

**STANDARD PROFESSIONAL SERVICES AGREEMENT
ACQUISITION AND REHABILITATION OF HOUSING PROJECT
HOME INVESTMENT PARTNERSHIPS PROGRAM
(HOME)**

THIS MARION COUNTY STANDARD PROFESSIONAL SERVICES AGREEMENT (this "Agreement"), made and entered into by and between Marion County, a political subdivision of the State of Florida, (hereinafter called the COUNTY), and **LOGOS LODGE, INC.**, a not-for-profit corporation organized under the laws of the state of Florida, whose corporate address is: 209 NE 36th Street, Ocala, Florida 34470, FEIN #83-2825923, (hereinafter called the SUBRECIPIENT).

W I T N E S S E T H:

WHEREAS, COUNTY has received Home Investment Partnership Program (HOME) funds through the US Department of Housing and Urban Development ("HUD") as an Entitlement COUNTY; and

WHEREAS, the primary Community Development goal of the COUNTY's Five Year 2024-2028 Consolidated Plan for funding through HUD, and in furtherance of the national objective, is to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income, and/or presumed benefit; and

WHEREAS, SUBRECIPIENT's program provides housing and/or services to low income residents, along with those that are defined as chronically homeless. There is continued need for affordable housing, supportive housing and access to basic wraparound services. The Project is located at 4560 /4564 SE 120TH Street, Belleview, Florida, (Parcel ID# 41409-006-12); and

WHEREAS, it is necessary for COUNTY and SUBRECIPIENT (individually "Party", collectively "Parties") to enter into this Agreement for the implementation of the Project; and

WHEREAS, COUNTY's Community Services Department ("Department") administers the HOME program on behalf of COUNTY, now therefore

IN CONSIDERATION of the mutual covenants and conditions contained herein, and other good and valuable consideration acknowledged by both Parties, the Parties hereto do covenant and agree as follows:

1. **STANDARD TERMS.** The Parties mutually agree to abide by the Standard Terms, attached hereto as **Exhibit A**, with the exception of the following non-applicable sections:

No exceptions are incorporated by reference and made a part of this Agreement.

The Standard Terms are subject to change if and when the National and/or State orders, including notices from the HUD.

2. **FUNDING.** The Parties mutually agree to abide by the Funding and Scope of Work attached hereto as **Exhibit B**, the Mortgage and Promissory Note as listed in **Exhibit C**, and income qualifications as outlined in the application for funding **Exhibit E**. COUNTY agrees to pay on SUBRECIPIENT's behalf for the Project's allowable costs (divided into two (2) Phases as follows):

- A. For Phase 1 – Acquisition: Up to **Six Hundred Fifty-Four Thousand Five Hundred Eighty Five Dollars and Zero Cents (\$654,585.00)** as detailed in **Exhibit B**. The FAIN # is M-23-DC-12-0232/ M-24-DC-12-0232, with the award dates **September 27,2023 and October 30,2024**, and a CFDA #14.239
 - B. For Phase 2 – Renovation, up to **One Hundred Twenty-Five Thousand Dollars and Zero Cents (\$125,000.00)** as detailed in **Exhibit B**. The FAIN # is **M-23-DC-12-0232 and M-24-DC-12-0232**, with the award date of November 24, 2021, and a CFDA # of 14.239.
3. INFORMATION REQUIRED BY 2 C.F.R. § 200.332. **(PHASE 1 – Acquisition of property)**
- A. The Subrecipient's name (must match with its unique entity identifier): **LOGOS LODGE, INC**
 - B. The Subrecipient's unique entity: **D58QRSFGUTU9**.
 - C. Federal Award Identification Number ("FAIN"): **M-23-DC-12-0232 and M-24-DC-12-0232**
 - D. Federal Award Date of the award to the County: **September 27,2023 and October 30,2024**.
 - E. Subaward Period of Performance Start and End Date: The Subaward period of performance shall begin on **October 21, 2025**, and shall end on **October 30, 2026**, unless terminated earlier in accordance with the provisions of this Agreement.
 - F. Subaward Budget Period Start and End Date: The Subaward budget period shall begin on **October 21, 2025**, and shall end on **October 30, 2026**.
 - G. Amount of Federal Funds Obligated by this Agreement by the COUNTY to the Subrecipient: **Six Hundred Five Thousand Dollars and Zero Cents (\$654,585.00)**.
 - H. Total Amount of Federal Funds Obligated by the COUNTY to the SUBRECIPIENT, including the amounts in this Agreement: **Seven Hundred Seventy-Nine Thousand Five Hundred Eighty-Five Dollars and Zero Cents (\$779,585.00)**.
4. INFORMATION REQUIRED BY 2 C.F.R. § 200.332. **(PHASE 2 – Renovation)**
- A. The Subrecipient's name (must match with its unique entity identifier): **LOGOS LODGE, INC**
 - B. The Subrecipient's unique entity: **D58QRSFGUTU9**.
 - C. Federal Award Identification Number ("FAIN"): **M-23-DC-12-0232 and M-24-DC-12-0232**.
 - D. Federal Award Date of the award to the County: **September 27,2023 and October 30,2024**.
 - E. Subaward Period of Performance Start and End Date: The Subaward period of performance shall begin on **October 21, 2025**, and shall end on **October 30, 2026**, unless terminated earlier in accordance with the provisions of this Agreement.
 - F. Subaward Budget Period Start and End Date: The Subaward budget period shall begin on **October 21, 2025**, and shall end on **October 30, 2026**.
 - G. Amount of Federal Funds Obligated by this Agreement by the County to the Subrecipient: **One Hundred Twenty-Five Thousand Dollars and Zero Cents (\$125,000.00)**..
 - H. Total Amount of Federal Funds Obligated by the County to the SUBRECIPIENT, including the amounts in this Agreement: **Seven Hundred Seventy-Nine Thousand Five Hundred Eighty-Five Dollars and Zero Cents (\$779,585.00)**.
 - I. Federal award project description, as required to be responsive to the Federal Funding Accountability and Transparency Act ("FFATA"): Funding will be used to acquire and renovate a building to allow clients to move quickly from an emergency shelter into supported living. The focus would be on providing comprehensive services such as temporary housing, meals, healthcare access, job training and counseling. This will enable the residents to move into stable housing and achieve independence. SUBRECIPIENT will also coordinate with local government agencies, community organizations and volunteers to create a supportive environment to those experiencing homelessness.

- J. Contact information: Name of Federal Awarding Agency and Contact Information: U.S. Department of Housing and Urban Development (HUD), 400 W. Bay Street, Suite 1015, Jacksonville, FL. 32202

Contact Information for the COUNTY: Cheryl Butler, Director, Marion County Community Services, 2710 East Silver Springs Blvd., Ocala, Florida 34470

Contact Information for the Subrecipient: Gregory Cronmiller, President, Logos Lodge Inc., 209 NE 36th Street, Ocala, Florida 34470

Assistance Listing Number and Title: 14.239, HOME.

Grant Type:	Year:	Amount:	CFDA #:	Notes:
N/A				No previous grants made
	TOTAL:	N/A		

- K. The amount made available under the Federal award and the Assistance Listings Number at time of disbursement is: **Seven Hundred Seventy-Nine Thousand Five Hundred Eighty-Five Dollars and Zero Cents (\$779,585.00)**
- L. This subaward is a program grant and not for Research and Development.
- M. Indirect Cost Rate: (de minimis cost rate) maximum of 10% of direct costs if indicated in the budget.

5. **SERVICES AND PERFORMANCE.** The Parties mutually agree to furnish, each to the other, the respective services, information, and items as detailed in **Exhibits A, B, C, and D**, and follow the income qualifications as detailed in **Exhibit E**.

6. **TERM.** Unless otherwise provided herein or by Supplemental Agreement or Amendment, the provisions of this Agreement will remain in full force and effect through twelve (12) months from the date of the completion of the required environmental review, and execution of this Agreement, whichever occurs later. The term of performance under this Agreement for the services shall commence upon execution of this Agreement.

7. **INSURANCE.** SUBRECIPIENT will maintain general liability insurance as set forth in Section 4 of **Exhibit A**.

8. **SEVERABILITY.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

9. **MISCELLANEOUS.**

- A. This project must comply with the compliance requirements as outlined, and in accordance with 24 CFR Part 92, including the applicable uniform requirements as described in 24 CFR § 92.252.
- B. Reference in this Agreement to Director shall mean the Department of Community Services Director.
- C. In the event SUBRECIPIENT, its successors or assigns, fails to maintain and utilize the property described herein as the location of the project, for public purposes which provide benefit to and which are in the interest of the community, the subject property shall automatically revert to

COUNTY by operation of law, free and clear of all encumbrances except those existing at the time of conveyance from the COUNTY.

- D. The following attachments are hereby incorporated into this Agreement as part hereof as though fully set forth herein.

Exhibit A – Standard Terms

Exhibit B – Scope of Work and Funding

Exhibit C – Mortgage and Promissory Note

Exhibit D – Property Legal Description

Exhibit E – Chart of Income Requirements

(Remainder of page intentionally left blank. Signature page follows)

IN WITNESS WHEREOF, the Parties have entered into this Agreement by their duly authorized officers on the date of the last signature below.

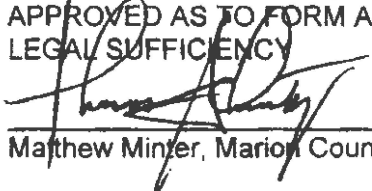
ATTEST:

MARION COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

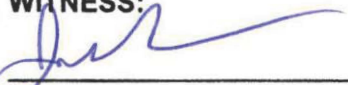
Gregory C. Harrell, Clerk Date

Kathy Bryant, Chair Date

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

for  10/3/25
Matthew Minter, Marion County Attorney Date

WITNESS:

 10/7/25
Witness Signature Date

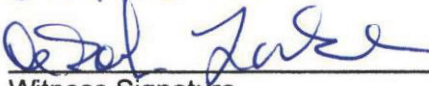
Jeanelle Wade

Print Name

2710 E. Silver Springs Blvd

Witness Address

Ocala, FL 34470

 10/7/25
Witness Signature Date

Deborah Lambaker

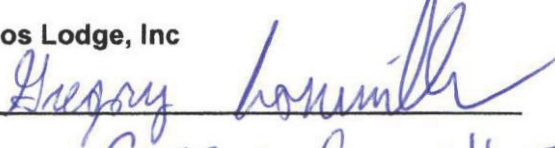
Print Name

2710 E. Silver Springs Blvd.

Witness Address

Ocala, FL 34470

Logos Lodge, Inc

By: 

Print Name: Gregory Commiller

Title: President

Date: 10-7-25

EXHIBIT A

STANDARD TERMS

The parties agree that performance of this Project is comprised of three (3) phases, to wit: Phase One – Acquisition, Phase Two - Construction/Renovation (from Notice to Proceed until Substantial Construction Completion) and Phase Three – Reporting/Monitoring (from receipt of final Reimbursement Request until end of lien period). The obligations of the three phases are contingent upon one another.

1. PHASE ONE – ACQUISITION

- A. Upon signing, COUNTY, at SUBRECIPIENT's expense, will record a mortgage and Promissory Note on the real property described in **EXHIBIT D** hereto in the total amount of HOME assistance granted. All real property acquired or improved in whole or in part with HOME funds must be used for the HOME eligible purpose for which the acquisition or improvement was made for the eligibility period specified in the mortgage document and note. If the property is sold or changed to a use that does not qualify as meeting the requirements of the HOME regulations at 24 C.F.R. § 92.252, COUNTY's HOME program must be reimbursed the total amount of the HOME funding.

2. PHASE TWO – CONSTRUCTION/RENOVATION:

- A. All improvements specified in this Agreement not being performed by SUBRECIPIENT, shall be put out to competitive bidding under a procedure acceptable to COUNTY and Federal requirements. SUBRECIPIENT shall enter into a contract for a Project Construction Manager ("PCM") who will oversee the entire Project and be the liaison between COUNTY and SUBRECIPIENT using the lowest responsive and responsible bidder. The construction PCM shall be in addition to and not the same as the construction contractor ("LICENSED CONTRACTOR"). SUBRECIPIENT's contract with the LICENSED CONTRACTOR shall hereafter be referred to as the "Contract". Contract administration shall be handled by SUBRECIPIENT and monitored by COUNTY, which shall have access to all records and documents related to the Project.

The LICENSED CONTRACTOR shall:

1. Be bound by the terms of this Agreement;
 2. Be bound by all applicable State and Federal laws, rules, and regulations;
 3. Hold COUNTY harmless against all claims of whatever nature arising out of the contractor's performance of work under this Agreement;
 4. Adhere to provisions addressing bid, payment, and performance bonds, if applicable, and liquidated damages. The COUNTY shall document via a quarterly report the LICENSED CONTRACTOR'S progress in performing its work under this Agreement; and
 5. Include the foregoing provision in any contract for the performance of work contemplated by this Agreement.
- B. SUBRECIPIENT shall allow COUNTY to have a COUNTY approved Architect and/or Engineer review all plans and drawings prior to the start of the Project if the Project involves professionally drawn and approved plans.
 - C. SUBRECIPIENT is responsible for ensuring that bid and Contract documents include all applicable labor standard requirements. The Department shall also be included in pre-award and post-award

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meetings with the contractor(s) to discuss labor standard requirements and procedures. Department staff will be kept apprised of construction work schedules so that the Department may conduct Davis-Bacon monitoring.

- D. SUBRECIPIENT shall prepare, or cause to be prepared on its behalf, written plans and specifications for Phase Two. Said plans and specifications shall be reviewed and approved by the Department prior to the SUBRECIPIENT soliciting bids for the Work.
- E. SUBRECIPIENT shall ensure that its LICENSED CONTRACTOR is appropriately licensed for the intended work and that the necessary construction permit(s) are obtained. SUBRECIPIENT shall ensure that LICENSED CONTRACTOR shall acquire and record with the County Clerk, and furnish separate payment and performance bonds to COUNTY with COUNTY as obligee or beneficiary. Each bond shall set forth a penal sum in an amount not less than the **Seven Hundred Seventy-Nine Thousand Five Hundred Eighty-Five Dollars and Zero Cents (\$779,585.00)**, which is the amount of Federal Funds received. Each bond furnished by LICENSED CONTRACTOR shall incorporate by reference the terms of this Agreement as fully as though they were set forth verbatim in such bonds. In the event the Agreement price is adjusted by Change Order executed by COUNTY, the penal sum of both the performance bond and the payment bond shall be deemed increased by like amount. The payment and performance bonds furnished by LICENSED CONTRACTOR shall be in a form suitable to COUNTY and shall be executed by a surety, or sureties, reasonably suitable to COUNTY, and shall be filed with the County's Clerk of Court.
- F. Time is of the essence. The timely performance and completion of Phase One is vitally important to the interest of COUNTY. SUBRECIPIENT agrees to provide project schedule progress reports in a format acceptable to COUNTY and at monthly completion intervals. COUNTY will be entitled at all times to be advised, at its request, as to the status of work being done by SUBRECIPIENT and of the details thereof. Coordination will be maintained by SUBRECIPIENT with representatives of COUNTY, or of other agencies interested in the Project on behalf of COUNTY. Either party to the Agreement may request and be granted a conference.
- G. SUBRECIPIENT shall achieve Substantial Construction Completion (defined as COUNTY in receipt of Certificate of Occupancy or Certificate of Completion, final permits, all lien waivers, and all Davis Bacon documentation) of the work **no later than thirty (30) days prior to the end date of the Term**, as defined in this Agreement and in **Exhibit B**. No Work is permitted during any holiday, weekend day or outside the established Workday timeframe unless approved by COUNTY forty-eight (48) hours in advance.
- H. Liquidated Damages:
 - 1. Failure to complete Project within the Term shall cause the charge of liquidated damages per calendar day of delay. At the Pre-Construction Conference, SUBRECIPIENT shall submit a final schedule for performing the Project. The schedule shall be within the Term allotted for this Project and shall include tentative dates of performance.
 - 2. The Notice to Proceed will not be issued until all required documentation is received by COUNTY. The Project shall begin only upon issuance of a Notice to Proceed by COUNTY.
 - 3. Beginning on the first date after scheduled Substantial Construction Completion, liquidated damages shall accrue at One Hundred Fifty Dollars and Zero Cents (\$150) per day. When COUNTY reasonably believes that Substantial Construction Completion will be inexcusably delayed, COUNTY shall be entitled, but not required, to withhold from any amounts otherwise

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due SUBRECIPIENT an amount then believed by COUNTY to be adequate to recover liquidated damages applicable to such delays. If and when SUBRECIPIENT overcomes the delay in achieving Substantial Construction Completion, COUNTY shall promptly release to SUBRECIPIENT those funds withheld, but no longer applicable, as liquidated damages.

4. If SUBRECIPIENT fails to achieve final completion on or before **thirty (30) calendar days** after the Substantial Construction Completion date, SUBRECIPIENT or SUBRECIPIENT's surety, if any, shall pay COUNTY liquidated damages in the sum of One Hundred Fifty Dollars and Zero Cents (\$150) per day for each and every calendar day of unexcused delay in achieving final completion beyond the date set forth herein for final completion of the work. Any sums due and payable hereunder by SUBRECIPIENT shall be payable, not as a penalty, but as liquidated damages representing an estimate of delay damages likely to be sustained by COUNTY. When COUNTY reasonably believes that final completion will be inexcusably delayed, COUNTY shall be entitled, but not required, to withhold from any amounts otherwise due SUBRECIPIENT, an amount then believed by COUNTY to be adequate to recover liquidated damages applicable to such delays, if any. When SUBRECIPIENT overcomes the delay in achieving final completion, or any part thereof, for which COUNTY has withheld payment, COUNTY shall promptly release to SUBRECIPIENT those funds withheld, but no longer applicable, as liquidated damages.
- I. All services will be performed by SUBRECIPIENT to the satisfaction of the Director who will decide all questions, difficulties and disputes of any nature whatsoever that may arise under or by reason of the Agreement, the prosecution and fulfillment of the services hereunder and the character, quality, amount and value thereof; and the decision upon all claims, questions and disputes will be final and binding upon the parties hereto.
- J. SUBRECIPIENT shall perform all services under this Agreement as an Independent Contractor and not as an employee or agent of COUNTY. SUBRECIPIENT shall be solely responsible for the manner, means and methods utilized by SUBRECIPIENT to perform such services.
- K. Procurement:
 1. SUBRECIPIENT shall comply with current COUNTY policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to COUNTY upon termination of this Agreement.
 2. Unless specified otherwise within this Agreement, SUBRECIPIENT shall procure all materials, property, or services in accordance with the requirements of 2 CFR 200.
 3. SUBRECIPIENT shall obtain written approval from COUNTY for any travel outside the metropolitan area with funds provided under this Agreement.
- L. Environmental Conditions:
 1. Air and Water
 - a) SUBRECIPIENT agrees to comply with the following requirements insofar as they apply to the performance of this Agreement: Clean Air Act, 42 USC §7401, *et seq.*

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- b) Federal Water Pollution Control Act, as amended, 33 USC, §1251, *et seq.*, and 33 USC §1318 relating to inspection, monitoring, entry, reports and information, as well as all other regulations and guidelines issued thereunder; and,
 - c) Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.
2. Flood Disaster Protection: In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 USC § 4001), SUBRECIPIENT shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).
3. Lead-Based Paint: SUBRECIPIENT agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR. § 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all HOME assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to **1978** be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.
4. Asbestos: The Asbestos National Emission Standards for Hazardous Air Pollutants ("NESHAP") regulations specify Work practices for asbestos to be followed during demolitions and renovations of all structures, buildings and facilities.
- a) SUBRECIPIENT, as the owner of the building, shall notify or shall require its operator/contractor of renovation or demolition to notify the appropriate state agency before any demolition, or before any renovations of buildings that could contain a certain threshold amount of asbestos or asbestos-containing material. SUBRECIPIENT shall contact or require its operator of renovation or demolition to contact the local DEP (Department of Environmental Protection) as they are delegated by the US EPA and authorized under the Florida Statutes to enforce the asbestos NESHAR regulations. Costs incurred from asbestos testing and abatement will be at SUBRECIPIENT's expense.
 - b) In the event that asbestos-containing materials or suspected asbestos-containing materials are discovered in the area designated for construction, SUBRECIPIENT assumes responsibility to notify COUNTY, and all Workers of existing asbestos conditions. Notification shall be made on approved EPA Forms and includes posting of notices in accordance with EPA and OSHA Guidelines. SUBRECIPIENT shall assume all responsibility for compliance with applicable codes and regulations regarding discovery and notification of the presence of asbestos-containing material. Work shall not continue until SUBRECIPIENT, has the suspected asbestos-containing materials analyzed. This will be done promptly by SUBRECIPIENT. If SUBRECIPIENT proceeds after notification by COUNTY not to proceed, the LICENSED CONTRACTOR shall become liable for all costs associated with the cleaning and clearance for occupancy (using TEM clearance testing method set out by the AHERA Regulations) of the structure or site.

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- c) SUBRECIPIENT will notify the Architect (if applicable) and COUNTY in writing immediately upon becoming aware of any material and/or equipment included in the Contract documents that contain asbestos so that alternative material and/or equipment can be submitted. SUBRECIPIENT, LICENSED CONTRACTOR material and equipment suppliers, and material and equipment manufacturers who provide material and equipment that contain asbestos will be liable for the cost of removal of such material and equipment from the Project and the SUBRECIPIENT shall obtain the acknowledgment of the LICENSED CONTRACTOR and all such suppliers and manufacturers of their liability for such removal.

M. Historic Preservation:

SUBRECIPIENT agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 USC §470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic reservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this Agreement. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty (50) years old or older or that are included on a Federal, State, or local historic property list.

N. Changes Permitted:

Changes in the Work within the general scope of this Agreement, consisting of additions, deletions, revisions, or any combination thereof, may be ordered without invalidating this Agreement, by Change Order signed by COUNTY, SUBRECIPIENT, ARCHITECT, and LICENSED CONTRACTOR.

- O. Work Order/Notice of Change ("Change Order") Defined: Change Orders shall mean a written order to LICENSED CONTRACTOR executed by COUNTY and SUBRECIPIENT, issued after execution of this Agreement, authorizing and directing a change in the Work or an adjustment in time, or any combination thereof. The Work, price and time may be changed only by Change Order. Changed Work cannot be started until a fully executed Change Order is on file with COUNTY including, but not limited to, Change Orders that need approval of COUNTY's Board of County Commissioners. No change order can alter the maximum amount of funds awarded under this Agreement.

- P. The Davis-Bacon Act of 1931 is a United States federal law that establishes the requirement for paying the local prevailing wages on public works projects for laborers and mechanics. It applies to "contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works."

1. EMPLOYEE INTERVIEW FOR DAVIS-BACON LABOR STANDARDS: The Davis-Bacon Act requires interviews by COUNTY, to determine if SUBRECIPIENT is complying with the Federal Davis-Bacon prevailing wages. Applicable wage rates are those rates published by the Department of Labor on the day this Agreement is signed by SUBRECIPIENT or the day an agreement between SUBRECIPIENT and LICENSED CONTRACTOR is signed, whichever is later.

2. The Copeland "Anti-kickback" Act (Pub. L. 73-324, 48 Stat. 948 enacted June 13, 1934, codified at 18 USC §874) is an act of Congress that supplemented the Davis-Bacon Act of 1931. It

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prohibits a federal building contractor or subcontractor from inducing an employee into giving up any part of the compensation that he or she is entitled to under the terms of his or her employment contract.

3. SUBRECIPIENT shall be responsible to ensure its LICENSED CONTRACTOR performs the Project as follows:
 - a. Document attempts to notify Sub-Contractors of Davis Bacon Wage project to obtain bids;
 - b. Davis Bacon Wage Compliance of all Sub-Contractors;
 - c. Ensure COUNTY access to all employees on site;
 - d. Submit certified payroll sheets weekly;
 - e. Posting of Davis Bacon Wage Rates, DOL "Notice to all Employees" and Davis Bacon Poster on site accessible to all Workers;
 - f. Ensures wage rates to be locked-in at contract award date or the construction start date, whichever occurs first;
 - g. If using an additional classification and rate, provides U.S. Department of Housing and Urban Development Report of Additional Classification and Rate form;
 - h. Provide Registrations of Apprentice and/or Trainee's which has been approved in advance by DOL or State Apprenticeship Program approved by DOL. Apprentice and/or Trainee's that are not registered must be paid the full rate plus fringe benefits listed on the wage decision for the classification of which they perform; and
 - i. Converts piece work to the hourly rate, total weekly wages divided by hours worked.

3. PHASE TWO – COMMENCEMENT, SUSPENSION, TERMINATION:

- A. The Project shall not commence and SUBRECIPIENT shall not obligate any funds under this Agreement until COUNTY has conducted an environmental review, has advertised or posted the findings to allow public comment, and has received a release of funding from HUD. Any mitigation of environmental impact will be included in the Project's scope of Work.
- B. In accordance with 2 CFR Part § 200.340, COUNTY may suspend, withhold payments, or terminate this Agreement and all payment to SUBRECIPIENT in whole or in part for cause upon seven (7) calendar days' notice in writing to SUBRECIPIENT. Cause, which shall be determined by COUNTY, includes but is not limited to a) improper use of Project funds, b) failure to comply with the terms and conditions of the Agreement, c) refusal to accept conditions imposed by HUD pertaining to activities covered by this Agreement, d) submittal to COUNTY of documentation which is incorrect or incomplete in any material respect, or e) changes in Federal or State law or the availability of grant funds as identified in Section 3 (Funding) of this Agreement, which render the Project impossible or infeasible.
- C. In the event of default, lack of compliance, or failure to perform on the part of SUBRECIPIENT, COUNTY reserves the right to exercise corrective or remedial actions, to include, but not necessarily be limited to, requesting additional information from SUBRECIPIENT to determine reasons for or extent of noncompliance or lack of performance; issue a written warning advising SUBRECIPIENT of deficiency and advising SUBRECIPIENT that more serious sanctions may be taken if situation is not remedied; advise SUBRECIPIENT to suspend, discontinue or not incur costs for activities in question; withhold payment for services provided; or advise SUBRECIPIENT to reimburse COUNTY for amount of costs incurred for any items determined ineligible.
- D. SUBRECIPIENT, its assigns and successors, agree that the real property upon which the Project is constructed shall be used in a manner to serve low to moderate income populations. Default in such

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use shall result in COUNTY enforcing its remedies pursuant to this Agreement, including but not limited to SUBRECIPIENT's immediate repayment of all funds provided pursuant to this Agreement.

- E. In the event of a natural disaster, this Agreement may be suspended or terminated by COUNTY and funds transferred to recovery activities as determined by COUNTY. Funds subject to this provision shall be those that are not contractually committed for construction, design or other such third-party private vendors.
- F. In accordance with 2 CFR Part § 200.339, with certain exceptions, this Agreement may be terminated in whole or in part for convenience by either COUNTY or SUBRECIPIENT upon written notification to the other and with the written consent of the other. Termination for convenience shall not apply to provisions in this Agreement that require compliance with laws, regulations or ordinances, records retention or to the provision of service to low-and-moderate income persons or other specified beneficiaries.

3. **PHASE TWO - FUNDING:**

- A. Funds that are advanced to a SUBRECIPIENT pursuant to this Agreement ("Advanced Funds") shall be maintained in a bank account solely for Advanced Funds. No other funds, whether provided under this Agreement or otherwise, may be maintained in the Advanced Funds account, and Advanced Funds shall not be maintained in any other account.
- B. For all other funds provided under this Agreement, the SUBRECIPIENT shall either (1) maintain all such funds in a separate bank account solely for such funds, or (2) the SUBRECIPIENT's accounting system shall have sufficient internal controls to separately track the expenditure of all such funds. Regardless of whether the SUBRECIPIENT is operating under subsection (i) or subsection (ii), and Advanced Funds under this agreement shall be maintained in a separate bank account specifically for Advanced Funds.
- C. There shall be no commingling of any funds provided under this Agreement with any other funds, projects, or programs. "Commingling" of funds is distinguishable from "blending" of funds, which is specifically allowed by law. COUNTY may, in its sole discretion, disallow costs made with commingled funds and required reimbursement for such costs as described herein, in Subparagraph (19)(e), Repayments of this Agreement.
- D. Funding Withheld: SUBRECIPIENT shall withhold five (5%) percent of the reimbursed amount prior to paying LICENSED CONTRACTOR. SUBRECIPIENT shall be responsible for paying the withheld five (5%) percent to LICENSED CONTRACTOR at Substantial Completion, upon notification by COUNTY that all necessary documents have been received and Work has been completed to COUNTY's satisfaction. COUNTY maintains the right to withhold reimbursement payment for up to thirty (30) days until all necessary documents have been submitted. If necessary documents have not been submitted by SUBRECIPIENT and/or LICENSED CONTRACTOR at the end of thirty (30) days, COUNTY may opt to place a temporary or permanent hold order on the project.
- E. Progress Payments: SUBRECIPIENT shall require its LICENSED CONTRACTOR to submit Reimbursement/Payment requests jointly with SUBRECIPIENT to the Department using the following guidelines:

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1. Per Section 3. A. Phase Two – Funding, all construction costs will be paid by COUNTY, unless contested and approval refused by COUNTY for incomplete or uncorrected work with supporting reasons for such refusal to approve progress payment, directly to SUBRECIPIENT, less a five percent (5%) retainage, by check made payable to SUBRECIPIENT with LICENSED CONTRACTOR name in the memo line. SUBRECIPIENT shall deposit the check into an owned account and write a check to LICENSED CONTRACTOR for the full amount of the reimbursement minus five (5%) percent. SUBRECIPIENT shall make a photocopy of the check for submission to COUNTY with the next reimbursement request. All requests for reimbursements must be made either monthly or at ten, thirty, sixty, ninety, and one hundred percent (10%, 30%, 60%, 90%, 100%) completion using “Request for Reimbursement/Payment” form obtained from COUNTY and with such supporting data and content as COUNTY may require.
2. Prior to submitting the Reimbursement/Request for Payment, Project architect, LICENSED CONTRACTOR, Project Manager and Construction Coordinator shall meet at the Project site to review and sign off on the Payment/Request for Reimbursement. Construction Coordinator shall review the submitted Reimbursement/Request for Payment with COUNTY Compliance Monitor for SUBRECIPIENT’s complete submission of required documents prior to approving said request being paid. The Reimbursement/Request for Payment shall include copies of invoices and documentation of payment including Davis Bacon payroll concurrent to the percentages invoiced. Requests for final payment shall include final releases of liens. Referring to the contract between SUBRECIPIENT and LICENSED CONTRACTOR, SUBRECIPIENT may request payment of that portion of the Contract price properly allocable to Contract requirements properly provided, labor, materials, and equipment properly incorporated in the Work of that portion of the contract price properly allocable to materials or equipment properly stored on-site (or elsewhere if approved in advance in writing by COUNTY) for subsequent incorporation in the Work. Any questions or discrepancies must be resolved by SUBRECIPIENT before being paid.
3. Approval of Final Payment to SUBRECIPIENT and release of retainage shall be conditioned upon COUNTY’s receipt of a “Final Release of Retainage Request” form by SUBRECIPIENT AND LICENSED CONTRACTOR upon Substantial Completion, certifying that Release and Waiver of Claim Rights’ forms for all subcontractors who have performed labor, or furnished materials, service or transportation in the construction of the Project have been timely filed with COUNTY.
4. SUBRECIPIENT shall not pay for materials that are physically located on the Project site. Payment for stored materials and equipment required by LICENSED CONTRACTOR shall be conditioned upon LICENSED CONTRACTOR’s proof satisfactory to COUNTY, that SUBRECIPIENT has title to such materials and equipment and shall include proof of required insurance. Such Request for Reimbursement/Payment shall be signed by and shall constitute both SUBRECIPIENT’s and LICENSED CONTRACTOR’s representation that the Work has progressed to the level for which payment is requested in accordance with the Contract, that the Work has been properly installed or performed in full accordance with the Contract documents, and the SUBRECIPIENT and LICENSED CONTRACTOR know of no reason why payment should not be made as requested. Thereafter, COUNTY shall review the Request of Reimbursement/Payment and may also review the Work at the Project site or elsewhere to determine whether the quantity and quality of the Work is as represented in the Request for Reimbursement/Payment and is as required by the Contract documents.
5. COUNTY’s Construction Coordinator shall inspect and approve, or refuse to approve, all Work completed and covered by the Request of Reimbursement/Payment prior to payment being made. Upon successful inspection, Construction Coordinator will inform COUNTY that payment can be made. If the Construction Coordinator finds reason to fail the inspection, COUNTY will withhold payment until failure is remedied.

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6. COUNTY shall make progress payments on account of the Contract price to SUBRECIPIENT within two (2) weeks following the receipt of each correct Request for Reimbursement/Payment. The amount of each progress payment shall be less such amounts, if any, otherwise owing by SUBRECIPIENT and/or LICENSED CONTRACTOR to COUNTY or which COUNTY shall have the right to withhold as authorized by the Agreement.
7. SUBRECIPIENT shall require LICENSED CONTRACTOR to warrant that title to all Work covered by a Request for Reimbursement/Payment will pass to SUBRECIPIENT no later than the time of payment. SUBRECIPIENT shall require LICENSED CONTRACTOR to further warrant that upon submittal of a Request for Reimbursement/Payment, all Work for which payments have been received from COUNTY shall be free and clear of liens, claims, security interest or other encumbrances in favor of LICENSED CONTRACTOR or any other person or entity whatsoever.
8. SUBRECIPIENT shall require LICENSED CONTRACTOR to pay each sub-contractor, within seven (7) days of receipt of each progress payment, the amount to which the sub-contractor is entitled, reflecting percentages actually retained from progress payment to LICENSED CONTRACTOR on account of the sub-contractor's portion of the Work. SUBRECIPIENT shall require LICENSED CONTRACTOR, by appropriate agreement with each sub-contractor, to require each sub-contractor to make payments to the sub-sub-contractors in a similar manner.
9. COUNTY shall have no obligation to pay or see to payment of a sub-contractor except as may otherwise be required by law.
 - a. In the event COUNTY becomes informed that LICENSED CONTRACTOR has not paid a sub-contractor as herein provided, COUNTY shall have the right, but not the duty, to issue future checks in payment to SUBRECIPIENT and LICENSED CONTRACTOR of amounts otherwise due hereunder naming SUBRECIPIENT, LICENSED CONTRACTOR and such sub-contractor as joint payees. Such joint check procedure, if employed by COUNTY, shall create no rights in favor of any person or entity beyond the right of the named payees to payment of the check and shall not be deemed to commit COUNTY to repeat the procedure in the future.

C. Withheld Payment:

1. COUNTY may decline to make payment, may withhold funds, and, if necessary, may demand the return of some or all of the amounts previously paid to SUBRECIPIENT and/or LICENSED CONTRACTOR, to protect COUNTY from loss because of:
 - a. Defective Work not remedied by SUBRECIPIENT and/or LICENSED CONTRACTOR nor, in the opinion of COUNTY, likely to be remedied by SUBRECIPIENT and/or LICENSED CONTRACTOR;
 - b. Claims of third parties against COUNTY or COUNTY's property or reasonable evidence indicating probable filing of such claims;
 - c. Failure by LICENSED CONTRACTOR to pay sub-contractors or others in a timely and proper fashion;
 - d. Evidence that the Work cannot be completed in accordance with this Agreement for the unpaid balance of this Agreement price;
 - e. Evidence that the Work will not be completed in the time required for Substantial Construction Completion or Final Completion;
 - f. Persistent failure to carry out the Work in accordance with this Agreement; and/or
 - g. Damage to COUNTY or a third party to whom COUNTY is, or may be, liable.

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2. In the event that COUNTY makes written demand upon SUBRECIPIENT and/or LICENSED CONTRACTOR for amounts previously paid by COUNTY as contemplated in this subparagraph, SUBRECIPIENT shall, and shall cause LICENSED CONTRACTOR to, promptly comply with such demand.
- D. Final Statement: Within thirty (30) days after completion of all services to be performed by it, SUBRECIPIENT and LICENSED CONTRACTOR shall jointly render a final and complete statement to COUNTY of all costs and charges for services not previously invoiced. COUNTY shall not be responsible for payments of any charges, claims or demands of SUBRECIPIENT not received within said thirty (30) day period; however, such time may be extended with COUNTY discretion not to exceed a period of ninety (90) days, provided the delay in its submission is not occasioned by any fault or negligence of SUBRECIPIENT. Payment of the final statement (not to exceed ten (10%) percent of total Agreement amount) will be the responsibility of SUBRECIPIENT (reference item 3 (A) herein).
- E. Record Maintenance: Financial records of costs incurred under terms of this Agreement will be maintained and made available upon request by COUNTY at all times during the period of this Agreement and for five (5) years after the end of this Agreement. Copies of these documents and records will be furnished to COUNTY upon request.
- F. HUD Funds: The source of funding from COUNTY for payment of services performed under this Agreement are grants provided to COUNTY by HUD. SUBRECIPIENT agrees that in the event that any grant is reduced or withheld by HUD, COUNTY shall not be liable for payment of contracted services remaining unfunded by said reduced or withheld grant. In the event that HUD determines that SUBRECIPIENT has not fulfilled its obligations in accordance with the requirements applicable to the grant and/or requests reimbursement of expenses paid under this Agreement, SUBRECIPIENT shall provide said reimbursement from non-federal sources within ten (10) days of said notice from COUNTY.
- G. Annual Appropriate: COUNTY, during any fiscal year, will not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. Nothing herein contained will prevent the making of contracts for periods exceeding one year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years. Accordingly, COUNTY's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Board of County Commissioners, Marion County, Florida.
- H. Audit: SUBRECIPIENT shall have HOME grant funds in excess of \$500,000.00 audited annually, for six (6) years from the date of Substantial Construction Completion, in conjunction with the regular SUBRECIPIENT audit, by a certified public accountant (CPA) and in accordance with 2 CFR Part §200. All audits covering the use of HOME funds shall be provided to COUNTY within one hundred and fifty (150) days of the end of SUBRECIPIENT's fiscal year. If HOME grant funds are under \$500,000.00, SUBRECIPIENT shall submit annual Financial Statements, including profit and loss and balance sheet.

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4. PHASE TWO – RISK MANAGEMENT, INSURANCE AND INDEMNITY:

A. LOSS CONTROLS/SAFETY

1. Policy must include coverage for Contractual Liability, Independent Contractors and contain no exclusions for explosion, collapse, or underground.
2. “Marion County, a political subdivision of the State of Florida, its officials, employees, agents, and volunteers” are to be named as an Additional Insured with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage in respects to liability arising out of any service performed by or on behalf of SUBRECIPIENT. The coverage shall contain no special limitation on the scope of protection afforded to COUNTY, its officials, employees or volunteers.
3. SUBRECIPIENT’s insurance coverage shall be primary insurance as respects Marion County, a political subdivision of the State of Florida, its officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by COUNTY, its officials, employees, agents, or volunteers shall be excess of SUBRECIPIENT’s insurance and shall be non-contributory.

B. INDEMNITY

SUBRECIPIENT will indemnify, defend, and hold harmless County and all of its officers, agents and employees from any claim, loss, damage, cost, charge or expense arising out of any act, error, omission or negligent act by SUBRECIPIENT, its agents, employees, or sub-contractors during the performance of the Agreement, except that neither SUBRECIPIENT, its agents, employees nor any of its sub-contractors will be liable under this paragraph for any claim, loss, damage, cost, charge or expense arising out of any act, error, omission or negligent act by County or any of its officers, agents or employees during the performance of the Agreement.

C. INSURANCE

1. WORKERS’ COMPENSATION

Shall be purchased and maintained by SUBRECIPIENT with statutory limits in compliance with state and federal laws, Employer’s liability limits of not less than \$100,000.00 each accident, \$500,000.00 disease policy limit and \$100,000.00 disease each employee must be included.

2. GENERAL LIABILITY

Coverage must be afforded under a Commercial General Liability policy with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate. The policy must be maintained by SUBRECIPIENT for the duration of the Project. If the policy is written on a claim made basis, SUBRECIPIENT must maintain the policy a minimum of five (5) years following completion of Phase I of the Project. Marion County, a political subdivision of the State of Florida must be shown as an Additional Insured.

3. PROFESSIONAL LIABILITY

With limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate. Higher limits may be required for projects valued in excess of \$5,000,000.00. Projects \$5,000,000.00 or more will need to be reviewed by Marion County Risk and Benefits Services to determine appropriate Professional Liability limits. The policy must be maintained by SUBRECIPIENT for the

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duration of the Project. If the policy is written on a claim made basis, SUBRECIPIENT must maintain the policy for a minimum of five (5) years following the completion of Phase I the Project.

4. These insurance requirements shall not relieve or limit the liability of SUBRECIPIENT. COUNTY does not in any way represent that these types or amounts of insurance are sufficient or adequate to protect SUBRECIPIENT's interests or liabilities, but are merely minimums. No insurance is provided by COUNTY under this contract to cover SUBRECIPIENT.

5. Insurance required of SUBRECIPIENT or any other insurance of SUBRECIPIENT shall be considered primary, and insurance or self-insurance of COUNTY shall be considered excess, as maybe applicable to claims against COUNTY which arise out of this Agreement. No Work shall be commenced under this Agreement until the required Certificate(s) have been provided. Work shall continue after expiration (or cancellation) of the Certificate and shall not resume until new Certificate(s) have been provided. *[Comment: Specify when proof of insurance must be submitted (before execution/disbursement).]*

5. **PHASE THREE – NON-PROFIT OPERATION**

Upon completion of Phase Two, SUBRECIPIENT will proceed with Phase Three, the Non-Profit Operation, subject to the following Federal requirements:

6. **PHASE THREE – MONITORING, RECORD RETENTION AND REPORTING:**

A. After Substantial Construction Completion, in accordance with 2 CFR Part 200, SUBRECIPIENT shall provide to COUNTY the following reports:

1. Reporting of demographic data to include racial/ethnic and residency status on clients served twelve (12) months after Substantial Construction Completion. COUNTY shall provide forms to SUBRECIPIENT for this purpose see ***Exhibit E***.
2. Annual Certification that the building continues to be used for the intended eligible purpose for the life of COUNTY's lien. COUNTY shall provide forms to SUBRECIPIENT for this purpose.
3. On a bi-annual basis, a copy of the most recent Balance Sheet and Profit & Loss Statement for the life of COUNTY's lien.

B. SUBRECIPIENT shall ensure that households assisted by SUBRECIPIENT live within the jurisdiction of Marion County, Florida.

C. In accordance with 2 CFR Part 200 (check applicable terms):

(X) SUBRECIPIENT shall be required to complete a client assessment to verify eligibility according to the published HUD income guidelines. The method of determining eligibility must be approved by COUNTY.

() The clientele served by SUBRECIPIENT's are all in a presumed benefit category (Homeless) as to low and moderate income status. SUBRECIPIENT will be responsible for verifying that all clientele served are in this presumed benefit category.

D. COUNTY will monitor all stages of the Project to ensure compliance with all Federal/HUD regulations and COUNTY guidelines. COUNTY shall have the right to monitor and evaluate all

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aspects of Phase Two at the Project site improved by the funds associated with this Agreement. Such evaluation will be affected by the submission of reports and information by SUBRECIPIENT and by monitoring site visits by the Department.

- E. Within the first three (3) months after Substantial Construction completion, COUNTY will perform an initial monitoring to ensure that SUBRECIPIENT is maintaining an appropriate filing system, including files containing the Agreement, insurance certificates, certification letters, eligibility documentation; correspondence, monthly reports, Reimbursement/Payment requests, purchase requisitions and inventory logs. Client files should contain proof of county residency, income eligibility, demographics, and use of services.
- F. Within the first twelve (12) months after Substantial Construction Completion of the Project, COUNTY will perform an annual onsite monitoring. Level Two monitoring will cover the items in the Level One Monitoring, plus reviewing policy and procedures. Years two through six monitoring will be a desk monitor unless the previous year monitor showed a deficit. A Performance Measures review will also be conducted, measuring the achievement towards the goals set and sustainability for the Project.
- G. All records pertaining to this Agreement, including but not limited to financial, statistical, property and programmatic records shall be retained for five (5) years from ending date of COUNTY's fiscal year (October 1 through September 30) in which this Agreement is paid in full, expired, or terminated, whichever is later. All records, however, that are subject to audit findings shall be retained for five (5) years in the manner prescribed above or until such audit findings have been resolved, whichever is later. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by the Statutes of the State of Florida.
- H. SUBRECIPIENT shall at any time during normal business hours and as often as COUNTY and/or Comptroller General of the United States and/or the HUD and/or any of their duly authorized representatives may deem necessary, make available for examination all of SUBRECIPIENT's records, books, documents, papers and data with respect to all matters covered by this Agreement, and shall permit COUNTY and/or its designated authorized representative to audit and examine all books, documents, papers, records and data related to this Agreement.
- I. In a frequency determined by COUNTY, SUBRECIPIENT shall provide COUNTY, in a form prescribed by COUNTY, required reports summarizing progress, timetables, eligibility, demographic and financial information for monitoring and evaluating all aspects of Project undertakings. The format prescribed shall be in conformance with HUD reporting requirements and COUNTY reporting procedures.
- J. RECORDS.
 - 1. The SUBRECIPIENT's performance under this Agreement shall be subject to 2 C.F.R. part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards as now in effect and as may be amended from time to time.
 - 2. Representatives of the Chief Financial Officer of the State of Florida, the Auditor General of the State of Florida, the Florida Office of Policy Analysis and Government Accountability, or representatives of the Federal government and their duly authorized representatives shall have access to any of the SUBRECIPIENT's books, documents, papers, and records, including electronic storage media, as they may relate to this Agreement, for the purposes of

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conducting audits or examinations or making excerpts or transcriptions.

3. The SUBRECIPIENT shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices which sufficiently and properly reflect all expenditures of funds provided by COUNTY under this Agreement.
4. The SUBRECIPIENT will provide a financial and compliance audit to COUNTY, if applicable, and ensure that all related party transactions are disclosed to the auditor.
5. The SUBRECIPIENT shall retain sufficient records on-site to show its compliance with the terms of this Agreement, and to compliance of all subrecipients, contractors, subcontractors, and consultants paid from funds under this Agreement, for a period of six years from the date COUNTY issues the Final Closeout (as defined in rule 73C-23.0031(14), F.A.C.) for this award or for a period of three years from the date that COUNTY closes out the HOME program year(s) from which the funds were awarded by the U.S. Department of Housing and Urban Development, whichever is later. The SUBRECIPIENT shall ensure that audit working papers are available upon request for a period of six years from the date of Final Closeout, unless extended in writing by COUNTY.

7. **PHASE THREE - COMPLIANCE WITH LAWS:**

- A. The HOME Administrator will be available to SUBRECIPIENT to provide technical guidance on HOME requirements.
- B. SUBRECIPIENT shall not exclude from participation in, deny benefits to, or otherwise discriminate against any person on the grounds of race, color, religion, sex, familial status, national origin, age or disability in the provision of services to their clients.
- C. SUBRECIPIENT will comply with applicable Uniform Administrative Requirements as described in 2 CFR Part 200 regulations described in Subpart F of the HOME regulations, incorporated herein by reference.
- D. SUBRECIPIENT warrants that SUBRECIPIENT has not employed or retained any company or person, other than a bona fide employee Working solely for SUBRECIPIENT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. It is understood and agreed that the term "fee" shall also include brokerage fee, however denoted. For the breach or violation of this paragraph, COUNTY shall have the right to terminate this Agreement without liability.
- E. Certification of Anti-Lobbying: SUBRECIPIENT certifies and discloses that, to the best of SUBRECIPIENT's knowledge and belief:
 1. No funds or other resources received from COUNTY under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.
 2. Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence a County Commissioner, or an employee

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of COUNTY's Board of County Commissioners, in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement; and that

3. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence a County Commissioner, or an employee of COUNTY's Board of County Commissioners, in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
4. The SUBRECIPIENT shall require that this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients certify and disclose as described in this Paragraph E, above.
5. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

F. Public Records.

1. **IF SUBRECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THEIR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT COUNTY'S CUSTODIAN OF PUBLIC RECORDS AT:**

**Office of Public Relations
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2300
Fax: 352-438-2309
Email: PublicRelations@MarionFL.org**

2. If, under this Agreement SUBRECIPIENT is providing services and is acting on behalf of COUNTY as provided under Section 119.011(2), under Florida Statutes, SUBRECIPIENT shall:
 - a. Keep and maintain public records required by COUNTY to perform the Project;
 - b. Upon request from COUNTY's custodian of records, provide COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
 - c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the

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duration of the term of this Agreement and following completion of this Agreement if SUBRECIPIENT does not transfer the records to COUNTY; and,

- d. Upon completion of this Agreement, transfer, at no cost, to COUNTY, all public records in possession of SUBRECIPIENT or keep and maintain public records required by COUNTY to perform this Project. If SUBRECIPIENT transfers all public records to COUNTY upon completion of this Agreement, SUBRECIPIENT shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If SUBRECIPIENT keeps and maintains public records upon completion of this Agreement, SUBRECIPIENT shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY upon request from COUNTY's custodian of public records in a format that is compatible with the information technology systems of COUNTY.
3. If SUBRECIPIENT fails to provide requested public records to COUNTY within a reasonable time, COUNTY may immediately terminate this Agreement and SUBRECIPIENT may be subject to penalties under Section 119.10, Florida Statutes.

8. **PHASE THREE - OTHER REQUIREMENTS:**

- A. COUNTY will record a mortgage on SUBRECIPIENT's Project in the total amount of HOME reimbursed assistance calculated after the final Reimbursement /Request for payment has been issued.
- B. Although no "program income" (as defined in 24 CFR § 92.503) is anticipated, any such income received by SUBRECIPIENT shall be returned to COUNTY within ten (10) days of receipt. Upon completion of the Agreement, SUBRECIPIENT shall transfer to COUNTY any unspent grant funds and accounts receivable attributable to the use of those funds.
- C. No forbearance on the part of COUNTY or SUBRECIPIENT shall constitute a waiver of any item requiring performance by the other party hereunder. A waiver by any party of another party's performance shall not constitute a waiver of any subsequent performance required by such other party. No waiver shall be valid unless it is in writing and signed by authorized representatives of COUNTY and SUBRECIPIENT.
- D. Any capital equipment acquired by SUBRECIPIENT for the purpose of carrying on the Project, must be pre-approved in writing by COUNTY and is subject to the property standards in 2 CFR §§ 200.310–316, including use, management, and disposition requirements.
- E. Conflict of Interest: In accordance with 24 CFR § 92.356, no employee, agent, consultant, officer, or elected or appointed official of SUBRECIPIENT who exercises or has exercised any function or responsibility with respect to HOME activities may obtain a financial interest or benefit from a HOME-assisted activity, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter.
- F. Separation of Church and State: HOME funds may not be used for inherently religious activities, in accordance with 24 CFR § 92.257 and 2 CFR § 200.300(b) specifies the limitations on HOME funds, and is herein incorporated by reference.
- G. SUBRECIPIENT shall maintain a drug-free workplace in accordance with the Drug-Free Workplace Act of 1988 (42 U.S.C. § 701) and 2 CFR Part 182
- H. SUBRECIPIENT agrees that any news release, article, public service announcement or

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advertisement or any other type of publicity, program literature, brochures, and letterhead pertaining to the Project, must recognize Marion County Board of County Commissioners and the HUD HOME Program as providing funds for the Project.

- I. Grant Close-out Procedures: In accordance with 2 CFR § 200.344, the grant will be closed out when:
 1. All costs to be paid with HOME funds have been incurred;
 2. The Work to be assisted with HOME funds has actually been completed; and,
 3. Other responsibilities of SUBRECIPIENT appear to have been carried out satisfactorily. Within ninety (90) days of the date it is determined to be completed, SUBRECIPIENT will submit a copy of the final performance and evaluation report (2 CFR Part 200).
- J. SAVE Program Compliance (Executive Order 21-223). Pursuant to State of Florida Executive Order Number 21-223, SUBRECIPIENT shall utilize the U.S. Citizenship and Immigration Services' Systematic Alien Verification for Entitlements programs (known as "SAVE"), or any successor or similar applicable verification program, to confirm the eligibility of benefits before providing funds, resources, benefits, or any other thing of value during the Agreement term. Further, SUBRECIPIENT shall include in related subcontracts a requirement that subcontractors working or providing services pursuant to the Agreement utilize SAVE, or any successor or similar applicable verification program to confirm the eligibility of beneficiaries before providing any funds, resources, benefits, or any other thing of value during the Agreement term.
- K. Section 3 - Economic Opportunities for Low- and Very Low-Income Persons.

SUBRECIPIENT shall encourage its contractors to hire qualified low- and moderate-income residents for any job openings that exist on HOME-funded projects in the community. The SUBRECIPIENT and its contractors shall keep records to document the number of low- and moderate-income people who are hired to work on HOME-funded projects. The number of low- and moderate-income residents who are hired to work of the project shall be reported in the comment section of the quarterly report. SUBRECIPIENT agrees to the following Section 3 clause and acknowledges that the following Section 3 clause is required to be included in any contracts and subcontracts funded by this Agreement:

Section 3 Required Language

1. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
2. The Parties to this contract agree to comply with HUD's regulations in 24 C.F.R. part 75, which implements section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with

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which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

4. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. part 75.
 5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 C.F.R. part 75.
 6. Noncompliance with HUD's regulations in 24 C.F.R. part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
 7. Contracts and subcontracts subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of Section 3.
- L. Section 3 – Whistleblower Protection. The following clause is required to be included in all federally funded subawards and contracts over the simplified acquisition threshold.

Pursuant to Section 828 of Pub. L 112-239, "National Defense Authorization Act for Fiscal Year 2013" and permanently extended through the enactment of Pub. L 114-261 (December 14, 2016), this award, related subawards, and related contracts over the simplified acquisition threshold and all employees working on this award, related subawards, and related contracts over the simplified acquisition threshold are subject to the whistleblower right and remedies established at 41 U.S.C. § 4712. Recipients, their subrecipients, and their contractors awarded contracts over the simplified acquisition threshold related to this award, shall inform their employees, in writing, in the predominant language of the workforce, of the employee whistleblower rights and protections under 41 U.S.C. § 4712. This clause shall be inserted in all subawards and in contracts over the simplified acquisition threshold related to this award; best efforts should be made to include this clause in any subawards and contracts awarded prior to the effective date of this provision.

- M. Civil Rights Regulations. As a condition for the receipt of HOME funds, each SUBRECIPIENT

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must abide by associated Federal laws and regulations. Upon execution of this Agreement, SUBRECIPIENT hereby certifies that SUBRECIPIENT shall comply with all of the following provisions and Federal regulations:

1. Title VI of the Civil Rights Act of 1964 – Prohibits discrimination by government agencies that receive Federal funding;
2. Title VII of the Civil Rights Act of 1964 – prohibits employment discrimination on the basis of race, color, religion, sex, or national origin;
3. Title VIII of the Civil Rights Act of 1968 – as amended (the Fair Housing Act of 1988);
4. Age Discrimination Act of 1975 – Prohibits age-based discrimination in programs receiving federal assistance
5. Section 504 of Rehabilitation Act of 1973 and 24 CFR Part 8 – Prohibits Discrimination based on disability.
6. Executive Order 11063 – Equal Opportunity in Housing.
7. Executive Order 11246 – Equal Employment Opportunity
8. Executive Order 12892 – Affirmatively Furthering Fair Housing.
9. Section 109 of the Housing and Community Development Act of 1974 – No person shall be excluded from participation in, denied benefits of, or subjected to discrimination under any program or activity receiving HOME funds because of race, color, religion, sex or national origin.
10. Section 504 of the Rehabilitation Act of 1973 and 24 C.F.R. part 8, which prohibits discrimination against people with disabilities;
11. Affirmatively Furthering Fair Housing (AFFH)- As required under 24 CFR § 5.150–5.168 and applicable HUD guidance.
12. Section 3 of the Housing and Urban Development Act of 1968, as amended –Economic Opportunities for low- and very low-income persons.

8. PHASE ONE, TWO AND THREE - MISCELLANEOUS:

- A. All words used herein in the singular form will extend to and include the plural. All words used in the plural form will extend to and include the singular. All words used in any gender will extend to and include all genders.
- B. In the event that a court of valid jurisdiction finally determines that any provision of this Agreement is illegal or unenforceable, this Agreement will be construed as not containing such provision, and all other provisions which are otherwise lawful will remain in full force and effect, and to this end the provisions of this Agreement are declared to be severable.
- C. If HUD regulations applicable to this Agreement are amended, the COUNTY shall revise this Agreement as necessary to ensure compliance. COUNTY will provide written notice to SUBRECIPIENT of any such changes.
- D. There are no understandings or agreements except as herein expressly stated.
- E. This Agreement will be governed by and construed in accordance with the laws of the State of

EXHIBIT A

Florida.

- F. SUBRECIPIENT hereby waives any objection to venue and agrees that any legal action related to this Agreement may be brought in a court of competent jurisdiction in a venue selected by the COUNTY. If SUBRECIPIENT initiates legal action, it consents to transfer of venue upon COUNTY's request
- G. SUBRECIPIENT certifies compliance with 2 CFR Part 200, Appendix II (H) and confirms it is not listed on the government-wide exclusions in the System for Award Management (SAM) for debarment or suspension.

(Remainder of page intentionally left blank.)

SCOPE OF WORK AND FUNDING

SUBRECIPIENT: LOGOS LODGE, INC

PROJECT: The Project will acquire and renovate a building to serve as a point of entry for individuals experiencing homelessness. The homes will provide immediate shelter and transition clients into supported housing within the same building. Services may include assessment, basic needs, counseling, life and job skills training, case management, and mental health support. The goal is to empower residents toward long-term stability and independence.

This Project qualifies as a HOME-assisted rental housing project under 24 CFR § 92.205

Location: 4560 (and 4564) SE 120TH Street, Belleview, Florida

Assistance and programming that provides homeless and low-income households with assistance to prevent homelessness. SUBRECIPIENT provides wrap-around services that include temporary housing with a step forward program for stable housing, meals, and other services that include but are not limited to counseling, real time job training and life skills workshop.

This Project qualifies as a HOME Project.

Approved Grant Budget:

HOME funding, is contingent upon the completion of a successful Environmental Review. HOME funding will be provided up to a maximum of **Seven Hundred Seventy-Nine Thousand Five Hundred Eighty-Five Dollars and Zero Cents (\$779,585.00)**. Any additional costs or overages incurred by SUBRECIPIENT over the maximum grant award shall be the responsibility of SUBRECIPIENT.

Reporting Schedule:

As soon as services commence, SUBRECIPIENT will be responsible for monthly reporting of demographic data on clients served for a period of twelve (12) months. COUNTY shall provide the pertinent form to SUBRECIPIENT.

1. Establish the required non-profit organizational assistance used to improve program results, and report monthly progress and successes to COUNTY.
2. SUBRECIPIENT shall submit monthly financial reports indicating population served, services provided, receipts for expenditures, and will receive funds from COUNTY on a reimbursement basis. SUBRECIPIENT shall submit monthly achievement reports on the Outcome Performance Measures.
3. SUBRECIPIENT shall report all Homeless person(s) to the Homeless Management Information System (HMIS) when services commence for those Homeless that are assisted through their services.

Monitoring:

COUNTY will monitor all stages of the Project to ensure compliance with all Federal/HUD regulations and COUNTY guidelines.

EXHIBIT B

1. Within the first three (3) months after the ending date of the Project, COUNTY will perform a monitoring of SUBRECIPIENT to ensure that SUBRECIPIENT is maintaining all records in a satisfactory manner.
2. Twenty-four (24) months after the ending date of the Project, COUNTY will perform a monitoring of SUBRECIPIENT to ensure compliance of: client files, financial records, and demographic data reporting.
3. SUBRECIPIENT shall be subject to the Change of Use requirements as outlined in 24 CFR § 92.252(i), which requires that HOME-assisted rental housing remain affordable for the duration of the affordability period.

Budget and Scope of Work:

Funds may be moved within program costs in accordance with program needs, only upon approval by the COUNTY through the Community Development Administrator.

Phase 1

HOME funds budget:

Task	Budgeted Amount	Notes
Acquisition of building	\$654,585.00	
TOTAL:	\$654,585.00	

Phase 2

HOME funds budget:

Task	Budgeted Amount	Notes
Administration & Contingency cost	\$6,250.00	Recording & Doc Stamp
Renovation	\$118,750.00	
TOTAL:	\$125,000.00	

Non-HOME required funds match:

Task	Budgeted Amount	Notes
Private Donors, Fundraisers	\$194,896.25	
Volunteer Labor and Donated Materials		
TOTAL:	\$194,896.25	

Outcomes and Performance Goals:

GOAL 1: Housing Stability & Affordability

Expand access to safe, decent, and affordable housing for low-income households by rehabilitating Logos Lodge properties and providing direct placement to income-eligible individuals and families. All housing activities will meet HUD HOME standards for affordability, income eligibility, and property compliance to ensure long-term stability.

GOAL 2: Wraparound Services & Tenant Support

Strengthen housing stability by delivering wraparound services for HOME-assisted residents, including case management, mentorship, employment readiness, financial literacy, and life skills development. While these services are supported through non-HOME resources, they directly complement housing assistance by reducing barriers to success and preventing a return to homelessness.

GOAL 3: Sustainability & Leveraging of Resources

Ensure long-term program impact and compliance with HUD's 25% matching requirement by leveraging volunteer labor, licensed contractors, community donations, and in-kind contributions. This sustainable operational model not only maximizes HOME investments but also supports the continuation of wraparound services and expands community partnerships.

Record and Return to:

Marion County Community Services
2710 E, Silver Springs Blvd.
Ocala, FL 34470

Rec. Fees: \$384.00 DS: \$3,622.50

This Document Prepared By:

Marion County Community Services Department
2710 E. Silver Springs Blvd.
Ocala, Florida 34470

Property Appraiser's Parcel ID No: 41409-006-12
Owner: Logos Lodge Inc

**MORTGAGE LIEN
FOR REAL PROPERTY ACQUIRED OR IMPROVED IN WHOLE OR IN PART
WITH HOME FUNDS**

This mortgage made by and between Marion County, a political subdivision of the State of Florida, 601 SE 25th Ave., Ocala, FL 34471 ("Mortgagee") and Logos Lodge Inc, 209 NE 36th Street, Ocala, FL 34470 ("Mortgagor").

WHEREAS, Mortgagee is the administrator of the U.S. Department of Housing and Urban Development ("HUD") HOME Investment Partnerships Program (HOME); and

WHEREAS, pursuant to 24 CFR Part 92, HUD has made available to Mortgagor, through Mortgagee, certain funds to be used for the acquisition and/or rehabilitation of real property to provide affordable housing for low-income individuals and families; and

WHEREAS, the use of the property qualifies as an eligible activity under the HOME program in accordance with 24 CFR § 92.205, and the property is not used for the general conduct of government; and

WHEREAS, upon completion of the project, Mortgagor will use the property to provide affordable housing and supportive services to low-income and/or presumed benefit persons with disabilities, in accordance with the terms of the Standard Professional Services Agreement executed on October 21, 2025, between Mortgagor and Mortgagee (the "Agreement"); and

WHEREAS, this Mortgage shall constitute a lien on the property to ensure performance as described herein, as set forth in the promissory note of even date between the parties (the "Note") and as set forth in the Agreement entered into by the parties, until released as provided herein.

NOW, THEREFORE, in consideration of the financial assistance granted herein, and to secure the repayment of any HOME funds and the performance of all obligations under the Agreement and Note, Mortgagor hereby grants, sells, warrants, conveys, assigns, transfers, mortgages, and sets over to Mortgagee all of Mortgagor's right, title, and interest in the real property described below:

Parcel ID #41409-006-12 The West ½ of the East ½ of the NE ¼ of Section 2, Township 17 South, Range 22 East all lying and being in Marion County, Florida. EXCEPT: The North 2150 feet EXCEPT the East 40 feet thereof, and together with the East 40 feet of said North 2150 feet EXCEPT the North 30 feet thereof for road right of way.

EXHIBIT C

TOGETHER WITH all improvements now or hereafter located on said real property and all fixtures, appliances, apparatus, equipment, furnishings, heating and air conditioning equipment, machinery and articles of personal property and replacement thereof (other than those owned by lessees of said real property) now or hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, occupancy, or operation of the said real property, all licenses and permits used or required in connection with the use of said real property, all leases of said real property now or hereafter entered into and all right, title and interest of Mortgagor thereunder, including without limitation, cash or securities deposited thereunder pursuant to said leases, and all rents, issues, proceeds, profits, revenues, royalties, rights, accounts, accounts receivable, and benefits arising from, relating to or accruing from said real property and together with all proceeds of the conversion, voluntary or involuntary of any of the foregoing into cash or liquidated claims, including without limitation, proceeds of insurance and condemnation awards (the foregoing said real property, tangible and intangible personal property hereinafter collectively referred to as the "Mortgaged Property").

Mortgagor hereby grants to Mortgagee a security interest in the foregoing described tangible and intangible personal property.

MORTGAGOR covenants and agrees as follows:

1. The terms and conditions contained in the Agreement and the Note are incorporated herein and made a part hereof as fully as if set forth herein.
2. HOME funds in the amount of **Seven Hundred Seventy-Nine Thousand Five Hundred Eighty-Five Dollars and Zero Cents (\$779,585.00)** have been provided to or for the benefit of Mortgagor to assist in the acquisition and/or development of the Mortgaged Property.
3. Mortgagor warrants that Mortgagor has good and marketable title to an indefeasible fee estate in the real property comprising the Mortgaged Property subject to no lien, charge or encumbrance except as Mortgagee has agreed to accept in writing, and Mortgagor covenants that this Mortgage is and will remain a valid and enforceable mortgage on the Mortgaged Property subject only to the exceptions herein provided. Mortgagor has full power and lawful authority to mortgage the Mortgaged Property in the manner and form herein done or intended hereafter to be done. Mortgagor will preserve such title and will forever warrant and defend the same to Mortgagee and will forever warrant and defend the validity and priority of the lien hereof against the claims of all persons and parties whomsoever.
4. Mortgagor will, at the cost of Mortgagor, and without expense to Mortgagee, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignment, transfers and assurances as Mortgagee shall from time to time require in order to preserve the priority of the lien of this Mortgage or to facilitate the performance of the terms hereof.
5. This Mortgage shall terminate upon the repayment of the HOME funds. This Mortgage shall expire upon Twenty (20) years from the date of execution. Upon termination or expiration, Mortgagee shall execute a release from this Mortgage and lien which shall be recorded in the public records of Marion County, Florida.
6. Mortgagor further covenants and agrees to pay when due, without requiring any notice from Mortgagee, all taxes, assessments of any type or nature and other charges levied or assessed against the Mortgaged Property or this Mortgage and produce receipts therefor upon demand. To immediately pay and discharge any claim, lien or encumbrance against the Mortgaged Property which may be or become superior to this Mortgage and to permit no default or delinquency on any other lien, encumbrance or charge

EXHIBIT C

against the Mortgaged Property.

7. Mortgagor further covenants and agrees to promptly pay all taxes and assessments assessed or levied under and by virtue of any state, federal, or municipal law or regulation, hereafter passed against Mortgagee upon this Mortgage or the debt hereby secured, or upon its interest under this Mortgage, provided however that the total amount so paid for any such taxes pursuant to this paragraph together with the interest payable on said indebtedness shall not exceed the highest lawful rate of interest in Florida and provided further that in the event of the passage of any such law or regulation imposing a tax or assessment against Mortgagee upon this Mortgage or the debt secured hereby, that the entire indebtedness secured by the Mortgage shall thereupon become immediately due and payable at the option of Mortgagee.
8. Mortgagor further covenants and agrees to maintain the Mortgaged Property in good condition and repair, including but not limited to the making of such repairs as Mortgagee may from time to time determine to be necessary for the preservation of the Mortgaged Property and to not commit or permit any waste thereof, and Mortgagee shall have the right to inspect the Mortgaged Property on reasonable notice to Mortgagor.
9. Mortgagor further covenants and agrees to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Mortgaged Property, and not to cause or permit any violation thereof.
10. Mortgagor further covenants and agrees that if Mortgagor fails to pay any claim, lien or encumbrance which is superior to this Mortgage, or when due, any tax or assessment or insurance premium or to keep the Mortgaged Property in repair, or shall commit or permit waste, or if there be commenced any action or proceeding affecting the Mortgaged Property or the title thereto, or the interest of Mortgagee therein, including but not limited to, eminent domain and bankruptcy or reorganization proceedings, then Mortgagee, at its option, may pay said claim, lien encumbrance, tax, assessment or premium, with right of subrogation thereunder, may make such repairs and take such steps as it deems advisable to prevent or cure such waste, and may appear in any such action or proceeding and retain counsel therein, and take such action therein as Mortgagee deems advisable, and for any of such purposes, Mortgagee may advance such sums of money, including all costs, reasonable attorney's fees, and other items of expense as it deems necessary. Mortgagee shall be the sole judge of the legality, validity and priority of any such claim, lien, encumbrance, tax, assessment and premium and of the amount necessary to be paid in satisfaction thereof. Mortgagee shall not be held accountable for any delay in making any such payment, which delay may result in any additional interest, costs, charges, expenses or otherwise.
11. Mortgagor further covenants and agrees that Mortgagor will pay to Mortgagee, immediately and without demand, all sums of money advanced by Mortgagee to protect the Mortgaged Property hereof pursuant to this Mortgage, including all costs, reasonable attorney's fees and other items of expense, together with interest on each such advancement at the rate of interest provided herein and all such sums and interest thereon shall be secured hereby.
12. Mortgagor further covenants and agrees all sums of money secured hereby shall be payable without any relief wherever from any valuation or appraisal laws.
13. If default occurs in payment of the principal or interest of the Note or any part thereof when due, or in payment, when due or any other sum secured hereby, or in performance of any Mortgagor's obligations, covenants or agreements hereunder, in the Note or in the Agreement, all of the indebtedness secured hereby shall become and be immediately due and payable at the option of

EXHIBIT C

Mortgagee, without notice or demand, which are hereby expressly waived, in which event, Mortgagee may avail itself of all rights and remedies, at law or in equity, and this Mortgage may be foreclosed with all rights and remedies afforded by the laws of Florida and Mortgagor shall pay all costs, charges, and expenses thereof, including a reasonable attorney's fee, including all such other costs, expense and attorney's fees for any retrial, rehearing or appeals. The indebtedness secured hereby shall bear interest at the rate provided herein from and after the date of any such default of Mortgagor.

14. If default be made in payment, when due, of any indebtedness secured hereby, or in performance of any of Mortgagor's obligations, covenants or agreements in this Mortgage, the Note or the Agreement:

A) Mortgagee is authorized at any time, without notice, in its sole discretion to enter upon and take possession of the Mortgaged Property or any part thereof, to perform any acts Mortgagee deems necessary or proper to conserve the Mortgaged Property and to collect and receive all rents, issues, profits, revenues, royalties, rights, proceeds, accounts, accounts receivable, and benefits thereof, including those past due as well as those accruing thereafter; and

B) Mortgagee shall be entitled, as a matter of strict right, without notice and ex-parte, and without regard to the value or occupancy of the Mortgaged Property, or the solvency of Mortgagor, or the adequacy of the Mortgaged Property as security for the Note to have a receiver appointed to enter upon and take possession of the Mortgaged Property, collect the rents, issues, profits, revenues, royalties, rights, proceeds, accounts, accounts receivable, and benefits therefrom and apply the same as the court may direct, such receiver to have all the rights and powers permitted under the laws of Florida. In either such case, Mortgagee or the receiver may also take possession of, and for these purposes, use any and all personal property which is a part of the Mortgaged Property and used by Mortgagor in the rental or leasing thereof or any part thereof. The expense (including receiver's fees, counsel fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be secured hereby. Mortgagee shall (after payment of all costs and expenses incurred) apply such rents, issues, and profits received by it on the indebtedness secured hereby in such order and Mortgagee determines. The right to enter and take possession of the Mortgaged Property, to manage and operate the same, and to collect the rents, issues, profits, revenues, royalties, rights, proceeds, accounts, accounts receivable and benefits thereof, whether by a receiver or otherwise, shall be cumulative to any other right or remedy hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. Mortgagee shall be liable to account only for such rents, issue and profits actually received by Mortgagee.

15. If the indebtedness secured hereby is now or hereafter secured by chattel mortgages, security interests, financing statements, pledges, contracts of guaranty, assignments of leases, or other securities, or if the Mortgaged Property hereby encumbered consists of more than one (1) parcel of real property, Mortgagee may, at its option, exhaust any one or more of said securities and security hereunder, or such parcels of security hereunder, either concurrently or independently, and in such order as it may determine.
16. This Mortgage shall secure not only existing indebtedness, but also such future advances, whether such advances are obligatory or to be made at the option of Mortgagee, or otherwise, as are made within ten (10) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, but such secured indebtedness shall not exceed at any time the maximum principal amount of two (2) times the amount of the Note, plus interest thereon, plus any disbursements made for the payment of taxes, levies, or insurance on the Mortgaged Property, plus interest on such disbursements. Any such future advances, whether obligatory or to be made at the option of Mortgagee, or otherwise, may be made either prior to or after the due date of the Note or any other notes secured by this Mortgage. This Mortgage is given for the specific purpose of securing

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any and all indebtedness by Mortgagor to Mortgagee (but in no event shall the secured indebtedness exceed at any time the maximum principal amount set forth in this paragraph) in whatever manner this indebtedness may be evidenced or represented until this Mortgage is satisfied of record. Nothing in this clause shall be construed to authorize additional disbursement of HOME funds beyond the original award amount without a formal amendment to the Agreement and full compliance with 24 CFR Part 92. All covenants and agreements contained in this Mortgage shall apply to any such future advances made by Mortgagee to Mortgagor under this clause.

17. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder. No waiver by Mortgagee of any default shall constitute a waiver of or consent to subsequent defaults. No failure of Mortgagee to exercise any option herein given to accelerate maturity of the debt hereby secured, no forbearance by Mortgagee before or after the exercise of such option and no withdrawal or abandonment of foreclosure proceeding by Mortgagee shall be taken or construed as a waiver of its right to exercise such option or to accelerate the maturity of the debt, hereby secured by reason of any past, present, or future default on the part of Mortgagor; and, in like manner, the procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be taken or construed as a waiver of its right to accelerate the maturity of the debt hereby secured.
18. Without affecting the liability of Mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, in the Note and/or in the Agreement, and without affecting the rights of Mortgagee with respect to any security not expressly released in writing, Mortgagee may, at any time and from time to time, either before or after the maturity of the Note, and without notice or consent:
 - A) Release any person liable for payment of all or part of the indebtedness or for performance of any obligation;
 - B) Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof;
 - C) Exercise or refrain from exercising or waive any right Mortgagee may have;
 - D) Accept additional security of any kind; and
 - E) Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the Mortgaged Property.
19. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this Mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.
20. Mortgagor hereby waives all right of homestead exemption if any, in the Mortgaged Property.
21. In the event of condemnation proceedings of the Mortgaged Property, the award or compensation payable thereunder is hereby assigned to and shall be paid to Mortgagee. Mortgagee shall be under no obligation to question the amount of any such award or compensation and may accept the same in the amount in which the same shall be paid. In any such condemnation proceedings, Mortgagee may be represented by counsel selected by Mortgagee. The proceeds of any award or compensation

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so received shall, at the option of Mortgagee, either be applied to the prepayment of the Note and at the rate of interest payable on the award by the condemning authority, or at the option of Mortgagee, such award shall be paid over to Mortgagor for restoration of the Mortgaged Property.

22. At the option of Mortgagee, Mortgagor shall provide Mortgagee with periodic financial statements of the operations of and the financial condition of Mortgagor.
23. The loan represented by the Mortgage and the Note is personal to Mortgagor. Mortgagee extended the funds to Mortgagor based upon the representations made in the Mortgagor's application and the Agreement between the parties as well as Mortgagee's judgment of the ability of Mortgagor to perform under this Mortgage, the Note and the Agreement and Mortgagee's judgment of the ability of Mortgagor to repay all sums due under this Mortgage. Therefore, this Mortgage may not be assumed by any subsequent holder of an interest in the Mortgaged Property unless in compliance with HUD regulations and with written approval by Mortgagee.

24. COMPLIANCE WITH ENVIRONMENTAL LAWS:

- A) Hazardous Waste: "Hazardous Waste" shall mean and include those elements or compounds which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material as now or at any time in effect.
- B) Representations and Warranties: Mortgagor specifically represents and warrants that the use and operation of the Mortgaged Property complies with all applicable environmental laws, rules and regulations, including, without limitation, the Federal Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act of 1980 and all amendments and supplements thereto, and Mortgagor shall continue to comply therewith at all times. Specifically, and without limiting the generality of the foregoing, there are not now and there shall not in the future be any Hazardous Waste located or stored in, upon or at the Mortgaged Property, and there are not now nor shall there be at any time any releases or discharges of Hazardous Waste from the Mortgaged Property.
- C) Indemnification.
 - (1) Mortgagor shall indemnify Mortgagee and hold Mortgagee harmless from and against any and all losses, liabilities (including strict liability), damages, injuries, expenses (including attorneys' fees for attorneys of Mortgagee's choice), costs of any settlement or judgment, and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against Mortgagee by any person or entity or governmental agency for, with respect to, or as a direct or indirect result of, the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Mortgaged Property of any Hazardous Waste, regardless of whether within Mortgagor's control. The indemnification agreement set forth in this paragraph includes without limitation, any losses, liabilities (including strict liability), damages, injuries, expense (including attorneys' fees for attorneys of Mortgagee's choice), costs of any settlement or judgment or claims asserted or arising under the Comprehensive Environmental Response Compensation and Liability Act, any deferral state or local "Superfund" or "Super lien" laws, and any and all other statutes laws, ordinances, codes, rules, regulations, orders or decrees regulating, with respect to or imposing liability, including strict

EXHIBIT C

liability, substances or standards of conduct concerning any Hazardous Waste.

- (2) The indemnification and hold harmless agreement set forth in this subparagraph shall benefit Mortgagee from the date hereof and shall continue notwithstanding payment, release or discharge of this Mortgage or the obligations secured hereby, and, without limiting the generality of the foregoing, such obligations shall continue for the benefit of Mortgagee during and following any possession or ownership of the Mortgaged Property by Mortgagee, whether arising by foreclosure or deed in lieu of foreclosure or otherwise, such indemnification and hold harmless agreement to continue forever.

D) Notice of Environmental Complaint. If Mortgagor shall receive any knowledge of notice (actual or constructive) of:

- (1) The happening of any event involving the spill, release, leak, seepage, discharge, presence or cleanup of any Hazardous Waste on the Mortgaged Property on in connection with Mortgagor's operations thereon; or
- (2) Any complaint, order, citation or notice with regard to air emission, water discharges; or
- (3) Any other environmental, health or safety matter affecting Mortgagor;

(all the foregoing be referred to herein as an "Environmental Complaint") from any person or entity, then Mortgagor immediately shall notify Mortgagee orally and in writing of the notice.

E) Mortgagee's Reserved Rights. In the event of an Environmental Complaint, Mortgagee shall have the right, but not the obligation (and without limitation of Mortgagee's rights under this Mortgage) to enter onto the Mortgaged Property or to take such other actions as it shall deem necessary or advisable to clean up, remove, resolve or minimize the impact of, or otherwise deal with, any such Hazardous Waste or Environmental Complaint. All reasonable costs and expenses, including a reasonable attorney's fee, incurred by Mortgagee in the exercise of any such rights shall be secured by the Mortgage; shall be payable by Mortgagor upon demand; and shall accrue interest at the highest lawful rate from the date paid by Mortgagee.

25. Breach: Any breach of any warranty, representation or agreement contained in this Mortgage, the Note, or the Agreement shall be an Event of Default and shall entitle Mortgagee to exercise any and all remedies provide in this Mortgage, or otherwise permitted by law.
26. In the event any one or more of the provisions contained in this Mortgage, the Note, or the Agreement, shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall, at the option of the Mortgagee, not affect any other provisions of this Mortgage, but this Mortgage shall be construed as if such invalid illegal or unenforceable provision had never been contained herein or therein. The total interest payable pursuant to the Note or this Mortgage shall not in any one year exceed the highest lawful rate of interest permitted in the State of Florida.
27. The covenants and agreements herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. All covenants, agreements and undertakings shall be

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joint and several. In the event additional numbered covenants or paragraphs are for convenience inserted in this Mortgage, such additional covenants shall be read and given the effect as though following this covenant in consecutive order.

28. Mortgagor understands and agrees that this Mortgage shall be recorded in the public records of Marion County, Florida, and that this Mortgage shall be a legal and binding contract and a lien on the Mortgaged Property described herein, enforceable in the courts of the State of Florida.

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IN WITNESS THEREOF, Mortgagor has executed this Mortgage on the ____ day of _____, 2025.

WITNESS:

Signed, sealed, and delivered

LOGOS LODGE INC, a Florida Not-for-Profit Organization

Witness Signature

Witness Name Printed

Witness Address

By: _____

Printed Name: _____
Its: CEO

Witness Signature

Witness Name Printed

Witness Address

**STATE OF FLORIDA
COUNTY OF MARION**

The forgoing mortgage was acknowledged before me this ____ day of _____, 2025, by _____ as CEO of Logos Lodge Inc., a Florida not-for-profit organization, who is personally known to me _____ or produced _____ as identification and who did take an oath.

SEAL

Signature – Notary Public (SEAL)

Print Name: _____

My Commission Expires: _____

PROMISSORY NOTE

Amount: \$779,585.00
PID #:41409-006-12

Dated: _____

FOR VALUE RECEIVED, the undersigned (the "Borrower") promises to pay to Marion County, a political subdivision of the State of Florida, HOME Fund, Marion County, Florida, its successors or assigns ("Lender"), the principal sum of **Seven Hundred Seventy-Nine Thousand Five Hundred Eighty-Five and Zero Cents (\$779,585.00)** or such other amount as may be advanced by Lender from time to time hereunder, and to pay interest on the outstanding principal balance at the rate of zero (0%) percent from the above date until fully paid. Payment shall be due upon sale, transfer, or refinance of the collateral securing this note to Marion County, or if units are used for purposes other than to improve and transform clients' lives through services to low- to moderate-income HOME eligible people.

This Note and all other obligations of the Borrower, including the agreement entered into between the parties entitled Marion County Standard Professional Services Agreement Home Investment Partnerships Program (the "Agreement") are secured by a lien on collateral in the form of real property located in Marion County, Florida (the "Security"), pursuant to a Mortgage Lien For Real Property Acquired Or Improved In Whole Or In Part With HOME Funds (the "Mortgage") held by Lender. The terms and conditions contained in the Agreement and the Mortgage are incorporated herein and made a part hereof as fully as if set forth herein. This Note, the Agreement and the Mortgage are collectively referred to as the "Loan Documents". Reference herein to the Loan Documents is made for a statement of the rights and remedies of Lender with respect to such collateral. Borrower shall not sell, lease or transfer all or any part of the Security or any interest therein, including transfer by judicial sale or any other voluntary or involuntary transfer, without Lender's prior written consent prior to discharge.

1. Payment.

- A. Maturity. The purpose of this Note is to provide the Borrower with HOME Investment Partnerships Program (HOME) funds for the acquisition and rehabilitation of real property to be used as affordable rental housing. The project will serve low-income and/or presumed benefit individuals and families by providing supported housing and wraparound services in accordance with the requirements of 24 CFR Part 92. The maturity date of this Note shall be the first (1st) day of **October 2045.**
- B. Termination. This mortgage shall terminate upon the repayment of the HOMR-ARP funds. If there has been no default by Mortgagor under the terms of this Mortgage, this Mortgage shall expire upon Twenty (20) years from the date of its execution whether or not Mortgagor has repaid the grant funds provided by Mortgagee. Upon termination or expiration, Mortgagee shall execute a release from this Mortgage and lien which shall be recorded in the public records of Marion County, Florida.
- C. Where to Make Payment. Sums due under this Note shall be payable to the Marion HOME Grant, Marion County, Florida, 2710 E. Silver Springs Blvd., Ocala, Florida 34470, or such other place as the Noteholder may designate.
- D. Prepayment. Borrower has the option and privilege of prepaying all or any part of the outstanding principal balance evidenced by this Note without premium, penalty, or charge.

2. Event of Default.

An event of default shall occur if: (a) Borrower fails to make any payment due under this Note within fifteen (15) days of the due date; or (b) an event of default occurs under any of the Loan Documents

EXHIBIT C

between Borrower and Lender, (collectively "Event of Default").

3. Acceleration.

Upon the occurrence of any Event of Default, the outstanding principal hereof and all accrued interest thereon, at the option of Lender, shall become and be immediately due and payable without notice or demand.

4. Relationship of Borrower and Lender.

Nothing contained in this Note shall be deemed or construed to create the relationship of partner or joint venture as between Lender and Borrower, it being agreed and understood that the only relationship between the parties is that of lender and borrower. The terms hereunder are only intended to compensate Lender for its agreement to make the loan evidenced by this Note. Market conditions as of the date of this Note have been considered.

5. Costs/Attorney's Fees.

Borrower, and all other persons or entities who are or may become liable on the indebtedness evidenced by this Note, agree jointly and severally, to pay all costs of collection, including reasonable attorneys' fees and all costs of any action or proceeding (including but without limitation commencement of non-judicial foreclosure or private sale), in case the unpaid principal sum of this Note is not paid when due, or in case it becomes necessary to enforce any other obligation of Borrower hereunder or to protect the Security for the indebtedness evidenced hereby, or for the foreclosure by Lender of the Mortgage, or in the event Lender is made a party to any litigation because of the existence of the indebtedness evidenced by the Note, whether suit be brought or not, and whether through courts or original jurisdiction, as well as in courts of appellate jurisdiction, or through a bankruptcy court or other legal proceedings. Borrower acknowledges that all such costs are secured by the Mortgage. As used herein "attorneys' fees" shall be deemed to include fees incurred in appellate, bankruptcy and post-judgment proceedings and shall be deemed to include charges for paralegal, law clerks, and other staff members operating under the supervision of an attorney. Any payment or award of attorney's fees shall include as part thereof any and all sales and/or use taxes imposed thereon by any appropriate governmental authority.

6. Waiver.

Borrower, and all persons or entities who are, or may become, liable for all or any part of this indebtedness, jointly and severally:

- A. Presentment. Waive Lender's diligence, presentment, protest and demand for payment, notice of protest of demand, of nonpayment, of dishonor and of maturity and all other notices, filing suit and diligence in collecting this Note, in enforcing any of the security rights or in a proceeding against the Security.
- B. Time is of the Essence. Agree that time is of the essence of every provision hereof.
- C. Substitution. Agree to any substitution, exchange, addition or release of any of the Security or the addition or release of any party or person primarily or secondarily liable hereon.
- D. Renewals, Extensions, Modifications. Consent to any and all renewals, extensions or modifications agreed to by Borrower and Lender of the terms hereof or the terms contained in any of the Loan Documents, including time for payment.
- E. Statute of Limitations. Expressly waive to the full extent of the law, the right, if any, to plead any and all statutes of limitation as a defense to any demand on this Note or Mortgage or any other documents executed in connection with the loan evidenced by this Note.
- F. No Exhaustion of Remedies. Agree that Lender shall not be required first to institute any suit or exhaust its remedies against Borrower or any other person or party to become liable hereunder, or against the Security in order to enforce payment of this Note.
- G. Remain Liable. Agree that, notwithstanding the occurrence of any of the foregoing (except the

EXHIBIT C

express written release by Lender of any such person), they shall be and remain jointly and severally, directly and primarily, liable for all sums due under this Note and the

7. Rights and Remedies of Lender.

Borrower, and all persons or entities who are, or may become, liable for all or any part of this indebtedness, jointly and severally:

- A. Lender May Waive. Agree that Lender shall have the right, at any time and from time to time, at its sole option and in its sole discretion, to waive all or any part of any charge due Lender hereunder, but such waiver shall be effective only if made in writing and shall not extend to or constitute a waiver of the same or any other term or provision herein contained or contained in the Mortgage.
- B. Cumulative. The rights and remedies of Lender as provided in this Note and in the Mortgage, shall be cumulative and concurrent and may be pursued singly, successively or together against Borrower, the Security encumbered by the Mortgage, or any other persons or entities who are, or may become, liable for all or any part of this indebtedness, or any and other funds, property or security held by Lender for payment hereof, or otherwise, at the sole discretion of Lender.
- C. No Waiver. Failure of Lender to exercise any such right or remedy shall in no event be construed as a waiver or release of such rights or remedies, or the right to exercise them at any later time.

The acceptance by Lender of payment hereunder that is less than any payment in full of all amounts due and payable at the time of such payment shall not constitute a waiver of the right to exercise any of the foregoing options at that time or at any subsequent time or nullify any prior exercise of any such option without the express written consent of Lender. A wavier or release with reference to one Event of Default shall not be construed as a continuing, as a bar to, or as a waiver or release of, any subsequent right, remedy or recourse as to any subsequent Event of Default.

- 8. Waiver of Jury Trial. Borrower hereby waives trial by jury in any action or proceeding to which Borrower and Lender may be parties, arising out of or in any way pertaining to the Loan. This waiver is knowingly, willingly, and voluntarily made by Borrower, and Borrower hereby represents that no representation of fact or opinion has been made by any individual to induce this waiver of trial by jury or to in any way, modify or nullify its effect.
- 9. Governing Law. This Note is executed and delivered in Marion County, Florida, and shall be construed and enforced according to the laws of the State of Florida.

EXHIBIT C

IN WITNESS WHEREOF, this Note has been duly executed by the undersigned, as of the above date.

WITNESS:

Signed, sealed, and delivered
in our presence as witnesses:
a Florida Not-for-Profit Organization

LOGOS LODGE INC,

Witness Signature

By: _____

Witness Name Printed

Printed Name: _____

Witness Address

ITS: CEO

Witness Signature

Witness Name Printed

Witness Address

PROPERTY LEGAL DESCRIPTION

LOCATION: 4560 (and 4564) SE 120th St, Belleview, FL34420

PARCEL ID #: 41409-006-12

The West ½ of the East ½ of the NE ¼ of Section 2, Township 17 South, Range 22 East all lying and being in Marion County, Florida. EXCEPT: The North 2150 feet EXCEPT the East 40 feet thereof, and together with the East 40 feet of said North 2150 feet EXCEPT the North 30 feet thereof for road right of way.

CHART OF INCOME REQUIREMENTS

MARION COUNTY, FLORIDA INCOME LIMITS ADJUSTED TO FAMILY SIZE 2025			
Median Income: \$76,200 Household Size	30%	50%	80%
1 PERSON	\$16,250.00	\$27,000.00	\$43,200.00
2 PERSON	\$18,550.00	\$30,850.00	\$49,400.00
3 PERSON	\$20,850.00	\$34,700.00	\$55,550.00
4 PERSON	\$23,150.00	\$38,550.00	\$61,700.00
5 PERSON	\$25,050.00	\$41,650.00	\$66,650.00
6 PERSON	\$26,900.00	\$44,750.00	\$71,600.00
7 PERSON	\$28,750.00	\$47,850.00	\$76,550.00
8 PERSON	\$30,600.00	\$50,900.00	\$81,450.00
			HUD eff. 6/1/25



MARION COUNTY COMMUNITY SERVICES HOME INVESTMENT PARTNERSHIPS (HOME) SELF-CERTIFICATION FORM FOR 2025

Information on annual family income is required to determine client eligibility for public services funded by Marion County through the Home Investment Partnerships Plan (HOME) program. Each client must indicate the number of persons in their family and indicate whether total annual family income exceeds or falls below the listed figure for the appropriate size family by indicating a checkmark in the boxes below. Information provided is subject to verification by the agency providing services, the U.S. Department of Housing and Urban Development (HUD), and/or Marion County.

NOTE: "Income" is the total annual income of all family members as of the date that federal-funded assistance is provided. Additional expected sources of income and the amount expected during the period of federal assistance must be included in this calculation of annual family income. All income for all persons in the family must be included in calculating family income whether or not the family member receives assistance.

2025 HOME Income Guidelines – Circle the appropriate box:

Family Size	Group 1 - 30%	Group 2 - 50%	Group 3 - 80%
1 Person	\$0 - \$16,250	\$16,251 - \$27,000	\$27,001 - \$43,200
2 Person	\$0 - \$18,550	\$18,551 - \$30,850	\$30,851 - \$49,400
3 Person	\$0 - \$20,850	\$20,851 - \$34,700	\$34,701 - \$55,550
4 Person	\$0 - \$23,150	\$23,151 - \$38,550	\$38,551 - \$61,700
5 Person	\$0 - \$25,050	\$25,051 - \$41,650	\$41,651 - \$66,650
6 Person	\$0 - \$26,900	\$26,901 - \$44,750	\$44,751 - \$71,600
7 Person	\$0 - \$28,750	\$28,751 - \$47,850	\$47,851 - \$76,550
8 Person	\$0 - \$30,600	\$30,601 - \$50,900	\$50,901 - \$81,450

Presumed Low- and Moderate-Income Persons:

In some cases, a funded program may generally presume that an individual meets the federal income requirements because the funded activity exclusively serves a group of persons in any one or a combination of the following 8 categories. If using this method to certify eligibility, a client must check the box next to the category of which they are a member:

"Severely disabled" Adult	☐	Persons Living with AIDS	☐
Elderly Persons (62 and older)	☐	Illiterate Adults	☐
Battered Spouse	☐	Migrant Farm Workers	☐
Homeless Persons	☐	Abused Children	☐

Race (check one of the following 10 categories):

American Indian or Alaska Native	☐
Asian	☐
Black or African American	☐
Native Hawaiian or Other Pacific Islander	☐
White	☐

Ethnicity (check one):

American Indian or Alaskan Native and White	☐	Hispanic / Latino	☐
Asian and White	☐	Not Hispanic / Latino	☐
Black/African American and White	☐		
American Indian/Alaskan Native and Black/African-American	☐		
Balance / Other	☐		

I certify that the information provided on this form is accurate and complete and that I am a resident of Marion County. I further acknowledge that eligibility for services funded through the HOME program is based upon having a qualifying annual family income level or belonging to a group that is presumed to be low- or moderate-income and that the income levels and/or status I have indicated in this self-certification may be subject to further verification by the agency providing services, Marion County and/or HUD.

I, therefore, authorize such verification and will provide supporting documents if requested. WARNING: Section 1001 of Title 18 of the United States Code makes it a criminal offense to make false statements or misrepresentations to any Department or Agency of the United States as to matters within its jurisdiction.

Applicant's Name (Please Print): _____

Applicant's Signature: _____ Date: _____
(Signature of a parent or guardian person to receive services is a minor)

Applicant's Address: _____

Agency Staff Name (Please Print): _____ Date _____

Agency Staff Signature: _____





**MARION COUNTY BOARD OF COUNTY COMMISSIONERS
COMMUNITY SERVICES DEPARTMENT
2710 EAST SILVER SPRINGS BOULEVARD
OCALA, FLORIDA 34470**



FINAL RELEASE OF RETAINAGE REQUEST FORM

I, _____ as Subrecipient, and I, _____, as Contractor,
(Print name here) (Print name here)

Do hereby certify this _____, day of _____, 20____ that in accordance with the provisions of the Agreement between Marion County Board of County Commissioners, through the Community Services Department, and _____ (the "Agreement"), that:
(Print Agency name here)

Approval of Final Payment to SUBRECIPIENT and release of retainage shall be conditioned upon COUNTY's receipt of this "Final Release of Retainage Request" form, submitted by SUBRECIPIENT AND LICENSED CONTRACTOR upon Substantial Completion, certifying that Release and Waiver of Claim Rights' forms (RELEASE OF LIEN) for all subcontractors who have performed labor, or furnished materials, service or transportation, in the construction of the PROJECT for which release of the retainage is requested are attached. Additionally, all Certificates of Completion/Certificates of Occupancy, and all certified payroll, have been timely filed with COUNTY.

By our signatures below, we hereby certify that the requirements stated in the above-listed paragraph, and Agreement have been accomplished. Furthermore, that all retained funds are authorized to be released as of the date of this form.

WITNESS:

Signed, and delivered

_____, a Florida Not-for-Profit Organization
in our presence as witnesses: _____
(Print Agency name here)

Witness Signature

Witness Name Printed

Witness Address

By: _____

Printed Name: _____

Its: CEO, as Subrecipient

Witness Signature

Witness Name Printed

Witness Address

By: _____

Printed Name: _____

Its: CEO, as Contractor