

### Lease Renewal

This Renewal, made and entered into this 1<sup>st</sup> day of March, 2010, by and between Azalea Management & Leasing, Inc., as Agent for the Landlord, Azalea Limited Partnership, and as part of the Renewal, the parties are confirming that the Landlord for whom Azalea Management & Leasing, Inc. acts as Agent is Azalea Limited Partnership, hereinafter referred to as "Landlord" and Marion County, a political subdivision of the State of Florida, hereinafter referred to as "Tenant". This renewal hereby modifies and extends the original Lease dated the 15<sup>th</sup> day of January, 1991; subsequent Lease Amendment dated the 5<sup>th</sup> day of February, 1991; renewal dated the 7<sup>th</sup> day of February, 1995; renewal dated the 21<sup>st</sup> day of January, 1997; renewal dated the 1<sup>st</sup> day of February, 1999; renewal dated the 9<sup>th</sup> day of January, 2001; and the renewal dated the 6<sup>th</sup> of April, 2004, 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.

#### Renewal Conditions:

1. Lease Term: For a period of five years from February 1, 2010 through January 31, 2015.
2. Lease Payment Amount: The guaranteed minimum rental of \$750.00 per month, and the proportionate share of the cost of insurance and taxes, and common area maintenance in the amount of \$303.55 per month as specified in the Lease Amendment are hereby established as follows:
  - a. The total monthly rent shall be \$1,053.55 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. All other conditions specified in the original Lease document and Amendments will remain in full force and effect unless otherwise modified in this Lease Renewal.

Dated this 6th day of April 2010

**TENANT:**  
BOARD OF COUNTY COMMISSIONERS

By: 

BARBARA FITO, CHAIR

**ATTEST: AS TO CHAIR**

By: 

DAVID R. ELLSPERMANN, CLERK

**LANDLORD:**  
AZALEA LIMITED PARTNERSHIP

By: 

AZALEA MANAGEMENT & LEASING INC., AS MANAGING AGENT

Approved as to Form and Legal Sufficiency

  
County Attorney