

\$[_____]]
CITY OF MIAMI BEACH, FLORIDA
Parking Revenue Bonds, Series 2022A

\$[_____]]
CITY OF MIAMI BEACH, FLORIDA
Parking Revenue Refunding Bonds,
Taxable Series 2022B

BOND PURCHASE AGREEMENT

May [____], 2022

Mayor and City Commission
City of Miami Beach, Florida
1700 Convention Center Drive
Miami Beach, Florida 33139

Ladies and Gentlemen:

Wells Fargo Bank, N.A. (the “Senior Managing Underwriter”), acting on behalf of itself and Siebert Williams Shank & Co., LLC (collectively, with the Senior Managing Underwriter, the “Underwriters”), offer to enter into this Bond Purchase Agreement (this “Purchase Agreement”) with the City of Miami Beach, Florida (the “City”), for the sale by the City and the purchase by the Underwriters of the City’s \$[_____] Parking Revenue Bonds, Series 2022A (the “Series 2022A Bonds”) and \$[_____] Parking Revenue Refunding Bonds, Taxable Series 2022B (the “Series 2022B Bonds” and, together with the Series 2022A Bonds, the “Series 2022 Bonds”). This offer is made subject to acceptance by the City prior to 5:00 p.m. (Eastern Time) on the date hereof. Upon such acceptance, this Purchase Agreement will be in full force and effect in accordance with its terms and will be binding on the City and the Underwriters. If this offer is not so accepted, it is subject to withdrawal by the Underwriters upon written notice delivered to the City at any time prior to such acceptance. In conformance with Section 218.385, Florida Statutes, as amended, the Underwriters hereby deliver the Disclosure and Truth-in-Bonding Statement attached hereto as Exhibit “A.” Capitalized terms used in this Purchase Agreement, but not defined, are used with the meanings ascribed to them in the Bond Resolution hereinafter described.

The Senior Managing Underwriter represents that it is authorized on behalf of itself and the other Underwriter to enter into this Purchase Agreement and to take any other actions that may be required on behalf of the Underwriters.

SECTION 1.

(a) Upon the terms and conditions and upon the basis of the representations and warranties herein set forth, the Underwriters hereby agree to purchase from the City, and the City hereby agrees to sell to the Underwriters all (but not less than all) of the Series 2022A Bonds for a purchase price equal to \$[_____] (which purchase price is the aggregate principal amount of the Series 2022A Bonds of \$[_____] , [plus][less][net] an original issue

[premium][discount] of \$[_____], and less an Underwriters' discount of \$[_____]) and the Series 2022B Bonds for a purchase price equal to \$[_____], (which purchase price is the aggregate principal amount of the Series 2022B Bonds of \$[_____]) and less an Underwriters' discount of \$[_____]). The purchase price for the Series 2022 Bonds shall be payable to the City in immediately available funds.

(b) In connection with the execution of this Purchase Agreement, the Senior Managing Underwriter, on behalf of the Underwriters, has delivered an amount equal to [_____] Dollars (\$[_____]) as a good faith deposit by wire transfer (the "Good Faith Deposit"), which is being delivered to the City on account of the purchase price of the Series 2022 Bonds and as security for the performance by the Underwriters of their obligation to accept and to pay for the Series 2022 Bonds. The City shall hold the Good Faith Deposit, except under the circumstances hereinafter set forth. If the City does not accept this offer, such Good Faith Deposit shall be immediately returned to the Senior Managing Underwriter by wire transfer credited to the order of the Senior Managing Underwriter in the amount of the Good Faith Deposit, in federal funds to the Senior Managing Underwriter. In the event the Closing (as hereinafter defined) takes place, the amount of the Good Faith Deposit shall be returned at the Closing to the Senior Managing Underwriter by wire transfer credited to the order of the Senior Managing Underwriter in the amount of the Good Faith Deposit, in federal funds to the Senior Managing Underwriter. In the event of the City's failure to deliver the Series 2022 Bonds at the Closing, or if the City shall be unable at or prior to the Closing to satisfy the conditions to the obligations of the Underwriters contained in this Purchase Agreement (unless such conditions are waived by the Senior Managing Underwriter), or if the obligations of the Underwriters shall be terminated for any reason permitted by this Purchase Agreement, the City shall immediately return the Good Faith Deposit without interest to the Senior Managing Underwriter in federal funds by wire transfer, and such wire shall constitute a full release and discharge of all claims by the Underwriters against the City arising out of the transactions contemplated by this Purchase Agreement. In the event that the Underwriters fail other than for a reason permitted under this Purchase Agreement to accept and pay for the Series 2022 Bonds upon their tender by the City at the Closing, the amount of the Good Faith Deposit shall be retained by the City and such retention shall represent full liquidated damages and not a penalty, for such failure and for any and all defaults on the part of the Underwriters and the retention of such funds shall constitute a full release and discharge of all claims, rights and damages for such failure and for any and all such defaults. It is understood by both the City and the Underwriters that actual damages in the circumstances as described in the preceding sentence may be difficult or impossible to compute; therefore, the funds represented by the Good Faith Deposit are a reasonable estimate of the liquidated damages in this type of situation.

(c) The Series 2022 Bonds will be issued pursuant to Chapter 166, Florida Statutes, as amended, the City of Miami Beach Charter, and other applicable provisions of law (collectively, the "Act"), and pursuant and subject to the terms and conditions of Resolution No. 2010-27491 adopted by the Mayor and City Commission of the City of Miami Beach, Florida (the "Commission") on September 20, 2010, as amended and supplemented from time to time, and as particularly supplemented by Resolution No. 2022-[_____] adopted by the Commission on May 4, 2022 (collectively, "Bond Resolution"). The Series 2022 Bonds will be secured as provided in the Bond Resolution. The Series 2022 Bonds shall mature and have such other terms and provisions as are described on Exhibit "B" hereto. Proceeds of the Series 2022A Bonds will provide funds, together with other available funds, to (i) pay the costs of certain capital

improvements to the Parking System, as described in the Bond Resolution (the “Series 2022 Project”), and (ii) pay costs of issuance of the Series 2022A Bonds[, including the premium for a municipal bond insurance policy (the “2022A Policy”) to be issued by [_____] (“[_____]”) to insure [all] [the portion] of the Series 2022A Bonds maturing in the years 20[___] through and including 20[___], and 20[___] (the “Insured Series 2022A Bonds”) and the premium for a municipal bond debt service reserve insurance policy (the “2022A Reserve Policy”) to be issued by [_____]]. Proceeds of the Series 2022B Bonds will provide funds, together with other available funds, to (i) advance refund, on a taxable basis, all [or a portion] of the City’s outstanding Parking Revenue Bonds, Series 2015 (the “Refunded Bonds”), and (ii) pay costs of issuance of the Series 2022B Bonds[, including the premium for a municipal bond insurance policy (the “2022B Policy”) and together with the 2022A Policy, the “Policies”) to be issued by [_____] (“[_____]”) to insure [all] [the portion] of the Series 2022B Bonds maturing in the years 20[___] through and including 20[___], and 20[___] (the “Insured Series 2022B Bonds” and together with the Insured Series 2022A Bonds, the “Insured Bonds”) and the premium for a municipal bond debt service reserve insurance policy (the “2022B Reserve Policy” and together with the 2022A Reserve Policy, the “Reserve Policies”) to be issued by [_____] It shall be a condition to the obligation of the City to sell and deliver the Series 2022 Bonds to the Underwriters, and to the obligation of the Underwriters to purchase and accept delivery of the Series 2022 Bonds, that the entire aggregate principal amount of the Series 2022 Bonds shall be sold and delivered by the City and accepted and paid for by the Underwriters at the Closing.

(d) (i) The Underwriters agree to make a bona fide public offering of substantially all of the Series 2022 Bonds to the public at initial public offering prices not greater than (or yields not less than) the initial public offering prices (or yields) set forth in the Official Statement dated the date hereof (the “Official Statement”); provided, however, that the Underwriters reserve the right to make concessions to certain dealers, certain dealer banks and banks acting as agents and to change such initial public offering prices as the Underwriters shall deem necessary in connection with the marketing of the Series 2022 Bonds.

(ii) The Senior Managing Underwriter, on behalf of the Underwriters, agrees to assist the City in establishing the issue price of the Series 2022A Bonds and shall execute and deliver to the City at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit C, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Senior Managing Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2022A Bonds. All actions to be taken by the City under this section to establish the issue price of the Series 2022A Bonds may be taken on behalf of the City by the City’s municipal advisor identified herein and any notice or report to be provided to the City may be provided to the City’s municipal advisor.

(iii) [Except as otherwise set forth in Schedule I attached hereto,] the City will treat the first price at which 10% of each maturity of the Series 2022A Bonds (the “10% test”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Senior Managing Underwriter shall report to the City the price or prices at which the Underwriters have sold to the public each maturity of Series 2022A Bonds. [If at that time the 10% test has not been satisfied as to any maturity of the Series 2022A Bonds, the Senior Managing Underwriter agrees to promptly report to the City the prices at which Series 2022A

Bonds of that maturity have been sold by the Underwriters to the public. That reporting obligation shall continue, whether or not the Closing date has occurred, until either (i) all Series 2022A Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to the Series 2022A Bonds of that maturity, provided that, the Underwriters' reporting obligation after the Closing date may be at reasonable periodic intervals or otherwise upon request of the Senior Managing Underwriter, the City or Bond Counsel.] For purposes of this section, if Series 2022A Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Series 2022A Bonds.

(iv) [The Senior Managing Underwriter confirms that the Underwriters have offered the Series 2022A Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. Schedule I also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Series 2022A Bonds for which the 10% test has not been satisfied and for which the City and the Senior Managing Underwriter, on behalf of the Underwriters, agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Series 2022A Bonds, the Underwriters will neither offer nor sell unsold Series 2022A Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the Underwriters have sold at least 10% of that maturity of the Series 2022A Bonds to the public at a price that is no higher than the initial offering price to the public.

The Senior Managing Underwriter will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Series 2022A Bonds to the public at a price that is no higher than the initial offering price to the public.]

(v) The Senior Managing Underwriter confirms that:

(1) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the Senior Managing Underwriter is a party) relating to the initial sale of the Series 2022A Bonds to the public, together with the related pricing wires, contains or will contain language obligating each Underwriter, each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(2) (i) to report the prices at which it sells to the public the unsold Series 2022A Bonds of each maturity allocated to it, whether or not the Closing date has occurred, until either all Series 2022A Bonds of that maturity allocated to it have been sold or it is notified by the Senior Managing Underwriter that the 10% test has been satisfied as to the Series 2022A Bonds of that maturity, provided that, the reporting obligation after the

Closing date may be at reasonable periodic intervals or otherwise upon request of the Senior Managing Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Senior Managing Underwriter and as set forth in the related pricing wires, and

(3) to promptly notify the Senior Managing Underwriter of any sales of Series 2022A Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Series 2022A Bonds to the public (each such term being used as defined below),

(4) to acknowledge that, unless otherwise advised by the Underwriter, dealer or broker-dealer, the Senior Managing Underwriter shall assume that each order submitted by the Underwriter, dealer or broker-dealer is a sale to the public.

(vi) any agreement among underwriters or selling group agreement relating to the initial sale of the Series 2022A Bonds to the public, together with the related pricing wires, contains or will contain language obligating each Underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the 2022A Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Series 2022A Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Series 2022A Bonds of that maturity allocated to it have been sold or it is notified by the Senior Managing Underwriter or such Underwriter or dealer that the 10% test has been satisfied as to the Series 2022A Bonds of that maturity, provided that, the reporting obligation after the Closing date may be at reasonable periodic intervals or otherwise upon request of the Senior Managing Underwriter or such Underwriter or dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Senior Managing Underwriter or the Underwriter or the dealer and as set forth in the related pricing wires.

(vii) The City acknowledges that, in making the representations set forth in this section, the Senior Managing Underwriter will rely on (i) the agreement of each Underwriter to comply with the requirements for establishing issue price of the Series 2022A Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2022A Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Series 2022A Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Series 2022A Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2022A Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an Underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Series 2022A Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Series 2022A Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2022A Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each Underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for

establishing issue price of the Series 2022A Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2022A Bonds, and that no Underwriter shall be liable for the failure of any other Underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Series 2022A Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2022A Bonds.

(viii) The Underwriters acknowledge that sales of any Series 2022A Bonds to any person that is a related party to an underwriter participating in the initial sale of the Series 2022A Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(1) “public” means any person other than an underwriter or a related party,

(2) “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2022A Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2022A Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Series 2022A Bonds to the public),

(3) a purchaser of any of the Series 2022A Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(4) “sale date” means the date of execution of this Purchase Agreement by all parties.

(e) The Official Statement shall be provided for distribution, at the expense of the City, in such quantity as may be requested by the Underwriters no later than the earlier of (i) seven (7) business days after the date hereof, or (ii) one (1) business day prior to the Closing date, in order to permit the Underwriters to comply with Rule 15c2-12 (the “Rule”) of the Securities and Exchange Commission (“SEC”), and the applicable rules of the Municipal Securities Rulemaking Board (“MSRB”), with respect to distribution of the Official Statement.

(f) The City shall prepare the Official Statement, including any amendments thereto, in word-searchable PDF format as described in the MSRB’s Rule G-32 and shall provide the

electronic copy of the word-searchable PDF format of the Official Statement to the Underwriters no later than one (1) business day prior to the Closing date to enable the Underwriters to comply with MSRB Rule G-32.

(g) The Senior Managing Underwriter agrees to file the Official Statement with the Electronic Municipal Market Access system (“EMMA”) (accompanied by a completed Form G-32) by the date of Closing. The filing of the Official Statement with EMMA shall be in accordance with the terms and conditions applicable to EMMA.

(h) From the date hereof until the earlier of (i) ninety days from the “end of the underwriting period” (as defined in the Rule), or (ii) the time when the Official Statement is available to any person from the MSRB (but in no case less than twenty-five (25) days following the end of the underwriting period), if any event occurs or a condition or circumstance exists which may make it necessary to amend or supplement the Official Statement in order to make the statements therein, in the light of the circumstances under which they were made, not misleading, the party discovering such event, condition or occurrence shall notify the other party and if, in the reasonable opinion of the City or the reasonable opinion of the Senior Managing Underwriter, such event requires the preparation and publication of an amendment or supplement to the Official Statement, the City, at its expense, will promptly prepare an appropriate amendment or supplement thereto, in a form and in a manner reasonably approved by the Senior Managing Underwriter (and file, or cause to be filed, the same with the MSRB, and mail such amendment or supplement to each record owner of the Series 2022 Bonds) so that the statements in the Official Statement, as so amended or supplemented, will not, in light of the circumstances under which they were made, be misleading. Each party will promptly notify the other parties of the occurrence of any event of which it has knowledge or the discovery of such conditions or circumstance, which, in its reasonable opinion, is an event described in the preceding sentence. Notwithstanding the foregoing, if prior to the Closing either the City or the Underwriters hereto does not in good faith approve the form and manner of such supplement or amendment, the other may terminate this Purchase Agreement. The parties agree to cooperate in good faith with regard to the form and manner of the supplement or amendment to the Official Statement. Unless the City is otherwise notified by the Underwriters in writing on or prior to the date of Closing, the end of the underwriting period for the Series 2022 Bonds for all purposes of the Rule and this Purchase Agreement is the date of Closing. In the event the written notice described in the preceding sentence is given by the Underwriters to the City, such written notice shall specify the date after which no participating underwriter, as such term is defined in the Rule, remains obligated to deliver Official Statements pursuant to paragraph (b)(4) of the Rule.

(i) The City hereby approves and authorizes the delivery and distribution of the Preliminary Official Statement dated May [___], 2022 (the “Preliminary Official Statement”) and the execution, delivery and distribution of the Official Statement in substantially the form of the Preliminary Official Statement, together with such other changes, amendments or supplements as shall be made and approved in writing by the Senior Managing Underwriter and the City prior to the Closing in connection with the public offering and sale of the Series 2022 Bonds.

The City represents and warrants to and agrees with the Underwriters as follows:

(a) The Bond Resolution was adopted by the Commission at meetings duly called and held in open session upon requisite prior public notice pursuant to the laws of the State of Florida and the standing resolutions and rules of procedure of the Commission. The City has full right, power and authority to adopt and/or enact the Bond Resolution and the Rate Instrument (as defined herein). On the date hereof, the Bond Resolution and the Rate Instrument are, and, at the Closing shall be, in full force and effect, and no portions thereof have been or shall have been supplemented, repealed, rescinded or revoked. The Bond Resolution and the Rate Instrument constitute the legal, valid and binding obligations of the City, enforceable in accordance with their terms. The Bond Resolution creates a lien upon and pledge of Net Revenues, for the payment of principal and interest on the Series 2022 Bonds on parity and equal status with the City's [(i) \$58,825,000 original aggregate principal amount of Parking Revenue Bonds, Series 2015, \$[] aggregate principal amount of which will remain outstanding after the issuance of the Series 2022 Bonds and (ii)] any other Bonds hereinafter issued under the Bond Resolution (the "Parity Bonds").

(b) As of their respective dates and, with respect to the Official Statement, at the time of Closing, the statements and information contained in the Preliminary Official Statement and the Official Statement are and will be accurate in all material respects for the purposes for which their use is authorized, and do not and will not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. In addition, any amendments to the Preliminary Official Statement and the Official Statement prepared and furnished by the City pursuant hereto will not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. The Series 2022 Bonds, the Bond Resolution, the Rate Instrument and the Disclosure Dissemination Agent Agreement relating to the Series 2022 Bonds (the "Continuing Disclosure Agreement") conform to the descriptions thereof set forth in the Official Statement.

(c) The City is not in breach of or default under any applicable constitutional provision, law or administrative regulation of the State of Florida or the United States, or any agency or department of either, or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the City is a party or to which the City or any of its properties or other assets is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument, in any such case to the extent that the same would have a material and adverse effect upon the business or properties or financial condition of the City or the Parking System, including the City's receipts of the Net Revenues in the amount contemplated by the Official Statement; and the execution and delivery of the Series 2022 Bonds, the Continuing Disclosure Agreement, this Purchase Agreement, the Escrow Deposit Agreement (the "Escrow Agreement") to be executed by and between U.S. Bank Trust Company, National Association, as escrow agent and the City, and the adoption of the Bond Resolution, the adoption and/or enactment of the Rate Instrument, and compliance with the provisions on the City's part contained in each, will not conflict with or constitute a breach of or default under any constitutional provision, law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the City is a party or to which the City or any of its properties or other assets is otherwise subject, nor will any such execution, delivery, adoption 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 properties or the assets of the City under the terms of any such law, regulation or instrument, except as provided or permitted by the Series 2022 Bonds and the Bond Resolution.

(d) As of its date, the Preliminary Official Statement was deemed “final” except for the omission of such information which is dependent upon the final pricing of the Series 2022 Bonds for completion, all as permitted to be excluded (the “Permitted Omissions”) by Section (b)(1) of the Rule.

(e) On the date hereof, the Commission is the governing body of the City and the City is, and will be on the date of the Closing, duly organized and validly existing as a municipality under the Act, with the power and authority set forth therein.

(f) The City has full right, power and authority to issue, sell and deliver the Series 2022 Bonds to the Underwriters as described herein; to provide funds to finance the Series 2022 Project; to provide funds to refund and defease the Refunded Bonds, to have enacted and/or adopted the ordinances and/or resolutions which established the rates, fees, rentals, charges and other income which comprise Revenues of the Parking System (collectively, the “Rate Instrument”); to enter into this Purchase Agreement, [one or more agreements with [_____] relating to the Policies and the Reserve Policies], the Continuing Disclosure Agreement and the Escrow Deposit Agreement (collectively, the “Bond Documents”), to issue and deliver the Series 2022 Bonds as provided in this Purchase Agreement and the Bond Resolution, to apply the proceeds of the sale of the Series 2022 Bonds for the purposes described herein and in the Official Statement, to execute and deliver the Bond Documents, and to carry out and consummate the transactions contemplated by the aforesaid documents.

(g) At meetings of the Commission that were duly called and at which a quorum was present and acting throughout, the Commission approved the execution and delivery of the Series 2022 Bonds and the Bond Documents; authorized the execution and delivery of the Official Statement; and authorized the use of the Official Statement in connection with the public offering of the Series 2022 Bonds. The City represents that it will have no bonds or other indebtedness outstanding that are secured by the Net Revenues, other than as described in the Official Statement. All conditions and requirements of the Bond Resolution relating to the issuance of the Series 2022 Bonds have been complied with or fulfilled, or will be complied with or fulfilled on the date of Closing.

(h) Since September 30, 2021, there has been no material adverse change in the financial position, results of operations or condition, financial or otherwise, of the City or its Parking System other than as disclosed in the Official Statement and the City has not incurred liabilities that would materially adversely affect its ability to discharge its obligations under the Bond Resolution or the Bond Documents, direct or contingent, other than as disclosed in the Official Statement.

(i) No authorization, approval, consent or license of any governmental body or authority, not already obtained, is required for the valid and lawful execution and delivery by the City of the Series 2022 Bonds, the Bond Documents, the Official Statement, the adoption of the Bond Resolution and the adoption and/or enactment of the Rate Instrument, and the performance

of its obligations thereunder or as contemplated thereby; provided, however, that no representation is made concerning compliance with the registration requirements of the federal securities laws or the securities or Blue Sky laws of the various states.

(j) The City is not and has not been in default on any bond issued since December 31, 1975 that would be considered material by a reasonable investor.

(k) Except as disclosed in the Official Statement, there is no claim, action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, or public board or body, pending or, to the best of its knowledge, threatened: (i) contesting the corporate existence or powers of the Commission, or the titles of the officers of the Commission to their respective offices; (ii) seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Series 2022 Bonds or the refunding of the Refunded Bonds or the collection of the Net Revenues, pledged to pay the principal of and interest on the Series 2022 Bonds in the manner and to the extent provided in the Bond Resolution, or the application of the proceeds of the Series 2022 Bonds or in which an unfavorable decision, ruling or finding would materially adversely affect the financial position of the City or the operations of its Parking System or the validity or enforceability of the Series 2022 Bonds, the Bond Resolution, the Rate Instrument or the Bond Documents; (iii) contesting in any way the completeness or accuracy of the Official Statement; (iv) adversely affecting the exclusion of interest on the Series 2022A Bonds from gross income for federal income tax purposes; or (v) challenging the City's ownership or operation of the Parking System; nor, to the best knowledge of the City, is there any basis therefor.

(l) When duly executed and delivered, the Series 2022 Bonds, and the Bond Documents will have been duly authorized, executed, issued and delivered and will constitute valid and binding obligations of the City, enforceable in accordance with their respective terms, except insofar as the enforcement thereof may be limited by bankruptcy, insolvency or similar laws relating to the enforcement of creditors' rights.

(m) The City will furnish such information, execute such instruments and take such other action in cooperation with the Senior Managing Underwriter as the Senior Managing Underwriter may reasonably request to: (i) qualify the Series 2022 Bonds for offer and sale under the "blue sky" or other securities laws and regulations of such states and other jurisdictions of the United States of America as the Senior Managing Underwriter may designate; (ii) determine the eligibility of the Series 2022 Bonds for investment under the laws of such states and other jurisdictions; and (iii) continue such qualifications in effect so long as required for the distribution of the Series 2022 Bonds; provided that the City will not be required to qualify to do business or submit to service of process in any such jurisdiction.

(n) The City has not been notified of any listing or the proposed listing of the City by the Internal Revenue Service as an issuer whose arbitrage certifications may not be relied upon.

(o) Any certificate signed by any official of the City and delivered to the Underwriters will be deemed to be a representation by the City to the Underwriters as to the statements made therein.

(p) The City will undertake, pursuant to the Continuing Disclosure Agreement, to provide or cause to be provided to the MSRB certain annual financial information and operating data of the Parking System, and certain notices of material events, as more fully set forth in the Continuing Disclosure Agreement. A description of the undertaking will be set forth in the Official Statement.

(q) The Financial Statements included in the Official Statement have been prepared in accordance with generally accepted accounting principles applied on a consistent basis with that of the audited combined financial statements of the City and fairly present the financial condition and results of the operations of the City and the Parking System at the dates and for the periods indicated.

(r) The City will provide to the rating agencies rating the Series 2022 Bonds appropriate periodic credit information necessary for maintaining the ratings on the Series 2022 Bonds.

(s) Except as disclosed in the Official Statement, within the last five (5) years, the City has not failed to comply in all material respects with any continuing disclosure undertaking made by it pursuant to the Rule in connection with outstanding bond issues for which the City has agreed to undertake continuing disclosure obligations.

(t) At the time of Closing, the City will be in compliance in all respects with the covenants and agreements contained in the Bond Resolution and no Event of Default, nor an event which, with the lapse of time or giving of notice, or both, would constitute an Event of Default under the Bond Resolution will have occurred or be continuing.

(u) The City will not take or omit to take any action which action or omission will in any way cause the proceeds from the sale of the Series 2022 Bonds to be applied in a manner contrary to that provided for or permitted in the Bond Resolution and as described in the Official Statement.

(v) No representation or warranty by the City in this Purchase Agreement, nor any statement, certificate, document or exhibit furnished to or to be furnished by the City pursuant to this Purchase Agreement contains, or will contain on the Closing date, any untrue statement of material fact.

(w) Between the date of this Purchase Agreement and the date of Closing, the City will not, without the prior written consent of the Senior Managing Underwriter, offer or issue any bonds, notes or other obligations for borrowed money, and the City will not incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the City, other than (i) as contemplated by the Official Statement, or (ii) in the ordinary course of business.

SECTION 3.

On or before the acceptance by the City of this Purchase Agreement, the Underwriters shall receive from the City certified copies of the Bond Resolution [and the Rate Instrument] [CONFIRM].

SECTION 4.

At 10:00 a.m. (Eastern Time) on June [____], 2022, or at such earlier or later time or date as the parties hereto mutually agree upon (the “Closing”), the City will cause to be delivered to the Underwriters, at the offices of Squire Patton Boggs (US) LLP (“Bond Counsel”), in the City of Miami, Florida or at such other place upon which the parties hereto may agree, the documents mentioned in Section 5(b) of this Purchase Agreement and shall release the Series 2022 Bonds, in the form of one typewritten, fully registered bond with a CUSIP identification number thereon for each maturity of the Series 2022 Bonds, duly executed and authenticated and registered in the name of Cede & Co., as nominee for DTC, through the DTC FAST System to the Underwriters. At the Closing, the Underwriters shall evidence their acceptance of delivery of the Series 2022 Bonds and pay the purchase price of the Series 2022 Bonds as set forth in Section 1(a) of this Purchase Agreement.

SECTION 5.

The Underwriters have entered into this Purchase Agreement in reliance upon the representations and agreements of the City herein and the performance by the City of its obligations hereunder, both as of the date hereof and as of the date of Closing. The City’s and the Underwriters’ obligations under this Purchase Agreement are and will be subject to the following further conditions:

(a) at the time of Closing: (i) the Bond Resolution, the Rate Instrument and the Bond Documents will be in full force and effect and will not have been amended, modified or supplemented, except as may have been agreed to in writing by the Senior Managing Underwriter; (ii) the proceeds of the sale of the Series 2022 Bonds shall be applied as described in the Official Statement; and (iii) the Commission shall have duly adopted and there shall be in full force and effect, resolutions as, in the opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated hereby;

(b) at or prior to the Closing, the Underwriters shall receive the following documents:

(i) the opinion of Bond Counsel with respect to the Series 2022 Bonds, dated the date of Closing, substantially in the form attached to the Official Statement as Appendix D, either addressed to the Underwriters and the City or accompanied by a letter addressed to the Underwriters indicating that they may rely on said opinion as if it were addressed to them;

(ii) a supplemental opinion of Bond Counsel, dated the date of the Closing and addressed to the Underwriters to the effect that: (A) they have reviewed the statements in the Preliminary Official Statement and the Official Statement under the captions “INTRODUCTION,” “PURPOSE OF THE ISSUE,” “DESCRIPTION OF THE SERIES 2022 BONDS” (except for information under the subheading “Book-Entry Only System” and “Discontinuance of Book-Entry Only System”), and “SECURITY AND SOURCES OF PAYMENT”, and believe that, insofar as such statements purport to summarize certain provisions of the Series 2022 Bonds and the Bond Resolution, such statements present an accurate summary of such provisions; (B) they have reviewed the statements in the Preliminary Official Statement and the Official Statement under the caption “TAX MATTERS” and believe that such statements

are accurate; (C) the Series 2022 Bonds are exempt from the registration requirements of the Securities Act of 1933, as amended (the “1933 Act”) and the Bond Resolution is exempt from qualification under the Trust Indenture Act of 1939, as amended (the “1939 Act”); and (D) the Refunded Bonds shall not be deemed to be Outstanding;

(iii) the opinion of the Law Offices of Steve E. Bullock, P.A., Disclosure Counsel to the City, dated the date of Closing and either addressed to the Underwriters and the City or accompanied by a letter addressed to the Underwriters indicating that they may rely on said opinion as if it were addressed to them, in form and substance acceptable to the City and the Underwriters, (i) to the effect that nothing has come to its attention which leads it to believe that the Preliminary Official Statement (other than “Permitted Omissions”) as of its date, and the Official Statement as of its date and as of the Closing date (except for the financial, statistical and demographic data and information in the Preliminary Official Statement and the Official Statement, including, without limitation, the appendices thereto, and the information relating to DTC, its operations and the book-entry system, as to which no opinion is expressed) contained or contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading and (ii) the Continuing Disclosure Agreement complies, in all material respects, with the requirements of Rule 15(c)2-12(b)(5);

(iv) the opinion of the City Attorney, dated the date of Closing and addressed to the Underwriters and the City, to the effect that: (A) the Commission is the governing body of the City and the City is validly existing as a municipality under the Act, with all corporate power necessary to conduct the operations described in the Official Statement and to carry out the transactions contemplated by this Purchase Agreement; (B) the City has obtained all governmental consents, approvals and authorizations necessary for execution and delivery of the Bond Documents, for issuance of the Series 2022 Bonds and for execution and delivery of the Official Statement and consummation of the transactions contemplated thereby and hereby; (C) the City has full legal right, power and authority to pledge and grant a lien on the Net Revenues, for the security of the Series 2022 Bonds on parity and equal status with the Parity Bonds as to Net Revenues; (D) the Commission has duly adopted the Bond Resolution and duly enacted and/or adopted the Rate Instrument and approved the form, execution, distribution and delivery of the Official Statement; (E) the Series 2022 Bonds and the Bond Documents have each been duly authorized, executed and delivered by the City and, assuming due authorization, execution and delivery thereof by the other parties thereto, if any, each constitutes a valid and binding agreement of the City, enforceable in accordance with its terms; (F) the information in the Preliminary Official Statement and the Official Statement with respect to the City (excluding financial, statistical and demographic information and information relating to DTC, as to which no opinion need be expressed) is, to the best knowledge of such counsel after due inquiry with respect thereto, correct in all material respects and does not omit any matter necessary in order to make the statements made therein regarding such matters, in light of the circumstances under which such statements were made, not misleading, and, based on its participation as counsel to the City, such counsel has no reason to believe that the Preliminary Official Statement (other than “Permitted Omissions”) as of its date, and the Official Statement as of its date and as of the date of Closing (excluding financial, statistical and demographic information and information relating to DTC) contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in light of the circumstances under which they were

made, not misleading; (G) except as disclosed in the Preliminary Official Statement and the Official Statement under the caption “LITIGATION,” there is no action, suit, proceeding or investigation at law or in equity before or by any court, public board or body pending or, to the best of knowledge of such counsel, threatened, against or affecting the Commission or the City challenging the validity of the Series 2022 Bonds, the Bond Resolution, the Rate Instrument, the Bond Documents, or any of the transactions contemplated thereby or by the Official Statement, or challenging the existence of the City or the respective powers of the several offices of the officials of the City or the titles of the officials holding their respective offices, or challenging the City’s ownership or operation of the Parking System or the pledge of the Net Revenues for the payment of the Series 2022 Bonds in the manner and to the extent provided in the Bond Resolution, or the refunding of the Refunded Bonds, nor is there any basis therefor; (H) the execution and delivery of the Bond Documents and the issuance of the Series 2022 Bonds, and compliance with the provisions thereof, under the circumstances contemplated thereby, do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under, or result in the creation of a lien on any property of the City (except as contemplated therein) pursuant to any note, mortgage, deed of trust, indenture, resolution or other agreement or instrument to which the Commission or the City is a party, or any existing law, regulation, court order or consent decree to which the Commission or the City is subject;

(v) an opinion of counsel for the Underwriters covering such matters and in such form reasonably acceptable to the Senior Managing Underwriter;

(vi) a certificate, dated the date of Closing, signed on behalf of the City by the Mayor and the City Manager of the City, setting forth such matters as the Senior Managing Underwriter may reasonably require, including that each of the representations of the City contained in Section 2 hereof were true and accurate in all material respects on the date when made, has been true and accurate in all material respects at all times since, and continues to be true and accurate in all material respects on the date of Closing as if made on such date; and stating that to the best of their knowledge, no event affecting the City, the Series 2022 Project, the Parking System, the refunding of the Refunded Bonds or the Series 2022 Bonds has occurred since the date of the Preliminary Official Statement and the Official Statement which should be disclosed therein for the purpose for which it is used or which is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect as of the date of Closing;

(vii) a customary signature certificate, dated the date of Closing, signed on behalf of the City by the City Clerk of the City;

(viii) evidence satisfactory to the Senior Managing Underwriter that the requirements of Sections 209 and 210 of the Bond Resolution have been satisfied;

(ix) letters from [Moody’s Investors Service, Inc. (“Moody’s”) and S&P Global Inc. (“S&P”)] addressed to the City, to the effect that the Series 2022 Bonds have been assigned ratings of “[]” and “[]” with a “[] outlook,” respectively, [without regard to the Policies and with respect to the Insured Series 2022 Bonds, a letter from [] addressed to the City to the effect that the Insured Series 2022 Bonds will have a rating of “[]” based upon the issuance of the Policies,] which ratings shall be in effect as of the Closing date;

(x) a customary authorization and incumbency certificate, dated the date of Closing, signed by authorized officers of the Bond Registrar;

(xi) copies of the Blue Sky Survey and Legal Investment Survey, if any, prepared by Counsel to the Underwriters, indicating the jurisdictions in which the Series 2022 Bonds may be sold in compliance with the “blue sky” or securities laws of such jurisdictions;

(xii) an executed copy of the Continuing Disclosure Agreement;

(xiii) such additional documents as may be required by the Bond Resolution to be delivered as a condition precedent to the issuance of the Series 2022 Bonds;

(xiv) one executed copy of a certificate of the Parking Director to the effect that the information contained in the Preliminary Official Statement and the Official Statement under the caption “THE PARKING SYSTEM” is accurate and does not omit to state a material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

(xv) [true and correct copies of the Policies;]

(xvi) [true and correct copies of the Reserve Policies;]

(xvii) [an opinion, dated the date of the Closing and addressed to the City and the Underwriters, of counsel for [_____] and/or a certificate or certificates of [_____] in such form as is mutually and reasonably acceptable to the City and the Senior Managing Underwriter; and]

(xviii) such additional legal opinions, proceedings, instruments and other documents as the Senior Managing Underwriter, Underwriters’ Counsel or Bond Counsel may reasonably request.

All of the opinions, letters, certificates, instruments and other documents mentioned in this Purchase Agreement shall be deemed to be in compliance with the provisions of this Purchase Agreement if, but only if, in the reasonable judgment of the Senior Managing Underwriter and Underwriters’ Counsel, they are satisfactory in form and substance.

SECTION 6.

If the City shall be unable to satisfy the conditions to the Underwriters’ obligations contained in this Purchase Agreement or if the Underwriters’ obligations are terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and the Underwriters and the City shall have no further obligation hereunder, except that the respective obligations of the parties hereto provided in Section 7 hereof shall continue in full force and effect and the City shall return the Good Faith Deposit as provided in Section 1(b).

SECTION 7.

(a) The following costs and expenses relating to the transaction contemplated or described in this Purchase Agreement shall be borne and paid by the City regardless of whether

the transaction contemplated herein shall close: printing of Series 2022 Bonds; printing or copying of closing documents (including the Preliminary Official Statement and the Official Statement) in such reasonable quantities as the Underwriters may request; fees and disbursements of Bond Counsel; fees and disbursements of the City's Financial Advisor; any accounting fees; the Bond Registrar fees; fees of the rating agencies; the cost of preparing the verification report, if any; and any other fees as described in Schedule A-1 hereto.

(b) The City has agreed to pay the Underwriters' discount set forth in Section 1(a) of this Purchase Agreement, and inclusive in the expense component of the Underwriters' discount are actual expenses incurred or paid for by the Underwriters on behalf of the City in connection with the marketing, issuance, and delivery of the Series 2022 Bonds, including, but not limited to, advertising expenses, fees and expenses of Underwriters' Counsel, the costs of any Preliminary and Blue Sky and Legal Investment Surveys, if any, and the filing fees required by the "blue sky" laws of various jurisdictions, if any, CUSIP fees, and transportation, lodging, and meals for the City's employees and representatives; if any, the City's obligations in regard to these expenses survive even if the underlying transaction fails to close or consummate. The City acknowledges that certain expenses included in the expense component of the Underwriter's discount are based on estimates.

SECTION 8.

The City acknowledges and agrees that (i) the purchase and sale of the Series 2022 Bonds pursuant to this Purchase Agreement is an arm's-length commercial transaction between the City and the Underwriters; (ii) in connection with such transaction, including the process leading thereto, the Underwriters are acting solely as a principal and not as a municipal advisor, a financial advisor, an agent or a fiduciary of the City; (iii) the Underwriters have neither assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering of the Series 2022 Bonds or the process leading thereto (whether or not the Underwriters, or any affiliate of the Underwriters, have advised or is currently advising the City on other matters) nor has it assumed any other obligation to the City except the obligations expressly set forth in this Purchase Agreement, (iv) the Underwriters have financial and other interests that differ from those of the City; and (v) the City has consulted with its own legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Series 2022 Bonds.

SECTION 9.

The Underwriters shall have the right to cancel their obligations hereunder by if the Senior Managing Underwriter notifies the City in writing of the Underwriters' election to do so between the date hereof and the Closing if, at any time hereafter and on or prior to the Closing:

(a) A committee of the House of Representatives or the Senate of the Congress of the United States or the legislature of the State of Florida shall have pending before it legislation, or a tentative decision with respect to legislation shall be reached by a committee of the House of Representatives or the Senate of the Congress of the United States of America, or legislation shall be favorably reported by such a committee or be introduced, by amendment or otherwise, in, or be passed by, the House of Representatives or the Senate, or recommended to the Congress of the United States of America for passage by the President of the United States of America, or be

enacted by the Congress of the United States of America, or an announcement or a proposal for any such legislation shall be made by a member of the House of Representatives or the Senate of the Congress of the United States, or a decision by a court established under Article III of the Constitution of the United States of America or the Tax Court of the United States of America shall be rendered, or a ruling, regulation, or order of the Treasury Department of the United States of America or the Internal Revenue Service shall be made or proposed having the purpose or effect of imposing federal or state income taxation, or any other event shall have occurred which results in or proposes the imposition of federal income taxation, upon revenues or other income of the general character to be derived by the City, any of its affiliates, state and local governmental units or by any similar body or upon interest received on obligations of the general character of the Series 2022 Bonds which, in the Senior Managing Underwriter's opinion, materially and adversely affects the market price of the Series 2022 Bonds.

(b) Any legislation, ordinance, rule, or regulation shall be introduced in or be enacted by any governmental body, department, or agency of the United States or of any state, or a decision by any court of competent jurisdiction within the United States or any state shall be rendered which, in the Senior Managing Underwriter's reasonable opinion, materially adversely affects the market price or marketability of the Series 2022 Bonds or the ability of the Underwriters to enforce contracts for the sale of the Series 2022 Bonds.

(c) A stop order, ruling, regulation, or official statement by, or on behalf of, the SEC or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering, or sale of obligations of the general character of the Series 2022 Bonds, or the issuance, offering, or sale of the Series 2022 Bonds, including all the underlying obligations, as contemplated hereby or by the Official Statement, is in violation or would be in violation of any provisions of the federal securities laws as amended and then in effect, including without limitation the registration provisions of the 1933 Act, or the registration provisions of the Securities Exchange Act of 1934 (the "1934 Act"), or the qualification provisions of the 1939 Act.

(d) Legislation shall be introduced by amendment or otherwise in, or be enacted by, the Congress of the United States of America, or a decision by a court of the United States of America shall be rendered to the effect that obligations of the general character of the Series 2022 Bonds, including all the underlying obligations, are not exempt from registration under or from other requirements of the 1933 Act or the 1934 Act, or with the purpose or effect of otherwise prohibiting the issuance, offering, or sale of obligations of the general character of the Series 2022 Bonds, as contemplated hereby or by the Official Statement.

(e) Any event shall have occurred, or information shall have become known, which, in the Senior Managing Underwriter's reasonable opinion, makes untrue in any material respect any representation by or certificate of the City hereunder, or any statement or information furnished to the Underwriters by the City for use in connection with the marketing of the Series 2022 Bonds or any material statement or information contained in the Official Statement as originally circulated contains an untrue statement of a material fact or omits to state a material fact necessary in order to make the statements made, in light of the circumstances under which they were made, not misleading; provided, however, that the City shall be granted a reasonable amount of time in which to cure any such untrue or misleading statement or information.

(f) Additional material restrictions not in force as of the date hereof shall have been imposed upon trading in securities generally by any governmental authority or by any national securities exchange.

(g) The New York Stock Exchange or any other national securities exchange, or any governmental authority, shall impose, a general suspension of trading or, as to Series 2022 Bonds or obligations of the general character of the Series 2022 Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or a change to the net capital requirements of, the Underwriters.

(h) A general banking moratorium or suspension or limitation of banking services shall have been established by federal, Florida or New York authorities or a major financial crisis or material disruption in commercial banking or securities settlement or clearance services shall have occurred.

(i) Any proceeding shall be pending, or to the knowledge of the Underwriters, threatened, to restrain, enjoin, or otherwise prohibit the issuance, sale, or delivery of the Series 2022 Bonds by the City or the purchase, offering, sale, or distribution of the Series 2022 Bonds by the Underwriters, or for any investigatory or other proceedings under any federal or state securities laws or the rules and regulations of the Financial Industry Regulatory Authority relating to the issuance, sale, or delivery of the Series 2022 Bonds by the City or the purchase, offering, sale, or distribution of the Series 2022 Bonds by the Underwriters.

(j) There shall have occurred any new outbreak or escalation of hostilities, any declaration by the United States of war or any national or international calamity or crisis, the effect of such outbreak, escalation, declaration, calamity or crisis being such as would cause a major disruption in the municipal bonds market and as, in the reasonable judgment of the Senior Managing Underwriter, would materially adversely affect the market price or marketability of the Series 2022 Bonds or the ability of the Underwriters to enforce contracts for the sale of the Series 2022 Bonds.

(k) Prior to Closing, any of the rating agencies which have rated the Series 2022 Bonds shall inform the City or the Underwriters that the Series 2022 Bonds will be rated lower than the respective rating published in the Official Statement or there shall have occurred or any notice shall have been given of any downgrading, suspension, withdrawal, or negative change of credit watch status by any national rating service to any Bonds.

(l) There shall have occurred, after the signing hereof, either a financial crisis with respect to the City or any agency or political subdivision thereof or proceedings under the bankruptcy laws of the United States or the State of Florida shall have been instituted by the City, in either case the effect of which, in the reasonable judgment of the Senior Managing Underwriter, is such as to materially and adversely affect the market price or the marketability of the Series 2022 Bonds or the ability of the Underwriters to enforce contracts of the sale of the Series 2022 Bonds.

(m) [] shall inform the City or the Underwriters that it will not deliver the Policies or the Reserve Policies at Closing.]

SECTION 10.

Any notice or other communication to be given under this Purchase Agreement may be given by delivering the same in writing as follows:

To the City at:

City of Miami Beach, Florida
1700 Convention Center Drive
Miami Beach, Florida 33139
Attention: John Woodruff, Chief Financial Officer

To the Underwriters (as the Senior Managing Underwriter, the representative on behalf of the Underwriters) at:

Wells Fargo Bank, N.A.
100 South Ashley Drive, Suite 820
Tampa, Florida 33602
Attention: John Generalli, Managing Director

SECTION 11.

This Purchase Agreement is made solely for the benefit of the City and the Underwriters (including the successors or assigns of the Underwriters), and no other person, partnership, association or corporation shall acquire or have any right hereunder or by virtue hereof.

SECTION 12.

All the representations, warranties and agreements of the Underwriters and the City in this Purchase Agreement shall remain operative and in full force and effect and shall survive delivery of and payment for the Series 2022 Bonds hereunder regardless of any investigation made by or on behalf of the Underwriters.

SECTION 13.

This Purchase Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

SECTION 14.

This Purchase Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement; such counterparts may be delivered by facsimile transmission.

[Signature Page to Follow]

If the foregoing is acceptable to you, please sign below and this Purchase Agreement will become a binding agreement between the City and the Underwriters.

Very Truly Yours,

WELLS FARGO BANK, N.A., on behalf of
itself and SIEBERT WILLIAMS SHANK &
CO., LLC

By: _____
Name: _____
Title: _____

Accepted and confirmed as of the date first
above written:

CITY OF MIAMI BEACH, FLORIDA

By: _____
Name: Dan Gelber
Title: Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *me* 4-13-22
Date