

FOURTH LEASE RENEWAL

This Fourth Lease Renewal made and entered into this ____ day of _____, 2025, between ELLISON PROPERTY MANAGEMENT, INC., as agent for the Landlord, OCALA SPRINGS PLAZA, LC, and as part of the Renewal, the parties are confirming that the Landlord for whom Ellison Property Management, Inc. acts as agent is Ocala Springs Plaza, LC, hereinafter referred to as “Landlord” and MARION COUNTY, a political subdivision of the State of Florida, hereinafter referred to as “Tenant”. This Fourth Lease Renewal hereby modifies and extends that certain original Lease dated April 17, 1999 between JAMES STRINGER, President of OCALA SPRINGS SHOPPING CENTER, LC and the COUNTY OF MARION, as modified by that certain ADDENDUM dated August 17, 1999, and that certain SECOND ADDENDUM dated January 18, 2000, and as modified by that certain THIRD ADDENDUM dated February 17, 2004, and as modified by that certain LEASE RENEWAL dated March 16, 2010, as modified by that certain SECOND LEASE RENEWAL dated February 17, 2015, and as modified by that certain THIRD LEASE RENEWAL dated **January 21, 2020 (?)**.

1. The Lease is extended for a five (5) year period ending January 14, 2030.
2. The monthly rental rate for the first year shall be Three Thousand, Ten and No/100 Dollars (\$3,010.00) per month, which includes all CAM and tenant’s share of operating expenses. The CAM will cover any charges for water and will not be billed separately up to 10,000 gallons per month of usage by Tenant.
3. The monthly rental rate for years 2 through 5 shall be Three Thousand, Four Hundred Forty and No/100 Dollars (\$3,440.00) per month, which includes all CAM and tenant’s share of operating expenses. The CAM will cover any charges for water and will not be billed separately

up to 10,000 gallons per month of usage by Tenant.

4. After two (2) years have elapsed, Landlord or Tenant may terminate this lease upon six (6) month's written notice.

5. 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.

6. All other conditions specified in the original Lease will remain in full force and effect unless otherwise modified.

DATED this ____ day of _____, 2025.

TENANT:

LANDLORD:

BOARD OF COUNTY COMMISSIONERS

OCALA SPRINGS PLAZA, LC

By: _____
KATHY BRYANT, Chair

By: _____
DWAYNE L. CARLTON for
ELLISON PROPERTY MANAGE-
MENT, INC., as Managing Agent

ATTEST: AS TO CHAIRMAN

Approved as to Form and Legal Sufficiency

BY: _____
GREGORY C. HARRELL, Clerk

MATTHEW G. MINTER
County Attorney