



NASSAU COUNTY

BOARD OF COUNTY COMMISSIONERS

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



JOHN F. CLAXTON
Chairman
Dist. No. 3 Yulee

225-5350

HAZEL JONES
Vice Chairman
Dist. No. 2 Fernandina Beach

GENE R. BLACKWELDER
Dist. No. 1 Fernandina Beach

JAMES E. TESTONE
Dist. No. 4 Hilliard

CHARLES A. PICKETT
Dist. No. 5 Callahan

T.J. "Jerry" GREESON
Ex-Officio Clerk

Michael S. Mullin
County Attorney

355-4775

September 26, 1985

Mr. Howard Sell
Facilities Services Manager
HRS, District IV
Post Office Box 2417
Jacksonville, Florida 32231

Dear Mr. Sell:

The Nassau County Board of County Commissioners has instructed this office to advise you that the monthly lease for your offices at the Nassau County Annex on North 14th Street will expire October 30, 1985. Due to current needs of the County for more office space your current lease will not be extended and the Board is requesting that you vacate the building by Wednesday, October 30, 1985.

Thank you for your cooperation in this matter.

Sincerely,

T.J. "Jerry" Greeson
Ex-Officio Clerk

RECEIVED
SEP 26 1985

HRS DISTRICT IV
ADMINISTRATIVE SERVICES
GENERAL SERVICES OFFICE



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

October 8, 1985

Certified Mail No. P 214 794 220
Return Receipt Requested

Mr. T. J. "Jerry" Greeson
Ex-Officio Clerk
Nassau County Board of
County Commissioners
P. O. Box 1010
Fernandina Beach, Florida 32034

Re: Lease 590:1298 and 590:1552
11 N. 14th Street
Fernandina Beach

Dear Mr. Greeson:

This will acknowledge your letter of September 26, 1985 advising that subject leases will expire October 30, 1985. When your letter was received I called and asked who I could talk with about getting an extention. You referred me to Mr. John F. Claxton, Chairman of the Board of Commissioners. I called Mr. Claxton and asked him if there was anyway we could get an extention and he said he would check on it for us. We have received no reply from the County.

Upon checking with our General Services Office of HRS in Tallahassee I have been advised that the month to month leases which the County had signed not to exceed 11 months had been approved and are being sent to me for forwarding to your office. These leases may be cancelled by written 30 days notice by Certified Mail Return Receipt Requested. This is to request that notice not be given at this time in order to allow HRS sufficient time to relocate to 1303 Jasmine Street, Fernandina

- 2 -

Beach. Authorization has been received to lease space at this location and arrangements have been made to complete the interior floor plan and put in a phone system. When the space is ready we will agree to mutual cancellation of the leases we have with the County without 30 days notice.

Sincerely,


Howard Sell
Facilities Services Manager
HRS District 4

HS:mb

CC: 4DA Lucy D. Hadi
4DASD Don E. Winstead
4DSDA/SS Tom Weinberg
ASGFS George Smith



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

FILE

October 18, 1985

Certified Mail No. P 214 793 172
Return Receipt Requested

Mr. T. J. "Jerry" Greeson
Ex-Officio Clerk
Nassau County Board of
County Commissioners
P. O. Box 1010
Fernandina Beach, Florida 32034

Re: Lease 590:1298
11 N. 14th Street
Fernandina Beach

Dear Mr. Greeson:

Attached for the County's records is an approved copy of subject lease for the period 14 August 1985 and continuing month to month. We will forward a copy of lease 590:1552 as soon as it is received.

Sincerely,

Howard Sell
Facilities Services Manager
HRS District 4

HS:mb

Attachment

CC: 4DASGS Marie Clark
4DASA Kathy Grimes w/attachment



DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32301

ZONE: 10

NO.: 590:1298

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into this SEP 10 1985 day of , 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 whose

Federal Identification Number (F. E. I. D. or S. S.) is 59-1863042 , and the

State of Florida Department of HEALTH AND REHABILITATIVE SERVICES Division of DISTRICT FOUR 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 Fernandina Beach Nassau Florida, described as follows: (City) (County) Doctors Annex, Old Humphries Memorial Hospital, Plus Rooms 117 and 119 N. 14th Street, Fernandina Beach.

which shall constitute an aggregate area of 3382 square feet of net rentable space measured in accordance with the Department of General Services' Standard Method of Space Measurement at the rate of

6.00 per square foot per year; the Lessor shall also provide 0 parking spaces for the exclusive use of the Lessee as part of this lease agreement.

Lessee TERM INITIAL TO HAVE AND TO HOLD the above described premises for a term commencing on the 14TH day of AUGUST 19 85 and continuing month to month not to exceed 11 months. LESSOR 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 THOUSAND SIX HUNDRED NINETY ONE DOLLARS AND NO CENTS (\$ 1,691.00) 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 Office of The Clerk

NASSAU COUNTY COURT HOUSE, FERNANDINA BEACH 32304 (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 68 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 within the demised premises are maintained at and 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 payable 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)

XX --- RENEWAL

The Lessee is hereby granted the option to renew this lease for an additional _____ 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.

LESSEE INITIALS
LESSOR INITIALS

XXI RIGHT TO TERMINATE

The Lessee shall have the right to terminate, without penalty, ^{upon giving 30 Days advance} 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 _____, Florida, upon giving six (6) months advance written notice to the Lessor by Certified Mail, Return Receipt Requested.

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 Office of Clerk, Nassau County Court Fernandina Beach 32034, and all

(Street) (City) (Zip Code)

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 P. O. Box 2417 Jacksonville, Florida 32231-0033

(Street) (City) (Zip Code)

Invoices, in triplicate, shall be submitted monthly to: P. O. Box 2417 Jacksonville, Florida 32231-0033

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.

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

<p>If Lessor is an Individual: Signed, sealed and delivered in the presence of:</p> <p>X <u>Joyce D. Bradley</u></p> <p>X <u>Margie G. Armstrong</u></p> <p>AS TO LESSOR</p> <p>If Lessor is a Corporation, Partnership, Trust, etc: Signed, sealed and delivered in the presence of:</p> <p>_____</p> <p>AS TO President, General Partner, Trustee</p>	<p>BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY</p> <p>LESSOR:</p> <p><u>John F. Claxton</u> (SEAL) John Claxton (Chairman)</p> <p><u>Thomas J. Greeson</u> (SEAL) Thomas J. Greeson, Chief Deputy Clerk</p> <p>Name of Corporation, Partnership, Trust, etc:</p> <p>By: _____ (SEAL) Its President, General Partner, Trustee</p> <p>ATTEST: _____ Its Secretary</p>
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<p>Signed, sealed and delivered in the presence of:</p> <p><u>Walter E. Wagner</u></p> <p><u>Michelle M. Michalich</u></p> <p>AS TO LESSEE</p>	<p>LESSEE: STATE OF FLORIDA DEPARTMENT OF HEALTH & REHABILITATIVE SERV.</p> <p>By: <u>Robert J. Brady</u> Agency Head Director, HRS General Services</p>
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APPROVAL AS TO CONDITIONS AND NEED THEREFOR
DEPARTMENT OF GENERAL SERVICES

Mary V. Goodman

Division of Building Construction and Property Management

APPROVED AS TO FORM AND LEGALITY, SUBJECT ONLY TO FULL AND PROPER EXECUTION BY THE PARTIES.
GENERAL COUNSEL
DEPARTMENT OF GENERAL SERVICES

By: William P. Berk

APPROVAL
DEPARTMENT OF GENERAL SERVICES

Ronald W. Shuman

Executive Director

Approval Date OCT 2 1985

ACCEPTED THIS _____

07-01-85 Chap, 85-349, Laws of Florida, created the Division of Facilities Management, which supercedes the Division of Facilities Management.



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

October 22, 1985

Certified Mail No. P 508 708 147
Return Receipt Requested

Mr. T. J. "Jerry" Greeson
Ex-Officio Clerk
Nassau County Board of
County Commissioners
P. O. Box 1010
Fernandina Beach, Florida 32034

Re: Lease No. 590:1552
11 N. 14th St Fernandina Beach

Dear Mr. Greeson:

Attached for the County's records is an approved copy of
subject lease for the period 14 August 1985 and continuing
month to month.

Sincerely,

A handwritten signature in cursive script that reads "Howard Sell".

Howard Sell
Facilities Services Manager
HRS District 4

HS:mb

Attachment

CC: 4DASGS (Marie Clark)
4DASA (Kathy Grimes) with attachment



DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32301

ZONE: 10

NO.: 590:1552

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into this SEP 30 1985 day of SEP 30 1985, 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 whose

Federal Identification Number (F. E. I. D. or S. S.) is 59-1863042, and the

State of Florida Department of **HEALTH AND REHABILITATIVE SERVICES**
Division of **DISTRICT FOUR**
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 Fernandina Beach, Nassau Florida, described as follows: (City) (County)

Rooms 111, 109, 154 and Un-numbered Room adjacent to Room 154 located in the Old Humphries Memorial Hospital Building at 11 N. 14th Street, Fernandina Beach, Florida

which shall constitute an aggregate area of 766 square feet of net rentable space measured in accordance with the Department of General Services' Standard Method of Space Measurement at the rate of

\$ 10.00 per square foot per year; the Lessor shall also provide 0 parking spaces for the exclusive use of the Lessee as part of this lease agreement.

I TERM
LESSEE INITIAL TO HAVE AND TO HOLD the above described premises for a term commencing on the 14th day of AUGUST, 19 85 and continuing month to month not to exceed 11 months to and including the day of 19

II RENTALS
LESSOR INITIAL 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 SIX HUNDRED THIRTY-EIGHT DOLLARS AND THIRTY-THREE CENTS, \$ 638.33 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 Office of the Clerk

NASSAU COUNTY COURT HOUSE FERNANDINA BEACH 32304
(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 68 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 within the demised premises are maintained at and 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 payable 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)

~~XX~~ RENEWAL

~~The Lessee is hereby granted the option to renew this lease for an additional _____ years 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.~~

AB
LESSEE INITI
LESSOR INITI
LESSEE INITI
LESSEE INITI

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

upon giving 30 Days 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 Office of the Clerk, Nassau County Courthouse, Fernandina and all 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 P. O. Box 2417 Jacksonville, Florida 32231-0083

(Street) (City) (Zip Code) 32034

(Street) (City) (Zip Code)

Invoices, in triplicate, shall be submitted monthly to: P. O. Box 2417 Jacksonville, Florida 32231-0083

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.

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:	Board of County Commissioners of Nassau County LESSOR:
<input checked="" type="checkbox"/> <u>Jay D. Bradley</u>	<u>John F. Claxton</u> (SEAL)
<input checked="" type="checkbox"/> <u>Marie J. Armstrong</u>	<u>John Claxton (Chairman)</u> (SEAL) <u>Thomas J. Greeson, Chief Deputy Clerk</u>
AS TO LESSOR	
If Lessor is a Corporation, Partnership, Trust, etc: Signed, sealed and delivered in the presence of:	Name of Corporation, Partnership, Trust, etc:
_____	By: _____ (SEAL) Its President, General Partner, Trustee
AS TO President, General Partner, Trustee	ATTEST: _____ Its Secretary

Signed, sealed and delivered in the presence of:	LESSEE: STATE OF FLORIDA DEPARTMENT OF HEALTH & REHABILITATIVE SERV.
<u>Jane E. Wagner</u> <u>George A. Smith</u>	By: <u>Robert Bradley</u> Agency Head
AS TO LESSEE	Director, HRS General Services

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 HEALTH & REHABILITATIVE SERV.
Director, Division of Building Construction and Property Management	By: <u>R. Tower</u>

APPROVAL DEPARTMENT OF GENERAL SERVICES Executive Director	Approval Date <u>9/30/85</u> Non-Compliance Chapter 13D-2.03(3) F.A.C.
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DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32301

ZONE: 10

NO.: 590:1552

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into this day of SEP 30 1985, A. D., between NASSAU COUNTY, A Political Sub-Division of the State of Florida, and Through The Board of County Commissioners.

Federal Identification Number (F. E. I. D. or S. S.) is 59-1863042, and the

State of Florida Department of HEALTH AND REHABILITATIVE SERVICES Division of DISTRICT FOUR 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 Fernandina Beach, Nassau Florida, described as follows: (City) (County)

Rooms 111, 109, 154 and Un-numbered Room adjacent to Room 154 located in the Old Humphries Memorial Hospital Building at 11 N. 14th Street, Fernandina Beach, Florida

which shall constitute an aggregate area of 766 square feet of net rentable space measured in accordance with the Department of General Services' Standard Method of Space Measurement at the rate of

\$ 10.00 per square foot per year; the Lessor shall also provide 0 parking spaces for the exclusive use of the Lessee as part of this lease agreement.

I TERM TO HAVE AND TO HOLD the above described premises for a term commencing on the 14th day of AUGUST, 19 85 and continuing month to month not to exceed 11 months to and including the day of

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 SIX HUNDRED THIRTY-EIGHT DOLLARS AND THIRTY-THREE CENTS (\$ 638.33) 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 Office of the Clerk

NASSAU COUNTY COURT HOUSE FERNANDINA BEACH 32304 (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 68 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 within the demised premises are maintained at and 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 payable 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)

XX RENEWAL

The Lessee is hereby granted the option to renew this lease for an additional _____ years 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 _____, Florida, upon giving six (6) months advance written notice to the Lessor by Certified Mail, Return Receipt Requested.

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 Office of the Clerk, Nassau County Courthouse, Fernandina, and all 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 P. O. Box 2417 Jacksonville, Florida 32231-0083

Invoices, in triplicate, shall be submitted monthly to: P. O. Box 2417 Jacksonville, Florida 32231-0083

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.
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XXIV ADDITIONAL TERMS

(Check One)
Any and all additional covenants or conditions appear on the attached.
X 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

Signature block for Lessor: Board of County Commissioners of Nassau County. Includes signatures of John F. Claxton (Chairman) and Thomas J. Greenon (Chief Deputy Clerk). Also includes fields for Name of Corporation, Partnership, Trust, etc. and AS TO LESSOR.

Signature block for Lessee: STATE OF FLORIDA DEPARTMENT OF HEALTH & REHABILITATIVE SERV. Includes signature of Robert Brady, Agency Head, Director, HRS General Services.

APPROVAL AS TO CONDITIONS AND NEED THEREFOR DEPARTMENT OF GENERAL SERVICES. Director, Division of Building Construction and Property Management.

APPROVED AS TO FORM AND LEGALITY, SUBJECT ONLY TO FULL AND PROPER EXECUTION BY THE PARTIES. GENERAL COUNSEL DEPARTMENT OF HEALTH & REHABILITATIVE SERV. Includes signature of R. Power.

APPROVAL DEPARTMENT OF GENERAL SERVICES. Executive Director.

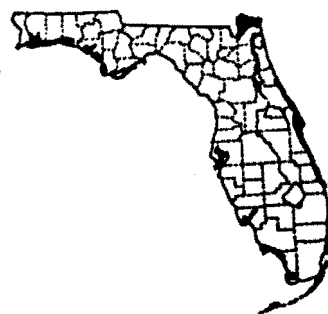
Approval Date 9/30/85. Non-Compliance Chapter 13D-7.03(3) F.A.C.



NASSAU COUNTY

BOARD OF COUNTY COMMISSIONERS

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



JOHN F. CLAXTON
Chairman
Dist. No. 3 Yulee

HAZEL JONES
Vice Chairman
Dist. No. 2 Fernandina Beach

GENE R. BLACKWELDER
Dist. No. 1 Fernandina Beach

JAMES E. TESTONE
Dist. No. 4 Hilliard

CHARLES A. PICKETT
Dist. No. 5 Callahan

T.J. "Jerry" GREESON
Ex-Officio Clerk

Michael S. Mullin
County Attorney

October 29, 1985


Mr. Howard Sell
Facilities Services Manager
HRS District 4
Post Office Box 2417
Jacksonville, FL 32231

Dear Mr. Sell:

The Board of County Commissioners has instructed this office to notify you that they are in receipt of your request for an extension of time to vacate the current space occupied by HRS at the Nassau County Office Annex. The Board at this time has agreed to allow you to remain at the Annex until November 22, 1985.

Thank you for your cooperation in this matter.

Sincerely,



T. J. "Jerry" Greeson
Ex - Officio Clerk

TJG:jtb



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

BOARD MEET

DATE: 12/10

1985

ACTION: 2

INFO:

November 27, 1985

Certified Mail No. P 214 794 303
Return Receipt Requested

Mr. T. J. "Jerry" Greeson
Ex-Officio Clerk
Nassau County Board of
County Commissioners
P. O. Box 1010
Fernandina Beach, Florida 32034

Re: Leases 590:1298 and 590:1552
11 N. 14th Street Fernandina Beach

Dear Mr. Greeson:

Attached are two sets of agreements for cancellation of lease agreements, one set for each subject lease. Please have the Chairman of the County Commissioners sign all 10 copies of the attached next to his name, sign all 10 copies yourself, obtain 2 witnesses signatures on all 10 copies where indicated by "X" marks and have the County seal affixed to all 10 copies. When the above is done return all 10 copies to me for approval by the State.

On behalf of the State I wish to thank the County for the continued cooperation we have received while a tenant in County owned space.

Sincerely,

Howard Sell
Facilities Services Manager
HRS District 4

HS:mb

Attachments



DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32304

ZONE: 10

AGREEMENT FOR CANCELLATION OF LEASE AGREEMENT

NO.: 590:1552

WHEREAS the Department of HEALTH AND REHABILITATIVE SERVICES, NASSAU COUNTY, A POLITICAL SUB-DIVISION OF THE STATE OF FLORIDA, hereinafter called the lessee, and the owner, DIVISION OF THE STATE OF FLORIDA, hereinafter called the lessor, have previously

entered into Lease No. 590: 1552 for 766 square feet, located at in the Old Humphries Memorial Hosp. Bldg. FERNANDINA BCH, Florida, for a term ending on MONTH TO MONTH NOT TO EXCEED 11 MONTHS

WHEREAS the Department has determined that the continued use of said space will no longer be required after NOVEMBER 22, 1985 and

WHEREAS the public good requires the lessee, in light of these circumstances, to cancel the lease of the said space and to terminate any further obligations relating thereto from and after NOVEMBER 22, 1985:

THEREFORE, in consideration of the mutual promises and covenants herein contained, the lessor and lessee do hereby agree to cancel and terminate the aforementioned lease and that the lease shall become null and void and of no further force and effect as of NOVEMBER 22, 1985

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, this ___ day of ___, 19___, A.D.

ORIGINAL SIGNATURE REQUESTED ON ALL COPIES

If Lessor is an Individual: Signed, sealed and delivered in the presence of:

X Margie G. Armstrong

X Joanna R. Cason

If Lessor is a Corporation: Signed, sealed and delivered in the presence of:

AS TO PRESIDENT

AS TO LESSEE

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY

John Clayton (Chairman) (SEAL)

Thomas J. Greeson, Chief Deputy Clerk (SEAL)

Name of Corporation

By: ___ (Corporate Seal) Its President

ATTEST. ___ Secretary

STATE OF FLORIDA DEPARTMENT OF

By: ___ LESSEE

Distribution: Original: Lessee 1st Copy: Lessor 2nd Copy: Department of General Services



STATE OF FLORIDA
DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

January 20, 1986

Mr. T. J. "Jerry" Greeson
Ex-Officio Clerk
Nassau County Board of Commissioners
P. O. Box 1010
Fernandina Beach, Florida 32034

Re: Leases 590:1298 and 590:1552
11 N. 14th Street Fernandina Beach

Dear Mr. Greeson:

Attached for the Counties records are approved copies of our agreements for mutual cancellation of subject lease agreements.

Sincerely,

A handwritten signature in cursive script that reads "Howard Sell".

Howard Sell
Facilities Services Manager
HRS District 4

HS:mb

Attachments



DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32304

ZONE: 10

AGREEMENT FOR CANCELLATION OF LEASE AGREEMENT

NO.: 590:1298

WHEREAS the Department of HEALTH AND REHABILITATIVE SERVICES hereinafter called the lessee, and the owner, NASSAU COUNTY, A POLITICAL SUB-DIVISION OF THE STATE OF FLORIDA, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS hereinafter called the lessor, have previously entered into Lease No. 590:1298 for 3382 square feet, DOCTORS ANNEX, OLD HUMPHRIES MEMORIAL HOSPITAL, PLUS located at Rooms 117 and 119 N. 14th Street, FERNANDINA BEACH, Florida, for a term ending on MONTH TO MONTH NOT TO EXCEED 11 MONTHS

WHEREAS the Department has determined that the continued use of said space will no longer be required after NOVEMBER 22, 1985 and

WHEREAS the public good requires the lessee, in light of these circumstances, to cancel the lease of the said space and to terminate any further obligations relating thereto from and after NOVEMBER 22, 1985:

THEREFORE, in consideration of the mutual promises and covenants herein contained, the lessor and lessee do hereby agree to cancel and terminate the aforementioned lease and that the lease shall become null and void and of no further force and effect as of NOVEMBER 22, 1985

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, this DEC 30 1985 day of 19, A.D.

ORIGINAL SIGNATURE REQUESTED ON ALL COPIES

If Lessor is an Individual: Signed, sealed and delivered in the presence of:

X Margie J. Armstrong AS TO LESSOR X James R. Cason AS TO LESSOR

If Lessor is a Corporation: Signed, sealed and delivered in the presence of:

AS TO PRESIDENT

BOARD OF COUNTY COMMISSIONERS NASSAU COUNTY

John Clayton (Chairman) (SEAL) Thomas J. Greeson, Chief Deputy (SEAL) LESSOR Clerk

Name of Corporation

By: Its President (Corporate Seal)

ATTEST. Its Secretary

STATE OF FLORIDA DEPARTMENT OF HEALTH & REHABILITATIVE SERV.

By: Robert Bradley Director, HRS General Services

AS TO LESSEE

Distribution: Original: Lessee 1st Copy: Lessor 2nd Copy: Department of General Services



DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, FLORIDA 32304

ZONE: 10

AGREEMENT FOR CANCELLATION OF LEASE AGREEMENT

NO.: 590:1552

WHEREAS the Department of HEALTH AND REHABILITATIVE SERVICES, NASSAU COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, hereinafter called the lessee, and the owner, DIVISION OF THE STATE OF FLORIDA, hereinafter called the lessor, have previously entered into Lease No. 590: 1552 for 766 square feet, located at in the Old Humphries Memorial Hosp. Bldg., FERNANDINA BCH, Florida, for a term ending on MONTH TO MONTH NOT TO EXCEED 11 MONTHS

WHEREAS the Department has determined that the continued use of said space will no longer be required after NOVEMBER 22, 1985 and

WHEREAS the public good requires the lessee, in light of these circumstances, to cancel the lease of the said space and to terminate any further obligations relating thereto from and after NOVEMBER 22, 1985:

THEREFORE, in consideration of the mutual promises and covenants herein contained, the lessor and lessee do hereby agree to cancel and terminate the aforementioned lease and that the lease shall become null and void and of no further force and effect as of NOVEMBER 22, 1985

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, this DEC 30 1985, 19, A.D.

ORIGINAL SIGNATURE REQUESTED ON ALL COPIES

If Lessor is an Individual: Signed, sealed and delivered in the presence of:

Margie G. Armstrong
Joanna R. Cason

AS TO LESSOR

If Lessor is a Corporation: Signed, sealed and delivered in the presence of:

AS TO PRESIDENT

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY

James C. Justice
John Clayton (Chairman) (SEAL)

Thomas J. Greeson, Chief Deputy Clerk (SEAL)

Name of Corporation

By: Its President (Corporate Seal)

ATTEST. Its Secretary

STATE OF FLORIDA DEPARTMENT OF HEALTH & REHABILITATIVE SERV.

By: Director, HRS General Services

John E. Wagner
Michelle M. Mahalik
TO LESSEE

Distribution: Original: Lessee
1st Copy: Lessor
2nd Copy: Department of General Services