

a monthly rate of \$\circ\$

# DEPARTMENT OF GENERAL SERVICES Amended LARSON BUILDING TALLAHASSEE FLORIDA 32399

L'ARSON BUILDING TALLAHASSEE FLORIDA 32399
AGREEMENT FOR MODIFICATION TO CORRECT
DESCRIPTION OF PREMISES

NO.: \$\\foo \cdot 03

square feet at

\_\_\_\_, the current Lessor being

ZONE:

WHEREAS the Department of Agriculture and Consumer Services	<b></b> ,	as
Lessee, has previously entered into Lease Number 430: 031	_,	on
August 10 , 19 71 A.D., effective August 10	<u></u>	_,

Eoard of County Commissioners, Nassau County

(owner's Name)

100.00

19 71 , A.D., which now consists of 135

WHEREAS, the Lessor agreed to lease to the Lessee and the Lessee agreed to lease from the Lessor those certain premises described as:

(Copy description from lease in this space)
One room as private office space, located at County Agricultural Building, Hilliard.
Services supplied under this lease to include telephone services; utilities and and; pART-time secretarial help not to exceed \$600.00 annually.

WHEREAS, both the Lessor and Lessee wish to amend and modify said lease so as to correct description of premises being leased,

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties hereto hereby agree as follows:

1. The above described Lease No. 430: 03% is hereby amended and modified to provide the correct description of subject premises as: (Correct description should be shown here)

One room as private office space, located at Multi-purpose Building, Callahan. Services supplied under this lease to include local telephone services; utilities, and part-time secretarial help not to exceed \$600.00 annually.

\and:

2. The covenants and conditions contained in the original State of Florida, Department of General Services' Lease Agreement No.  $\underline{430:031}$ , as amended by the above modification, are readopted by the Lessor and Lessee and incorporated herein.

Page 1 of 2 BPM 4068B (R2/88)

f, 19	88, A.D.
NY MODIFICATION OF A LEASE AGREEM HALL NOT BECOME LEGALLY EFFECTIVE F GENERAL SERVICES.	ENT FOR 2,000 SQUARE FEET OR MORE UNTIL APPROVED BY THE DEPARTMENT
ORIGINAL SIGNATURES	REQUESTED ON ALL COPIES
If Lessor is an Individual:	
Signed, sealed and delivered	
in the presence of:	LESSOR:
Drihuer.	Marle A Furtell (SEAL)
EX-OFFICIO CLERK	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS (SEAL)
AS TO LESSOR	
	Name of Corporation, Partnership,
Partnership, Trust, etc.:	Trust. etc:
Signed, sealed and delivered in presence of:	
	By: (SEAL)
	Its President, General Partner, Trustee
	ATTEST:
AS TO President, General Partner, Trustee	Its Secretary
	1 TCCTT
Cianal analai and Jaliwana	LESSEE:
Signed, sealed and delivered in the presence of:	STATE OF FLORIDA DEPARTMENT OF
	By:
	Agency Head
AS TO LESSEE	
	APPROVED AS TO FORM AND LEGALITY,
APPROVAL AS TO CONDITIONS AND	SUBJECT ONLY TO FULL AND PROPER
NEED THEREFOR	EXECUTION BY THE PARTIES.
DEPARTMENT OF GENERAL SERVICES	GENERAL COUNSEL
	DEPARTMENT OF
Division of Facilities	Ву:
Management	
APPROVAL	
DEPARTMENT OF GENERAL SERVICES	Approval Date
Director, Division of Facilities	
Management	}
	-4

IN WITNESS WHEREOF, the parties hereto have hereunto executed

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#### STATE OF FLORIDA

### DEPARTMENT OF GENERAL SERVICES

TALLAHASSEE, FLORIDA 32304

HOLLAND BUILDING

**SOVE:** 

TO

TEO POET

LEASE AGREEMENT

A. D., between 1971

August day of 10FP

THIS LEASE ACREEMENT, entered into this

State of Florida, Department of Agriculture and Consumer Services

Board of County Commissioners
The County of Massau

party of the first part, hereinafter called the Lessor, and the

party of the second part, hereinafter called the Lessee,

#### **MILNESSELH:**

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described	Florida,	nessa	'N		brafffth	premises h	nistrac
ont, those	tet ret	under the conditions herei	tor the term and	lessed to the Lessee	bas besimeb sad ,eesse.	eq ph the L	mohaq
kept and	ed to be	nents hereinafter mentlon	1991ga bna धпапэvi	oo ad <b>i to noberab</b> ian	Lessor, for and in cor	odi tadT	

One room as private office space, located at County Agricultural Building, Hilliard. Services supplied under this lease to include local telephone services; utilities; and part time secretarial help not to exceed \$600.00

as follows:

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square feet of usable space measured from

which shall constitute an aggregate area of 135

the base of the interior walls of the demised premises.

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

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

ES PROVIDED IN SECTION XXIV 

TWELVE HUNDRED DOLLARS for the term set out in this lease and the Lessee agrees to pay to the Lessor the sum of The Lessor hereby lesses to the Lessee and the Lessee hereby lesses from the Lessor the above described premises

фикдиминунк ининския ини ини ини инскинский из хилех на к инистимина установа и ининистими и ининистими и и ини THELVE HUNDRED DOLLARS

THELVE

\_ in rentals shall be paid to the Lessor at P. O. Box 456

Fernandina Beach, Florida 32034.

The Lessor agrees to furnish to the Lessee heating, air conditioning and janitor service for the lessed premises during the term of the lesse at the expense of the Lessor. III HEATING, AIR CONDITIONING AND JANITOR SERVICES

IN FIGHL RIXLINGES

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

I. The Lessor shall provide for interior maintenance and repairs in accordance with generally accepted good practices, including repainfing the repairs or worm 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 lesse, keep the interior of this demised premises in as good a state of repair as it is at the time of the commencement of this lesse, responsible wear of the demised premises in as good a state of repair as it is at the time of the commencement of this lesse, responsible wear

or the centured premises in as good a state of topan as it is and 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.

CONTITA JARFROD

Committee Earline Committee

#### **ALTERATIONS**

That the Lessee shall have the right to make any alterations in and to the demised premises during the term of this lease upon first having obtained the written consent thereto of the Lessor. The Lessor shall not capriciously withhold the consent to any such alterations.

#### VIII INJURY OR DAMAGE TO PROPERTY ON PREMISES

That all property of any kind that may be on the premises during the continuance of this lease shall be at the sole risk of the Lessee, and except for any negligence of the Lessor, the Lessor shall not be liable to the Lessee or any other person for any injury, loss or damage to property or to any person on the premises.

#### IX FIRE AND OTHER HAZARDS

In the event that the demised premises, or the major part thereof, are destroyed by fire, lightning, storm or other casualty, the Lessor at its option may forthwith repair the damage to such demised premises at its own cost and expense. The rental thereon shall cease until the completion of such repairs and the Lessor will immediately refund the prorata part of any rentals paid in advance by the Lessee prior to such destruction; should the premises be only partly destroyed, so that the major part thereof is usable by the Lessee, then the rental shall abate to the extent that the injured or damaged part bears to the whole of such premises and such injury or damage shall be restored by the Lessor as speedily as is practicable and upon the completion of such repairs, the full rental shall commence and the lease shall then continue the balance of the tenn.

#### X EXPIRATION OF TERM

\*.<u>.</u>.. • 150 At the expiration of the term, the Lessee will peaceably yield up to the Lessor the demised premises in good and tenantable repair. It is understood and agreed between the parties that the Lessee shall have the right to remove from the premises all personal property of the Lessee and all fixtures, machinery, equipment, appurtenances and appliances placed or installed on the premises by it, provided the Lessee restores the premises to as good a state of repair as they were prior to the removal.

#### XI SUBLETTING AND ASSIGNMENT

The Lessee upon the obtaining of the written consent of the Lessor, which written consent shall not capriciously be withheld, shall have the right to sublet all or any part of the demised premises, or to assign all or any part of the demised premises.

#### XII NOT CONSENT TO SUE

The provisions, terms or conditions of this lease shall not be construed as a consent of the State of Florida to be sued because of said lease hold.

#### XIII WAIVER OF DEFAULTS

The waiver by the Lessor of any breach of this lease by the Lessee shall not be construed as a waiver of any subsequent breach of any duty or covenant imposed by this lease.

#### RIGHT OF LESSOR TO INSPECT

The Lessor, at all reasonable times, may enter into and upon the demised premises for the purpose of viewing the same and for the purpose of making any such repairs as they are required to make under the terms of this lease.

#### XV BREACH OF COVENANT

These presents are upon this condition, that, except as provided in this lease, if the Lessee shall neglect or fail to perform or observe any covenant herein contained, which on the Lessee's part is to be performed, and such default shall continue for a period of thirty (30) days after receipt of written notice thereof from the Lessor to the Lessoe, then the Lessor lawfully may, immediately, or at any time thereafter, and without further notice or demand, enter into and upon the demised premises, or any part thereof, and repossess the same as of their former estate and expel the Lessee and remove its effects forcefully, if necessary, without being taken or deemed to be guilty of any manner of trespass and thereupon this demise shall terminate but without prejudice to any remedy which might otherwise be used by the Lessor for arrears of rent or for any breach of the Lessee's covenants herein contained.

#### ACKNOWLEDGEMENT OF ASSIGNMENT

That the Lessee upon the request of the Lessor shall execute such acknowledgment or acknowledgments, or any assignment, or assignments, of rentals and profits made by the Lessor to any third person, firm or corporation, provided that the Lessor will not make such request unless required to do so by the Mortgagee under a mortgage, or mortgages, executed by the Lessor.

#### XVII TAXES AND INSURANCE

Lessor shall pay all real estate taxes and fire insurance premiuns on the demised premises. Lessor shall not be liable to carry fire insurance on the person or property of the Lessee or any other person or property which may now or hereafter be placed in the demised premises.

#### XVIII AVAILABILITY OF FUNDS

The obligations of the Lessee under this lease agreement are subject to the availability of funds lawfully appropriated annually for its purposes by the Legislature of the State of Florida.

Page 2 of 3

XIY USE OF PREMISES

The Lessee will not make or suffer any unlawful, improper or offensive use of the premises or any use or occupancy the of contrary to the laws of the State of Florida or the Ordinances of the City of Hilliard, Florida

now or hereinafter made.

the control of the co	of the first of the second of
XX . RENEWAL  The Lessee is hereby granted the option to renew	w this lease for an additional year(s)
upon the same terms and conditions. If the Lessee desir	res to renew this lease under the provisions of this Article, it shall
provided in Article I of this Lease.	ths nor less than three months prior to the expiration of the term
XXI NOTICES	
	or shall be served by registered or certified mail, return receipt re- rnandina Beach, Florida 32034, and all notices
(Street)	(City)
8719 W Reaver St Jac	y registered or certified mail, return receipt requested, at the address .ksonv111e, Florida 32220
of the Lessee at (Street)	(City)
XXII DEFINITION OF TERMS	
(a) The terms "lease," "lease agreement," or "agreemewals, extensions or modifications of this lease.	greement" shall be inclusive of each other and shall also include any
(b) The terms "Lessor" and "Lessee" shall include	de the successors and assigns for the parties hereto.
(c) The singular shall include the plural and the permits.	plural shall include the singular whenever the context so requires of
XXIII ADDITIONAL TERMS (Check One)	
Any and all addition	nal covenants or conditions appear on the attached Schedule.
XNo additional covenar	nts or conditions form a part of this lease. except clause
YYIA DGIOM	eve hercunto executed this instrument for the purpose herein expressed
the day and year above written.	
Signed, sealed and delivered in the presence of:	Chanks Pickett
the presence of:	John F. Connatrona la- ISEAL
Ex-Officio Clerk	Chairman Board of County Commissioners (SEAL
AS TO LESSOR Jerry Comment	LESSOR Nassau County, Florida
Greeson	STATE OF FLORIDA
	DEPARTMENT OF AGRICULTURE & CONSUMER
Veresa Burges	SERVICES Doute Conner
	LESSEE
AS TO DESSEE	•
AS TO LESSEE	
APPROVAL AS TO CONDITIONS AND	APPROVED AS TO FORM
NEED THEREFOR THUS	AND CONTENT
DEPARTMENT OF GENERAL SERVICES DIVISION OF CONSTRUCTION AND	ATTORNEY GENERAL
MAINTENANCE	
() Lake	1 James & Mich
Director, Division of Construction and Maintenance	By: Assistant Attorney General
XXIV CANCELLATION	'
	•

THIS LEASE AGREEMENT MAY BE CANCELLED BY THE LESSOR OR LESSEE UPON THIRTY (30) DAYS NOTICE TO THE OTHER OR BY MUTUAL CONSENT OF THE LESSOR AND LESSEE AT ANY TIME, WITHOUT NOTICE, DURING THE LEASE TERM.

APPROVED
Department of General Services

NOV 3 1971

Math 12

Thesias F. Elakemore, Exec. Dir.

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## DEPARTMENT OF GENERAL SERVICES

LARSON BUILDING

TALLAHASSEE, I'LORIDA 32301

## CERTIFICATION OF COMPLIANCE

TO:	Department of	General Servic	<b>es</b>	
From:	Department: Division: Bureau:		. • • • • • • • • • • • • • • • • • • •	
RE:	Lease Number	430: 031	(From Request for Prior A) Space Need)	pproval of
The under	rsigned hereby it is in comp	certifies that liance with all	the lease is in the best applicable leasing criter	interest of the State, ia, as follows:
		:1 -		
1.	Prior Approva	l of Need has b	een obtained.	YES X NO
2.	Prior to ente	ring into this of State owned	agreement, the or other publicly	SPACE WAS AVAILABLE X
	owned space w	as determined.		SPACE NOT AVAILABLE
3.	has been prop thereto, and	roved by this Ag		ATTACHED X
4.			otherwise verified by	FLOOR PLAN ATTACHED X
	shown is in a	accordance with Lees' Standard M	the Department of	ON FILE DGS
5.		is within the gu	idelines established Services.	YES X NO
6.		_	Z, or more, ownership	FORM 4114 ATTACHED
	title to leas	sed facility; an	or in entity holding ad of all public rees holding any	STATEMENT ATTACHED
		,	interest, in leased	n/a X
7.	made to the Copy of speci	00 square feet o		YES N/A X
8a.	Construction for this lead	or renovations se:	are required	YES NO X
b.	plans comply Standards of	with the Unifor	f State Fire Marshal,	APPROVAL ATTACHED APPROVAL PENDING
9.	Pacilities f	or the Physical	dards for Special ly Disabled, or sgency's Committee.	FACILITY COMPLIES X
10.	If applicable	e, a Life Cycle	Energy Analysis Copy Attached.	ATTACHED N/A
11.	If space is is for communication	in a trailer, mo nications purpos	obile unit or hangar, or ses, prior approval by ervices has been obtained.	YES NO NO N/A
12.	Provisions for accomplished	or security of 1	leased space have been	YES X NO
13.	Remarks:			
Signed_	<u></u>	•		
BPM 4113	(R3/87)			Date



County: Nassau	nedelled and nedelled	τελ:
	U. S. #1 North	Street Address:
	Multi-purpose Building	Mame of Building:
· · · · · · · · · · · · · · · · · · ·		Name of Entity:
Federal Identification Number (F.E.I.D. or S.) # 59-1863042	Entity Holding Title	Privately Owned X
(i)	oubparagraph 255.249(2)(h)	Aùthority: 5
Lease No. 430: 031	COSURE STATEMENT	No. 10

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Interest	and Address (St. & City)	Yata bas dest.	SmsN
Percent of	Principal Occupation	Home Address	•
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Notery Public State of Florida My Commission Expires (Seal)

