

Commercial Gross Lease

1. **Names.** This lease is made by M C J PROPERTIES, LLC., Landlord, and NASSAU-AMELIA UTILITIES, Tenant.

2. **Premises Being Leased.** Landlord is leasing to Tenant and Tenant is leasing from Landlord the following premises:

5185 SOUTH FLETCHER AVENUE, SUITE 5 AMELIA ISLAND, FL 32034.

3. **Term of Lease.** This lease begins on AUGUST 1st, 2025 and ends on JULY 31st, 2026.

4. **Rent.** Tenant will pay rent in advance on the 1st day of each month. Tenant's first rent payment will be on AUGUST 1st, 2025 in the amount of \$ 1,950.⁰⁰. Tenant will pay rent of \$ 1,950.⁰⁰ per month thereafter.

☒ Tenant will pay this rental amount for the entire term of the lease.

☒ Rent will increase each year, on the anniversary of the starting date in paragraph 3, as follows: 5-10%
Yearly Unless Longer Lease Terms Signed.

5. Option to Extend Lease

☒ First Option. Landlord grants Tenant the option to extend this lease for an additional 5 years. To exercise this option, Tenant must give Landlord written notice on or before (90) DAYS IN ADVANCE. Tenant may exercise this option only if Tenant is in substantial compliance with the terms of this lease. Tenant will lease the premises on the same terms as in this lease except as follows: TWO ADDITIONAL FIVE (5) YEARS PERIODS.

☒ Second Option. If Tenant exercises the option granted above, Tenant will then have the option to extend this lease for 5 years beyond the first option period. To exercise this option, Tenant must give Landlord written notice on or before 90 DAY BEFORE LEASE ENDS. Tenant may exercise this option only if Tenant is in substantial compliance with the terms of this lease. Tenant will lease the premises on the same terms as in this lease except as follows: N/A.

6. **Security Deposit.** Tenant has deposited \$ N/A with Landlord as security for Tenant's performance of this lease. Landlord will refund the full security deposit to Tenant within 14 days following the end of the lease if Tenant returns the premises to Landlord in good condition (except for reasonable wear and tear) and Tenant has paid Landlord all sums due under this lease. Otherwise, Landlord may deduct any amounts required to place the premises in good condition and to pay for any money owed to Landlord under the lease.

7. Improvements by Landlord

☐ Before the lease term begins, Landlord (at Landlord's expense) will make the repairs and improvements listed in Attachment 1 to this contract. N/A

☒ Tenant accepts the premises in "as is" condition. Landlord need not provide any repairs or improvements before the lease term begins.

8. **Improvements by Tenant.** Tenant may make alterations and improvements to the premises after obtaining the Landlord's written consent, which will not be unreasonably withheld. At any time before this lease ends, Tenant may remove any of Tenant's alterations and improvements, as long as Tenant repairs any damage

caused by attaching the items to or removing them from the premises.

9. Tenant's Use of Premises. Tenant will use the premises for the following business purposes:

OFFICE USE ONLY.

Tenant may also use the premises for purposes reasonably related to the main use.

10. Landlord's Representations. Landlord represents that:

A. At the beginning of the lease term, the premises will be properly zoned for Tenant's stated use and will be in compliance with all applicable laws and regulations.

B. The premises have not been used for the storage or disposal of any toxic or hazardous substance, and Landlord has received no notice from any governmental authority concerning removal of any toxic or hazardous substance from the property.

11. Utilities and Services. Landlord will pay for the following utilities and services:

☒ Water ~~+~~ SEWER ONLY

☐ Electricity

☐ Gas

☐ Heat

☐ Air-Conditioning

Any items not checked will be the responsibility of Tenant.

12. Maintenance and Repairs

A. Landlord will maintain and make all necessary repairs to: (1) the roof, structural components, exterior walls, and interior common walls of the premises, and (2) the plumbing, electrical, heating, ventilating, and air-conditioning systems.

B. Landlord will regularly clean and maintain (including snow removal) the parking areas, yards, common areas, and exterior of the building and remove all litter so that the premises will be kept in an attractive condition.

C. Tenant will clean and maintain Tenant's portion of the building so that it will be kept in an attractive condition.

13. Insurance

A. Landlord will carry fire and extended coverage insurance on the building.

B. Tenant will carry public liability insurance; this insurance will include Landlord as an insured party and will be primary to any liability insurance maintained by landlord. The public liability coverage for personal injury will be in at least the following amounts:

• \$1,000,000⁰⁰ per occurrence.

• \$_____ in any one year.

C. Landlord and Tenant release each other from any liability to the other for any property loss, property damage, or personal injury to the extent covered by insurance carried by the party suffering the loss, damage, or injury.

D. Tenant will give Landlord a copy of all insurance policies that this lease requires Tenant to obtain.

14. Taxes

A. Landlord will pay all real property taxes levied and assessed against the premises.

B. Tenant will pay all personal property taxes levied and assessed against Tenant's personal property.

15. Subletting and Assignment. Tenant will not assign this lease or sublet any part of the premises without the written consent of Landlord. Landlord will not unreasonably withhold such consent.

16. Damage to Premises

A. If the premises are damaged through fire or other cause not the fault of Tenant, Tenant will owe no rent for any period during which Tenant is substantially deprived of the use of the premises.

B. If Tenant is substantially deprived of the use of the premises for more than 90 days because of such damage, Tenant may terminate this lease by delivering written notice of termination to Landlord.

17. Notice of Default. Before starting a legal action to recover possession of the premises based on Tenant's default, Landlord will notify Tenant in writing of the default. Landlord will take legal action only if Tenant does not correct the default within ten days after written notice is given or mailed to Tenant.

18. Quiet Enjoyment. As long as Tenant is not in default under the terms of this lease, Tenant will have the right to occupy the premises peacefully and without interference.

19. Eminent Domain. This lease will become void if any part of the leased premises or the building in which the leased premises are located are taken by eminent domain. Tenant has the right to receive and keep any amount of money that the agency taking the premises by eminent domain pays for the value of Tenant's lease, its loss of business, and for moving and relocation expenses.

20. Holding Over. If Tenant remains in possession after this lease ends, the continuing tenancy will be from month to month.

22. Disputes

☒ **Litigation.** If a dispute arises, either party may take the matter to court.

☒ **Mediation and Possible Litigation.** If a dispute arises, the parties will try in good faith to settle it through mediation conducted by

☐ _____.

☒ a mediator to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to court.

☒ **Mediation and Possible Arbitration.** If a dispute arises, the parties will try in good faith to settle it through mediation conducted by

☐ _____.

☒ a mediator to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, it will be arbitrated by

☐ _____.

☒ an arbitrator to be mutually selected.

Judgment on the arbitration award may be entered in any court that has jurisdiction over the matter.

Costs of arbitration, including lawyers' fees, will be allocated by the arbitrator.

Landlord need not participate in mediation or arbitration of a dispute unless Tenant has paid the rent called for by this lease or has placed any unpaid rent in escrow with an agreed upon mediator or arbitrator.

22. Additional Agreements. Landlord and Tenant additionally agree that: _____.

23. Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and

all oral agreements between the parties, as well as any prior writings.

24. Successors and Assignees. This lease binds and benefits the heirs, successors, and assignees of the parties.

25. Notices. All notices must be in writing. A notice may be delivered to a party at the address that follows a party's signature or to a new address that a party designates in writing. A notice may be delivered:

- ☒ in person
- ☒ via email, at the addresses provided below
- ☒ by certified mail, or
- ☒ by overnight courier.

26. Governing Law. This lease will be governed by and construed in accordance with the laws of the state of FLORIDA.

27. Counterparts. The parties may sign several identical counterparts of this lease. Any fully signed counterpart shall be treated as an original.

28. Modification. This lease may be modified only by a writing signed by the party against whom such modification is sought to be enforced.

29. Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

30. Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this lease invalid or unenforceable, and shall be modified, amended, or limited only to the extent necessary to render it valid and enforceable.

Dated: JULY 9th, 2025

Board of County Commissioners of
Nassau County, Florida, on behalf of

LANDLORD

Name of Business: MCJ Properties LLC
at 5185 S. Fletcher Ave. Amelia Island, FL 32034

By: 

Printed Name: MICHEL G. AZAR

Title: President

Address: 4957 SPANISH OAKS Circle

Email: AZAR1357@YAHOO.COM

TENANT

Name of Business: Nassau Amelia Utilities
at 5185 S. Fletcher Ave., Ste. 5, Fern. Beach, FL 32034

By: 

Printed Name: A.M. "Hupp" Huppmann

Title: Chairman

Address: 96135 Nassau Place, Suite 1, Yulee, FL 32097

Email: countymanager@nassaucountyfl.com

☐ GUARANTOR N/A

By signing this lease, I personally guarantee the performance of all financial obligations of _____ under this lease.

Dated: _____

Printed Name: _____ Title: _____

Address: _____

Email: _____

ADDENDUM TO COMMERCIAL GROSS LEASE

THIS ADDENDUM to the Commercial Gross Lease (hereinafter "Addendum") is made by and between the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida, on behalf of Nassau Amelia Utilities (hereinafter the "County" or "Tenant"), and MCJ PROPERTIES, LLC, a Florida limited liability company (hereinafter "Landlord").

WITNESSETH:

WHEREAS, the Parties desire to enter into a Commercial Gross Lease (hereinafter "Lease") for the lease of premises located at 5185 South Fletcher Avenue, Suite 5, Amelia Island, Florida 32034 (hereinafter "Premises"); and

WHEREAS, the parties wish to establish additional standard terms and conditions to that Lease as contained herein; and

WHEREAS, the parties agree that the term and conditions hereinbelow shall be incorporated into the Lease and in the event of any conflict between the terms and conditions of this Addendum and the Lease, the terms and conditions of this Addendum shall prevail.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the parties do agree to amend the Lease as follows:

SECTION 1. CONFLICTING PROVISIONS.

1.1 The parties agree that in the event of any conflict between the terms of the Lease and/or any exhibit or attachment to the Lease and the terms of this Addendum, the terms of this Addendum shall prevail.

SECTION 2. CONSENT TO ASSIGNMENT

2.1 Notwithstanding the provisions of Section 15 of the Lease, Landlord consents to the assignment of the Lease from the County to Florida Governmental Utility Authority, a legal entity and public body created by interlocal agreement pursuant to Section 163.01(7)(g), Florida Statutes ("FGUA") as part of the County's sale of its water and wastewater utility, Nassau Amelia Utilities, to FGUA.

2.2 FGUA will provide written notice to Landlord upon its assumption of the Lease.

SECTION 3. MONTH-TO-MONTH.

3.1 Upon expiration of the initial term of the Lease, Tenant may remain in the Premises on a month-to-month basis, provided that the parties agree in advance to the rent payment.

SECTION 4. FUNDING.

4.1 The County's performance and obligation under the Lease is contingent upon an annual appropriation by the Board of County Commissioners for subsequent fiscal years and is subject to termination based on lack of funding.

SECTION 5. INDEMNIFICATION.

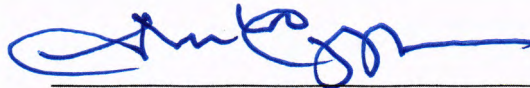
5.1 Any indemnification by the County in the Lease, any sub-agreement, or any exhibit thereunder is hereby limited to the limits as set forth in Section 768.28, Florida Statutes.

(Remainder of page intentionally blank – signature page follows.)

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed by its duly authorized representatives, effective as of the last date below.

COUNTY:

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA, ON BEHALF OF
NASSAU AMELIA UTILITIES

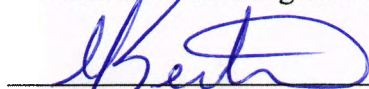


A.M. "HUPP" HUPPMANN

Its: Chairman

Date: 7/28/2025

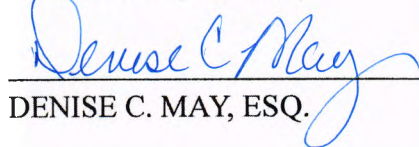
Attest as to Chair's Signature:



MITCH L. KEITER

Its: Ex-Officio Clerk

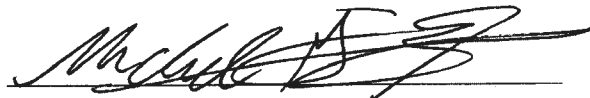
Approved as to form by the
Nassau County Attorney



DENISE C. MAY, ESQ.

LANDLORD:

MCJ PROPERTIES, LLC



MICHEL G. AZAR

Its: President

Date: 07-16-2025