in all their instances and appeals within the national territory and abroad, and before any other necessary institution, as well as to represent him in all judicial and extrajudicial matters. Similarly, she is authorized to carry out mediation, conciliation, and/or transaction proceedings, to sign, ratify, and execute them in accordance with articles **406 and 407 of Law 902, "Code of Civil Procedure of Nicaragua"**, whether as a plaintiff or defendant, and to pursue all proceedings in all their steps and instances until final execution, to intervene in all arising issues, incidents, or contingencies, such as third-party claims, counterclaims, or counteractions, and to use all ordinary and extraordinary legal remedies.

Additionally, the **General Judicial Attorney is granted the following special powers:**
A) To submit to arbitration and arbitrators.
B) To settle disputes.
C) To withdraw from or accept withdrawals in any instance.
D) To challenge with or without cause.
E) To register in the Public Registries.
F) To substitute this power when deemed convenient and to reassume it, even if the right to reassume was not explicitly reserved at the time of substitution.
G) To carry out all legal acts that, by the nature of the matter, are virtually included for execution or as a necessary consequence of the mandate, also authorizing her to appear in any mediation, conciliation, and/or transaction proceedings.

Thus stated the appearing party, having been duly instructed by me, the Notary, about the legal value, scope, and consequences of this act, its purpose, the general clauses ensuring its validity, the special clauses it contains, and those involving explicit and implicit waivers and stipulations.

After reading this deed in its entirety to the appearing party, he finds it satisfactory, approves it, and ratifies it along with me, the Notary, who certifies everything stated.