

LEASE AGREEMENT

The parties Nassau County, hereinafter called the lessor, and Town of Hilliard, hereinafter called the lessee, enter into this Lease Agreement, in consideration of the following covenants, agreements, limitations, and conditions, for themselves, their heirs, successors, legal representatives, and assigns.

The lessor hereby agrees to lease to the lessee the following described premises:

the County owned building located on
Pecan Street, between 2nd and 3rd, Hilliard,
Florida.

The said premises is to be used as a library and any other appropriate use for the citizens of The Town of Hilliard and/or Nassau County, unless written consent to use the said premises for other purposes is first obtained from the lessor.

The term of this lease shall commence on November 1, 1989 and end on October 31, 2088.

The rent for the total lease period shall be \$99.00, payable at the amount of \$1.00 per year, payable on or before November 1st of each year, the said rent to be paid punctually in advance, each and every year during the said term.

The parties further agree that the lessee shall pay the rent punctually in advance each and every year during the said term to the lessor, at the address designated by the lessor; that the lessee shall be responsible for and shall make any and all

necessary repairs to the said premises, including but not limited to such things as plumbing, fixtures, wiring, etc., when the damage was in any wise caused by the fault or negligence of the said lessee, or through the said lessee's use of the said premises; that the lessee shall surrender and deliver the said premises to the lessor, or the lessor's assigns, at the end of the lease term, without demand, in as good order and condition as when entered upon, except for any damage caused by reasonable and ordinary wear and decay; that the lessee shall not use the said premises, or any part thereof, or permit the same to be used for any illegal, immoral, or improper purposes; that the lessee shall not make, or permit to be made, any disturbance, noise, or annoyance whatsoever detrimental to the premises or the comfort and peace of the inhabitants of the vicinity of the said premises.

The lessee shall assume lessor's contract for the cleaning services and lessee agrees to abide by the terms and conditions thereof.

If default is made in the payment of rent as above set forth, or any part thereof, or if the lessee shall violate any of the covenants and conditions of this lease, then the lessee shall become a tenant at sufferance, thereby waiving all right of notice to vacate the said premises, and the lessor shall be entitled to reenter and retake immediate possession of the said premises.

It is further understood and agreed that all covenants and agreements of this lease shall be binding upon and apply to the heirs, personal representative, legal representatives, and assigns

Lease Agreement

of the respective parties hereto.

In witness whereof, each of the parties has signed this agreement on the date indicated next to the party's signature.

Gay Bufano

Lessor

10-5-89
Date

Jan C. Starling

Witness

Witness

Jim L Higginbotham

Lessee

11-14-89
Date

Joyce Z. Bradley

Witness

Janet R. Cason

Witness