

LEASE RENEWAL

This Lease Renewal, made and entered into this 1st day of July, 2025, by and between 15912 STATE ROAD 40, LLC, having an address of 444 Route 111, Suite 1, Smithtown, NY 11787 (hereinafter referred to as "Landlord") and MARION COUNTY, a political subdivision of the State of Florida, (hereinafter referred to as "Tenant").

WITNESSETH

WHEREAS, the predecessors in interest to Landlord and Tenant entered into that certain Lease Agreement dated January 15, 1991; subsequent Lease Amendment dated February 5, 1991; renewal dated February 7, 1995; renewal dated January 21, 1997; renewal dated February 1, 1999; renewal dated the January 9, 2001; renewal dated April 6, 2004; renewal dated March 1, 2010; renewal dated March 3, 2015; renewal dated April 7, 2020; which was assigned from Azalea Limited Partnership, a North Carolina limited partnership, to 15912 State Road 40, LLC, a Florida limited liability company, by that certain Assignment and Assumption of Leases, Guaranties and Security Deposits dated the 21st day of October 2020, for the demised premises known as Shop #12, being approximately 1,350 square feet in area and located at 15956 East State Road 40, Silver Springs, Florida 34488 (hereinafter collectively referred to as the "Lease").

WHEREAS, the Landlord and Tenant desire to renew the Lease pursuant to the terms and conditions hereof.

NOW THEREFORE, in exchange for good and valuable consideration, the

sufficiency of which is hereby acknowledged, and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. Lease Term: For a period of five years from February 1, 2025 through January 31, 2030.

2. Lease Payment Amount: The guaranteed minimum rental of \$850.00 per month, and the proportionate share of the cost of insurance, taxes, and common area maintenance in the amount of \$436.50 per month as specified in the Lease Renewal are hereby established as follows:

a. The total monthly rent shall be \$1,286.50 and shall be fixed at this amount for the entire term of the Lease.

3. After one year has elapsed, Marion County may terminate this lease upon six (6) months written notice.

4. It is expressly agreed and understood that tenant is a public entity and that all obligations assumed herein for payment of monies are expressly made subject to Tenant's appropriation of same in the budget of Marion County.

5. Except as expressly modified herein, all other terms and conditions specified in the Lease will remain in full force and effect. If there shall be any conflict between any provision contained in this Lease Renewal and the provisions of the Lease, the provisions of this Lease Renewal shall control.

6. This Lease Renewal may be executed in multiple counterparts, each of which when executed and delivered shall be deemed an original and all of which together shall

constitute but one and the same instrument.

DATED this 1st day of July, 2025.

TENANT:
BOARD OF COUNTY COMMISSIONERS

By: _____
KATHY BRYANT, Chair

LANDLORD:
15912 STATE ROAD 40, LLC

By: _____
ROGER DELISLE
Authorized Member

ATTEST: AS TO CHAIRMAN

BY: _____
GREGORY C. HARRELL, CLERK

Approved as to form and legal sufficiency

County Attorney