



# NASSAU COUNTY

## BOARD OF COUNTY COMMISSIONERS



P. O. Box 1010 - Fernandina Beach, Florida 32034

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T. J. GREESON  
Ex-Officio Clerk

ARTHUR I. JACOBS  
Attorney

July 30, 1982

Department of Highway Safety  
and Motor Vehicles  
Division of Driver Licenses  
Post Office Box 395  
Yulee, FL 32097

Dear Sir:

Enclosed please find the Lease Agreement between the Board of County Commissioners of Nassau County and the Department of Highway Safety and Motor Vehicles Division of Driver License for the monthly rental charge of \$125.00 on the County Building in Yulee.

After fully executing same, please return to this office for our file.

Thank you for your consideration in this matter and if we can be of any further assistance, please notify us.

Sincerely,

A handwritten signature in cursive script, appearing to read "T. J. Greeson".

T. J. Greeson  
Ex - Officio Clerk

TJG:jmt

Enclosure



DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32301

ZONE: 10

NO.: 760:079

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into this 1st day of July, 1982, A.D., between

Board of County Commissioners, Nassau Co. party of the first part, hereinafter called the Lessor, and the State of Florida Department of Highway Safety & Motor Vehicles Division of Driver Licenses Bureau of

party of the second part, hereinafter called the Lessee,

WITNESSETH:

That the Lessor, for and in consideration of the covenants and agreements hereinafter mentioned to be kept and performed by the Lessee, has demised and leased to the Lessee, for the term and under the conditions

hereinafter set out, those certain premises in Yulee Nassau Florida, described as follows: (City) (County)

County Building at Yulee Entire addition to County Building used as Community Building. Yulee, Florida 32097

which shall constitute an aggregate area of 445 square feet of net rentable space measured in accordance with the Department of General Services' Standard Method of Space Measurement at the rate of \$ 3.371 per square foot per year.

(If space provided is not sufficient, attach separate sheet containing legal description of premises.)

I TERM

TO HAVE AND TO HOLD the above described premises for a term commencing on the

day of July 1st, 19 82 to and including the 30th day of June 19 83

II RENTALS

The Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor the above described premises for the term set out in this lease and the Lessee agrees to pay to the Lessor the sum of One

Hundred Twenty-five and No/100 (\$ 125.00) per month for the rental

period described in Article I of this lease. The rent for any fractional part of the first month shall be prorated. The rent shall be payable the month following the month of occupancy in accordance with Section 215.422, Florida Statutes. The rentals shall be paid to the Lessor at

County Court House

Fernandina Beach, Florida

(Address)

(City)

(Zip Code)

III HEATING, AIR CONDITIONING AND JANITOR SERVICES

1.a. The Lessor agrees to furnish to the Lessee heating and air conditioning equipment and maintain same in satisfactory operating condition at all times for the leased premises during the term of the lease at the expense of the Lessor.

b. The Lessor agrees to maintain thermostats in the demised premises at 65 degrees Fahrenheit during the heating season and 78 degrees Fahrenheit during the cooling season; and certifies that boilers therein have been calibrated to permit the most efficient operation.

\*2. The Lessor agrees to furnish janitorial services and all necessary janitorial supplies for the leased premises during the term of the lease at the expense of the Lessor.

IV LIGHT FIXTURES

1.a. The Lessor agrees to install in the demised premises light fixtures for the use of the Lessee.

\*b. The Lessor shall be responsible for replacement of all bulbs, lamps, tubes and starters used in such fixtures for the purpose of furnishing light.

2. The Lessor certifies that the lighting levels maintained within the demised premises do not exceed the following levels: 10 footcandles in hall and corridors; 30 footcandles in other public areas; 50 footcandles in office, conference rooms, etc.; set forth in the State Energy Management Plan, Volume II, Section F.

V MAINTENANCE AND REPAIRS

1. The Lessor shall provide for interior maintenance and repairs in accordance with generally accepted good practices, including repainting, the replacement of worn or damaged floor covering and repairs or replacement of interior equipment as may be necessary due to normal usage. The Lessee shall, during the term of this lease, keep the interior of the demised premises in as good a state of repair as it is at the time of the commencement of this lease, reasonable wear and tear and unavoidable casualties excepted.

2. The Lessor shall maintain and keep in repair the exterior of the demised premises during the term of this lease and shall be responsible for the replacement of all windows broken or damaged in the demised premises, except such breakage or damage caused to the exterior of the demised premises by the Lessee, its officers, agents or employees.

3. The Lessor shall maintain the interior and exterior of the demised premises so as to conform to all applicable health and safety laws, ordinances and codes which are presently in effect and which may subsequently be enacted during the term of this lease and any renewal periods.

4. The Lessor agrees to furnish pest control services for the leased premises during the term of the lease at the expense of the Lessor.

\*VI UTILITIES

That the Lessor will promptly pay all gas, water, power and electric light rates or charges which may become due during the term of this lease for the gas, water and electricity used by the Lessee on the premises; and if the lease is for 3,000 square feet or greater, Lessor will provide Lessee, in a form and manner agreed upon, timely and accurate data on Lessee's monthly consumption or use of electricity, natural gas, LP gas and/or fuel oil, as appropriate, pursuant to Section 255.257, Florida Statutes.

\* These are the only Articles in which the word "Lessor" can be changed to "Lessee" by the Lessee without authorization from the Division of Building Construction and Property Management. (Rule 13D-7.03, Florida Administrative Code)

