



DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES . . . . . STATE OF FLORIDA  
Emmett S. Roberts, Secretary Reubin O'D Askew, Governor

**DIVISION OF YOUTH SERVICES**  
BUREAU OF FIELD SERVICES • 4151 WOODCOCK DRIVE, SUITE 119 • JACKSONVILLE 32207  
PHONE (904) 396-1691

October 4, 1974

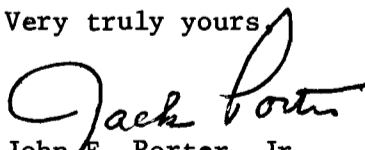
Mr. D. O. Oxley, Clerk  
Board of County Commissioners  
Nassau County Courthouse  
Fernandina Beach, Florida 32304

Re: Lease 590:831  
410 Atlantic Boulevard  
Fernandina Beach, Florida

Dear Mr. Oxley:

Enclosed for your files is the lease for the above referenced office space. We have submitted invoices (copies enclosed) for the months of August, September, and October, to our Accounting Office in Tallahassee for payment. Monthly invoices will be submitted for rental of this space from our office as per our agreement.

Thank you for your patience in awaiting approval of this lease and your cooperation in these matters is appreciated.

Very truly yours,  
  
John E. Porter, Jr.  
Regional Director

JEPjr/km

Enc.

October 1, 1974

Department of Health & Rehabilitative Services  
Division of Youth Services  
Bureau of Field Services  
6131 Woodloch Drive, Suite 119  
Jacksonville, Florida 32207

RE: Lease No. 590,831

Rent for the month of August, 1974, for office space, located  
at 610 Atlantic Avenue, Fernandina Beach, Florida . . . \$135.14

Please submit voucher 601

Board of County Commissioners  
Office of the Clerk  
Richard Wayne Northouse  
Fernandina Beach, Florida 32034

October 1, 1974

Department of Health & Rehabilitative Services  
Division of Youth Services  
Bureau of Field Services  
4151 Woodcock Drive, Suite 119  
Jacksonville, Florida 32207

RE: Lease No. 590:831

Rent for the month of September, 1974, for office space, located  
at 410 Atlantic Avenue, Fernandina Beach, Florida. . . \$155.14

Please submit voucher to:

Board of County Commissioners  
Office of the Clerk  
Nassau County Courthouse  
Fernandina Beach, Florida 32304

October 1, 1974

Department of Health & Rehabilitative Services  
Division of Youth Services  
Bureau of Field Services  
4151 Woodcock Drive, Suite 119  
Jacksonville, Florida 32207

RE: Lease No. 390:331

Rent for the month of October, 1974, for office space, located  
at 410 Atlantic Avenue, Fernandina Beach, Florida.

\$155.14

Please submit voucher to:

Board of County Commissioners  
Office of the Clerk  
Nassau County Courthouse  
Fernandina Beach, Florida 32034



DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32304

ZONE: 10

NO.: 590:831

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into this 1st day of August 1974, A. D., between Nassau County, a political sub-division of the State of Florida, by and through the Board of County Commissioners, party of the first part, hereinafter called the Lessor, and the

State of Florida Department of Health and Rehabilitative Services
Division of Youth Services
Bureau of Field Services

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 Fernandina Beach Nassau (City) (County),

Florida, described as follows: United States Post Office Building, 410 Atlantic Avenue, Fernandina Beach, Florida 32304.

A three story stone building in downtown Fernandina Beach; directly across the street from Courthouse and in close proximity to Law Enforcement offices. Space covered by this lease is on the third floor of subject building.

which shall constitute an aggregate area of 591 square feet of usable space measured from the base of the interior walls of the demised premises, in accordance to Department of General Services' Standard Method of Space Measurement.

(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 1st day of August, 1974 to and including the 31st day of July, 1977

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 fifty-five and 14/100 dollars (\$ 155.14) 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 and shall be payable on the day of occupancy, and thereafter the rent shall be payable on the last day of each month

beginning with the month of August The rentals shall be paid to the Lessor at Office of the Clerk Nassau County Courthouse Fernandina Beach, Florida 32304 (Street) (City)

III HEATING, AIR CONDITIONING AND JANITOR SERVICES

The Lessor agrees to furnish to the Lessee heating, air conditioning and janitor service for the leased premises during the term of the lease at the expense of the Lessor.

IV LIGHT FIXTURES

The Lessor agrees to install in the demised premises light fixtures for the use of the Lessee. The Lessor shall be responsible for replacement of all bulbs, lamps, tubes and starters used in such fixtures for the purpose of furnishing light.

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 vinyl asbestos or equal tile 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.

VI UTILITIES

That the Lessor will promptly pay all gas, water, power and electric light rates or charges which may become payable during the term of this lease for the gas, water and electricity used by the Lessee on the premises.

**XIX USE OF PREMISES**

The Lessee will not make or suffer any unlawful, improper or offensive use of the premises or any use or occupancy thereof contrary to the laws of the State of Florida or the Ordinances of the City of **Fernandina Beach** now or hereinafter made.

**XX RENEWAL**

The Lessee is hereby granted the option to renew this lease for an additional **two (2)** year(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.

**XXI 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 **Nassau**, Florida, upon giving six (6) months advance written notice to the Lessor by Certified Mail, Return Receipt Requested.

**XXII NOTICES**

All notices required to be served upon the Lessor shall be served by registered or certified mail, return receipt requested, at **Office of the Clerk, Nassau County Courthouse, Fernandina Beach** and all (Street) (City) **Florida 32304**

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 **1317 Winwood Boulevard, Tallahassee, Florida 32304** (Street) (City)

**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.

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.

**ORIGINAL SIGNATURE REQUESTED ON ALL COPIES**

<p>If Lessor is an Individual: Signed, sealed and delivered in the presence of:</p> <p><u>Gloria H. Guest</u> <u>By H. Moore</u></p> <p>AS TO LESSOR</p> <p>If Lessor is a Corporation: Signed, sealed and delivered in the presence of:</p> <p>_____ _____ _____ AS TO PRESIDENT</p>	<p>Board of County Commissioners of LESSOR: Nassau County, Florida</p> <p><u>A. Ray Beville</u> (SEAL) A. Ray Beville, Chairman</p> <p><u>D. O. Oxley</u> (SEAL) D. O. Oxley, Clerk</p> <p>Name of Corporation _____ By: _____ (Corporate Seal) Its President</p> <p>ATTEST: _____ Its Secretary</p>
<p>Signed, sealed and delivered in the presence of:</p> <p><u>Mamie T. Hame</u> <u>Edna Mae Mills</u></p> <p>AS TO LESSEE</p>	<p>LESSEE: STATE OF FLORIDA DEPARTMENT OF HEALTH &amp; REHABILITATIVE SERVICES</p> <p>By: <u>[Signature]</u> Agency Head SECRETARY</p>
<p>APPROVAL AS TO CONDITIONS AND NEED THEREFOR <u>mlr</u> DEPARTMENT OF GENERAL SERVICES</p> <p><u>[Signature]</u> Director, Division of Construction and Maintenance</p>	<p>APPROVED AS TO FORM AND LEGALITY GENERAL COUNSEL DEPARTMENT OF GENERAL SERVICES</p> <p>By: <u>Robert Nino</u></p>
<p>APPROVAL DEPARTMENT OF GENERAL SERVICES</p> <p><u>[Signature]</u> Jack D. Kane, Executive Director</p>	<p>Approval Date <u>SEP 19 1974</u></p>

ADDITIONAL COVENANT TO LEASE NO. 590:851 SCHEDULE A

Beginning January 1, 1976, the Lessee or the Lessor shall have the right to terminate, without penalty, this lease upon giving six (6) months advance written notice to the other Party by Certified Mail, Return Receipt Requested.

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

By: *A. Ray Beville*  
A. Ray Beville, Chairman

Attest: *D. O. Oxley* ✓  
D. O. Oxley, Clerk

STATE OF FLORIDA  
DEPARTMENT OF HEALTH & REHABILITATIVE SERVICES  
BUREAU OF FIELD SERVICES

By: *Richard*

Attest: *Mamie T. Stone*