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DOUGLAS J. HODGES Chairman Dist. No. 4 Hilliard

GENE R. BLACKWELDER Vice Chairman Dist. No. 1 Fernandina Beach

HAZEL JONES Dist. No. 2 Fernandina Beach

JOHN F. CLAXTON Dist. No 3 Yulee

JOHN F. ARMSTRONG, SR. Dist. No. 5 Callahan BOARD OF COUNTY COMMISSIONERS

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



July 30, 1982

COUN

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

NASSAU

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,

Greeson

Ex - Officio Clerk

TJG:jmt

Enclosure

STATE OF FLORIDA

DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

ZONE:

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LEASE AGREEMENT

NO.: 760:079

**TALLAHASSEE, FLORIDA 32301** 

July, 1982 THIS LEASE AGREEMENT, entered into this lstday of , 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 Bureau of

Driver Licenses

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 <u>Nassau</u> (City) Florida, described as follows: (County) County Building at Yulee

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

898 445 which shall constitute an aggregate area of square feet of net rentable space measured in accordance with the Department of General Services' Standard Method of Space Measurement at the rate of per square foot per year. 3.371

(If space provided is not sufficient, attach separate sheet containing legal description of premises.) 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 ,19 83 30th day of June 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

(\$ 125.00 Hundred Twenty-five and No/100 -----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 faction of the first month shall be provided by the first month shall be provided by the faction of the first month shall be provided by the faction of the first month shall be provided by the faction of the first month shall be provided by the faction of the first month shall be provided by the faction of the first month shall be provided by the faction of the first month shall be provided by the faction of the faction of the first month shall be provided by the faction of the first month shall be provided by the faction of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the first month shall be provided by the factor of the fact 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 (Address) Fernandina Beach, Florida (Zip Code) (City)

HEATING, AIR CONDITIONING AND JANITOR SERVICES

III 1.a. The known engrass to form is boothe Lesanske ading and six souditioning as a proposed with the internation guestic construction and all the second construction of the lower definition of the term of the lease end of the lease and the construction of the lease and XXXXXXXX

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.

## LIGHT FIXTURES IV

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.

## MAINTENANCE AND REPAIRS V

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 provide turning the term of this light for the gray, 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 Admi-Aistrative Code)

RENEWAL XX

XXI

The Lessee is hereby granted the option to renew this lease for an additional\_ Ω vear(s) upon the same terms and conditions. If the Lessee desires to renew this lease under the provisions of this Article, it shall give the Lessor written notice thereof not more than six months nor less than three months prior to the expiration of the term provided in Article I of this Lease. **RIGHT TO TERMINATE** The Lessee shall have the right to terminate, without penalty, this lease in the event a State-owned building becomes available to the Lessee for occupancy during the term of said lease for the purposes for which this space is being leased in the County of <u>Nassau</u>, Flori written notice to the Lessor by Certified Mail, Return Receipt Requested. , Florida, upon giving six (6) months advance XXII NOTICES AND INVOICES All notices required to be served upon the Lessor shall be served by registered or certified mail, return receipt requested, at Post Office Box 1010, Fernandina Beach, Fl., 32034 \_, and all (Zip Code) (Street) (City) notices required to be served upon the Lessee shall be served by registered or certified mail, return receipt requested, at the address of the Lessee at 2900 Apalachee Parkway, (Street) (City) <u>Tallahassee,</u> (Zip Code) of Highway Safety & Motor Vehicles. Dept. Invoices, in triplicate, shall be submitted monthly to: 2900 Apalachee Pkwy., Tallahassee, Fl., 32301 Attn: Finance & Accounting XXIII DEFINITION OF TERMS

(a) The terms "lease," "lease agreement," or "agreement" shall be inclusive of each other and shall also include any renewals, extensions or modifications of this lease.
(b) The terms "Lessor" and "Lessee" shall include the successors and assigns for the parties hereto.
(c) The singular shall include the plural and the plural shall include the singular whenever the context so requires or permits. XXIV ADDITIONAL TERMS (Check One) Any and all additional covenants or conditions appear on the attached. Х \_ No additional covenants or conditions form a part of this lease. IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, the day and year above written. ANY\_LEASE FOR 2,000 SQUARE FEET OR MORE SHALL NOT BECOME LEGALLY EFFECTIVE UNTIL APPROVED BY THE DEPARTMENT OF GENERAL SERVICES. **ORIGINAL SIGNATURE REQUESTED ON ALL COPIES** If Lessor is an Individual: Signed, sealed and delivered in the presence of: LESSOR ·

	_ Trangler Hedres (SEAL)
	(SEAL)
AS TO LESSOR	
If Lessor is a Corporation: Signed, sealed and delivered in the presence of:	Nassau Co. Board of County Name of Corporation Commissioners By:(Corporate Seal)
AS TO PRESIDENT	TTEST: TOTIEST: TO
Signed, sealed and delivered in the presence of:	LESSEE: STATE OF FLORIDA DEPARTMENT OF Highway Safety & Mtr Ve
AS TO LESSEE	By: W. R. Kaufman <sup>Agency Head</sup>
APPROVAL AS TO CONDITIONS AND NEED THEREFOR DEPARTMENT OF GENERAL SERVICES	APPROVED AS TO FORM AND LEGALITY, SUBJECT ONLY TO FULL AND PROPER EXECUTION BY THE PARTIES. GENERAL COUNSEL DEPARTMENT OF GENERAL-SERVICES HSMV
Director, Division of Building Construction and Property Management	By:
APPROVAL DEPARTMENT OF GENERAL SERVICES	Approval Date
Executive Director	* The Lessor or Lessee shall have the right t terminate without penalty, upon giving an advance 30day written notice by return receip

requested.

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