

ADDENDUM

THIS ADDENDUM, made and entered this _____ day of _____, 2026 to a Purchase Agreement dated _____, 2026, hereafter referred to as (the "Agreement") between **CHRISTOPHER BAYS**, hereinafter referred to as ("SELLER") and **MARION COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as ("BUYER"), for the purchase of real property located at **10395 SW 49th Avenue, Ocala, FL 34476-3675** and further identified as Parcel ID#: **3578-015-004**, hereafter referred to as (the "Premises").

The BUYER and SELLER agree to modify the Agreement as follows:

1. **EXTENDED OCCUPANCY.**

SELLER has requested and BUYER hereby agrees to grant SELLER extended occupancy of the Premises at a rate of \$600.00 per month to the SELLER for up to six (6) months from the date of Closing. SELLER will not be required to move prior to the expiration of six (6) months from the date of Closing. Provided however, SELLER shall be responsible for all utilities, which shall be maintained in SELLER's name during extended occupancy. Should SELLER fail to vacate the Premises after the expiration of six (6) months from the date of Closing, the parties agree that SELLER shall pay BUYER a daily occupancy fee in the amount of One Hundred Fifty and 00/100 (\$150.00) per day. Provided further, SELLER shall place a security deposit in the amount of Two Thousand Five Hundred and 00/100 (\$2,500.00) in escrow with the closing agent at the time of closing to secure BUYER in the event of SELLER's failure to timely surrender possession. The SELLER's liability for costs of eviction, attorney's fee, court costs, and related eviction expenses, will not be limited to the security deposit held in escrow. The security deposit will be returned to SELLER following SELLER's timely vacating the Premises, or timely signing a short-term lease agreement with BUYER to further extend SELLER's occupancy of the Premises.

2. **DILIGENT CARE OF PREMISES.**

SELLER shall exercise diligent care in protecting the Premises from theft, waste or vandalism.

3. **ASSUMPTION OF RISK.**

For the duration of the extended occupancy and to the fullest extent permissible by law, SELLER assumes all risk, known and unknown, of any illness, infection, injury, disability, including death, or damage, however caused.

4. **RELEASE.**

a) SELLER to the fullest extent permissible by law, absolves, releases and waives any and all liability, claims, damages, actions, causes of action, demands, or suits in equity of whatever kind or nature, including COVID-19 contamination, illness, disease, disability, personal injury, death, or damage to property, against BUYER, its officials, governmental authorities, employees, agents, and volunteers, (the "Released Parties") relating in any way to the entering into or the performance of this Agreement and SELLER's extended occupancy and/or use of the Premises.

b) This release includes claims for strict liability for abnormally dangerous activities.

c) This release survives the expiration or termination of this Agreement.

5. **INDEMNITY, HOLD HARMLESS AND DEFEND.**

a) SELLER agrees to indemnify, hold harmless and defend the Released Parties against any and all fines, suits, claims, demands, penalties, liabilities, costs or expenses, losses, settlements, judgments and awards and actions of whatever kind or nature, including reasonable attorney's fees, costs (and reasonable attorney's fees and costs on appeal), and damages (including, but not limited to, actual and consequential damages) arising out of this Agreement, or SELLER's extended occupancy and/or use of the Premises, and any negligent, willful, or wrongful misconduct, knowing misrepresentation or breach of this Agreement by SELLER.

b) SELLER shall satisfy any judgment against the Released Parties and reimburse the Released Parties for any damages, reasonable settlements and defense costs, including attorney's fees and fees on appeal that the Released Parties incur because of any claims made against them arising out of this Agreement or SELLER's extended occupancy and/or use of the Premises.

c) SELLER's grant of indemnity hereby survives the expiration or termination of this Agreement.

d) This Section shall not be construed in any way to alter BUYER's sovereign immunity or the limits established in Section 768.28, Florida Statutes, as may be amended from time to time.

6. **INSURANCE.**

SELLER shall provide to BUYER, as a condition of such extended occupancy, on the date of closing, a General Liability insurance policy that includes Premise Liability with a minimum limit of \$300,000.00 per occurrence and naming "Marion County Board of County Commissioners" as an additional insured on the policy. SELLER shall likewise carry insurance covering SELLER's personal property.

7. **NO WAIVER OF BUYER'S SOVEREIGN IMMUNITY PROTECTIONS.**

SELLER acknowledges that the BUYER is a governmental entity and does not waive any sovereign immunity protections provided in Section 768.28, Florida Statutes.

8. **PERSONAL PROPERTY.**

Unless excluded below or by other terms of this Agreement, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/ovens(s), refrigerator(s), dishwasher, disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters/panels ("Personal Property").

Other Personal Property items included in this purchase are:

The following Personal Property items are excluded from the purchase:

ANY REMOVAL OF FIXTURES AND APPLIANCES CONVEYED BY SELLER TO BUYER WILL BE CONSIDERED THEFT AND WILL BE PROSECUTED.

9. **FIXTURES AND APPLIANCES.**

With the exception of the exclusion items listed below, the SELLER and BUYER agree that all fixtures located on or in the property, including but not limited to windows, screens, shades, blinds, heating systems, HVAC components, air conditioners, pumps, electrical fixtures, and any other equipment or furniture that is fixed in position, shall be included in the sale of the Property.

The following exclusion items are fixtures that will not be conveyed to Buyer:

N/A

ANY REMOVAL OF FIXTURES AND APPLIANCES CONVEYED BY SELLER TO BUYER WILL BE CONSIDERED THEFT AND WILL BE PROSECUTED.

10. **REASONABLE WEAR AND TEAR EXCEPTED.**

All property, whether real or personal, included in the Agreement, shall be delivered to the BUYER on the date of surrender of occupancy, in the same condition existing as of the effective date of this Agreement, reasonable wear and tear expected.

11. **VACATING.**

SELLER agrees to timely vacate all who claim possession through SELLER. SELLER agrees to leave the Premises in move in condition and, upon vacating, SELLER agrees to either, at BUYERS discretion, deliver the keys to all locks to BUYER, its agent(s) or representative(s) upon a final walkthrough of the Premises or to the Marion County Office of the County Engineer, 412 SE 25th Avenue, Ocala, FL 34471 by the date of surrender of occupancy.

12. **TERMS REMAIN IN FULL FORCE AND EFFECT.**

All other terms and conditions of the Agreement shall remain the same and in full force and effect.

IN WITNESS WHEREOF, the parties have entered into this Addendum as of the day and year first above written.

WITNESSES:

SELLER: CHRISTOPHER BAYS

[Signature]
(Signature)

[Signature]
(Signature)

ISS REDDICK 3964 S. E 56th Ave
(Print or type name) ORLANDO FL 32847

Christopher Bays
(Print or type name)

[Signature]
(Signature)

February 25, 2026
(Date)

ROBERT SHATSKY
(Print or type name)

ATTEST:

BUYER:
MARION COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA BY ITS BOARD OF
COUNTY COMMISSIONERS

GREGORY C. HARRELL,
CLERK OF THE COURT

BY: CARL ZALAK, III CHAIRMAN

(Date)

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

[Signature]
For: COUNTY ATTORNEY