

FOREST
BRANCH

LEASE RENEWAL

This Renewal, made and entered into this 6th day of April 2004, by and between AZALEA MANAGEMENT AND LEASING, INC., 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 15th day of January, 1991; subsequent Lease Amendment dated the 5th day of February, 1991; renewal dated the 7th day of February, 1995; renewal dated the 21st day of January, 1997; renewal dated the 1st day of February, 1999; and the renewal dated the 9th day of January, 2001, for the demised premises known as Shop # 12, being approximately 1,500 square feet in area and located at 15956 East State Road 40, Silver Springs, FL 34488.

Renewal Conditions:

1. Lease Term: For a period of five years from February 1, 2005 through January 31, 2010.

2. Lease Payment Amount - The guaranteed minimum rental of \$750.00 per month and the proportionate share of the cost of insurance, taxes and common area maintenance in the amount of \$150.00 per month as specified in the Lease Amendment are hereby established as follows:

The total monthly rent shall be \$900.00 and shall be fixed at this amount for the entire term of the Lease.

3. Radon Disclosure - Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed Federal and State

guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

4. Agency Disclosure: Azalea Management and Leasing, Inc. is, by this document, giving notice to Marion County that they are the authorized agent and representative of Forest Center. The undersigned acknowledges that this written notice was received before the undersigned a contractual offer or lease agreement in compliance with 475.25(1)(q), Florida Statutes, and rule 21V-10.033, Florida Administrative Code.

5. All other conditions specified in the original Lease Document and amendments will remain in full force and effect unless otherwise modified in the Lease Renewal.

IN WITNESS WHEREOF, the parties are in full agreement of this renewal document as indicated by their signatures below as of the day and year first above written.

TENANT


CHAIRMAN, BOARD OF COUNTY
COMMISSIONERS

BY:


ANDY KESSELRING, Chairman

ATTEST AS TO CHAIRMAN:


BY:


DAVID R. ELLSPERMANN, CLERK

LANDLORD

AZALEA MANAGEMENT AND
LEASING, INC.

BY:



Approved as to Form
and Legal Sufficiency


County Attorney