

LEASE RENEWAL

This Renewal, made and entered into this 7th day of April, 2020, 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 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; renewal dated the 9th day of January, 2001; renewal dated the 6th of April 2004; renewal dated the 1st day of March, 2010; and renewal dated the 3rd day of March, 2015; 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, 2020 through January 31, 2025.
2. Lease Payment Amount: The guaranteed minimum rental of \$772.50 per month, and the proportionate share of the cost of insurance and taxes, and common area maintenance in the amount of \$312.66 per month as specified in the Lease Amendment are hereby established as follows:
 - a. The total monthly rent shall be \$1,085.16 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 7th day of April, 2020.

TENANT:
BOARD OF COUNTY COMMISSIONERS

By: Kathy Bryant
KATHY BRYANT, Chair

LANDLORD:
AZALEA LIMITED PARTNERSHIP

By: Carl H. Ricker, Jr.
Carl H. Ricker, Jr., for
Azalea Management & Leasing, Inc.
as Managing Agent

ATTEST: AS TO CHAIRMAN

BY: David R. Ellspermann
DAVID R. ELLSPERMANN, CLERK

Approved as to form and legal sufficiency

Markus S. Hunter
County Attorney