

RESOLUTION NO. 2007- 14

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE CONSENT TO ASSIGN FOR THE LEASE TO HENMAR PROPERTIES, L.L.C., AS THE NEW LANDLORD.**

**RECITAL**

**WHEREAS**, the County entered into a Lease Agreement with Coastal Atlantic Commercial Properties, L.L.C., for rental space needed for Guardian Ad Litem as passed in Resolution No. 2004-191, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, the landlord, Coastal Atlantic Commercial Properties, L.L.C., sold their property located at 2825 Lewis Speedway, St. Augustine, Florida to Henmar Properties, L.L.C. on December 1, 2006. When the landlord executes this Consent to Assign, hereby attached as Exhibit "B", incorporated by reference and made a part hereof, the Lease will authorize the landlord their Leasehold interest in the property to Henmar Properties, L.L.C. as the new owner; and

**WHEREAS**, all other provisions of the lease shall remain in full force.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, as follows:

**Section 1.** The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

**Section 2.** The Board of County Commissioners hereby approves the terms and authorizes the County Administrator to execute the Consent to Assign.

**Section 3.** All other provisions of the original Lease Agreement shall remain in full force.

**Section 4.** The Clerk of Court is instructed to file the original Consent to Assign Lease Agreement in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 23<sup>rd</sup> day of January, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Ben Rich  
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk  
By: Fabiana de Grande  
Deputy Clerk

EXHIBIT "A" TO RESOLUTION

RESOLUTION NO. 2004 - 191

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE LEASE AGREEMENT ON BEHALF OF THE COUNTY BETWEEN COASTAL ATLANTIC COMMERCIAL PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY FOR RENTAL SPACE FOR GUARDIAN AD LITEM AND STAFF.**

**RECITALS**

**WHEREAS**, the Lease Agreement for rental space between COASTAL ATLANTIC COMMERCIAL PROPERTIES, L.L.C., a Florida limited liability company and St. Johns County on behalf of Guardian Ad Litem, is attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, the lease is for a period of (3) years commencing upon execution of lease with an option to renew the lease at the end of the 3<sup>rd</sup> year. Any increase in the lease would be tied to Consumer Price Index. The monthly lease amount is \$1,166.66 a month plus a monthly maintenance fee of \$50.00 per month which includes water, sewerage, solid waste removal, window cleaning, and parking lot cleanup; and

**WHEREAS**, the property consists of 1,000 square feet and will be occupied by Guardian Ad Litem and staff; and

**WHEREAS**, it is in the best interest of the County to accept this Lease Agreement to provide the space needed for Guardian Ad Litem and staff.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, as follows:

**Section 1.** The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

**Section 2.** The Board of County Commissioners hereby approves the Lease Agreement attached hereto and authorizes the County Administrator to execute said lease.

**Section 3.** The Clerk of Court is instructed to file the original Lease Agreement in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 27<sup>th</sup> day of July, 2004.

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

By:

*Karen R. Stern*  
Karen R. Stern, Chair

ATTEST: Cheryl Strickland, Clerk

By:

*Patricia DeGrande*  
Deputy Clerk

RENDITION DATE 7-28-04



**LEASE**

**THIS LEASE**, made and executed by and between **COASTAL ATLANTIC COMMERCIAL PROPERTIES, LLC.**, a Florida limited liability company whose mailing address is 2825 Lewis Speedway Suite 104 St. Augustine, Florida 32084("Landlord"), and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Tenant").

**IN CONSIDERATION** of the respective covenants and agreements of the parties contained herein, the Landlord does hereby lease to the Tenant the described Premises, Other Areas and Common Areas, all in the manner and pursuant to the terms and conditions described herein,

**ARTICLE 1  
BASIC LEASE PROVISIONS AND EXHIBITS**

**Section 1.01: Parties.**

(A) **DATE OF LEASE:** \_\_\_\_\_ day of \_\_\_\_\_, 2004.

(B) **NAME and ADDRESS OF LANDLORD:**

Coastal Atlantic Commercial Properties, L.L.C., a Florida limited liability company  
2825 Lewis Speedway  
Suite 104  
St. Augustine, Florida 32084

(C) **NAME OF TENANT and ADDRESS OF TENANT:**

St. Johns County, Florida  
Guardian Ad Litem  
C/O Real Estate Division  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**Section 1.02: PERMITTED USE.**

The property leased hereby shall be used solely and exclusively for public and governmental purposes including, but not limited to, offices for constitutional officers and staff, administrative offices, clerical functions, storage of public and governmental papers and assets, meeting facilities, and related parking.

**Section 1.03: THE PREMISES.**

The Premises shall consist of the building located at 2825 Lewis Speedway Unit 101 St. Augustine, Florida 32084. Said Premises contain approximately 1,000 square feet.

Section 1.04: THE OTHER AREAS.

The Other Area shall consist of the parking spaces located in the front of the building and at the north side of the building and consist of 7 parking spaces for the employees of Guardian Ad Litem and visitors. There may be times of overflow parking at times of staff meetings or special events.

Section 1.05: COMMENCEMENT DATE.

The Lease Term begins on the first day of \_\_\_\_\_, 2004.

Section 1.06: SCHEDULED LEASE TERM.

The term of this Lease shall be for a term of 36 months (3) years beginning on the Commencement Date and expiring on the thirty sixth (36th) month from execution of this lease, should the tenant agree to remain in said unit any increase in rent would be based on the Consumer Price Index, rent not to exceed the increase in the consumer price index base as published by the US Government Bureau of Labor Statistics, Average Price Data, All Urban Consumers. The applicable reference base is the consumer price index published 12 months prior to the renewal date under consideration, at tenant option. Tenant reserves the right to vacate said unit giving the Landlord a 30-day notice.

Section 1.07: CONDITION OF PREMISES.

The Tenant will take possession of the Premises without further improvement by the Landlord. Any further improvements required for the Tenant's occupancy and use of the Premises may be made in accordance with the terms of this Lease and at the Tenant's sole expense.

Section 1.08: RENT.

Rent for the Lease Term shall be one thousand one hundred sixty six dollars and 66/100 (\$1,166.66) a month plus \$50.00 Maintenance fee with a monthly total being (\$1,216.66) payable in equal monthly installments, in advance, without notice or demand. A (10) day grace period shall apply to this lease with a late fee of (1%) per month as per Florida Statue 218.74. Said Unit 101 include a square footage price of \$14.00 per square foot based on 1,000 sq. ft. at Landlord's address or such other address as Landlord shall specify. Landlord shall hold a security deposit in the amount of one thousand one hundred sixty six dollars and 66/100 (\$1,166.66) as security against damage. See also Article 3 hereof.

Section 1.09: COVENANT OF OWNERSHIP.

Landlord covenants to Tenant that Landlord owns the building in fee simple title and has full authority to enter into this Lease.

**ARTICLE 2**  
**LANDLORD'S GRANT OF POSSESSION AND QUIET ENJOYMENT**

Section 2.01: DEMISE.

In consideration of the Rent and the covenants and agreements contained in this Lease, Landlord leases the Premises, Other Areas and Common Areas to Tenant, and Tenant hereby rents same all in the manner and under the conditions set forth in this Lease.

Section 2.02: USE OF COMMON AREAS.

Tenant and its officer's, agents, employees, clients, invitee and customers may use the Common Areas with others subject, however, to the terms and conditions of this Lease and to the Rules and Regulations reasonably adopted by the Landlord, which Rules and Regulations shall not unreasonably restrict the use of such Common Areas by the Tenant and its officers, agents, employees, clients, invitee and customers. The Common Areas shall be maintained by Landlord.

Section 2.03: QUIET ENJOYMENT.

Upon paying all sums due from Tenant to Landlord and performing and observing all of Tenant's covenants and obligations hereunder, Tenant, subject to the provisions hereof, may peacefully and quietly have, hold, use and enjoy the Premises, the Other Areas and may use and enjoy the Common Areas throughout the Lease term without interference by Landlord.

**ARTICLE 3**  
**TENANT'S OBLIGATION TO PAY RENT**

Section 3.01: OBLIGATION TO PAY RENT.

Notwithstanding any other section of this Lease, the Tenant's obligation to pay Rent and to make payments to Landlord under this Lease is limited solely and only to payment from the funds of the Tenant described in the following covenant and solely and only in the manner and to the extent described in this Article and in such covenant.

Section 3.02: COVENANT TO BUDGET.

The Tenant covenants and agrees to appropriate in its annual budget for payment on the Lease Agreement.

**ARTICLE 4**  
**UTILITIES**

Section 4.01: PARTIES' RESPECTIVE OBLIGATIONS.

Tenant shall contract and pay for all electrical and telephone utilities used or consumed in the Premises; provided, that Landlord shall first furnish the meters or other devices necessary to determine the amount of use or consumption within the Premises. Landlord shall provide all necessary and appropriate water, sewage and solid waste removal at his expense. The monthly maintenance fee of \$50.00 per month includes water, sewer, and waste removal of subject Unit 101.

**ARTICLE 5  
MAINTENANCE, OPERATION AND REPAIR**

Section 5.01: MAINTENANCE BY LANDLORD.

Landlord shall maintain, repair and keep supporting walls, foundations, roof, sprinkler systems, if any, mechanical systems, electrical systems, plumbing systems, parking areas, landscaping, gutters, downspouts and all other improvements in good repair.

Landlord, however, shall have no duty to make any repairs within the Premises resulting from

- (a) any alterations, modifications or improvements made by or on behalf of Tenant;
- (b) the installation of Tenant's property, fixtures, (trade or otherwise), equipment or inventory;
- (c) Tenant's use or occupancy of the Premises in violation of this Lease or in a manner not consistent herewith; or
- (d) the acts or omissions of Tenant, its employees, agents, contractors, subtenants, invitees, licensees or customers.
- (e) Landlord shall maintain and provide cleanup of parking lot, any exterior lighting of the building, which is included in the monthly maintenance fee.

Section 5.02: MAINTENANCE BY TENANT.

Except for Landlord's maintenance responsibilities as provided in Section 5.01, Tenant, at Tenant's expense, shall keep the Premises, including all glass, in good order, condition and repair and in a clean, pleasant, sightly, sanitary and safe condition. If Tenant fails to do so, Landlord, after notice, may perform these duties, and Tenant agrees to reimburse Landlord the reasonably incurred costs upon ten (10) days request.

Section 5.03: SIGNS AWNINGS AND CANOPIES.

Tenant shall maintain its signs, decorations, lettering and advertising material in good condition and repair.

Section 5.04: LIENS.

No encumbrances, charges or liens against the property shall exist because of any action or inaction by Tenant or its independent contractors. Tenant shall discharge by bond or otherwise within ten (10) days of notice of its existence, any lien, encumbrance or other charge arising in violation of this Section.

Section 5.05: SURRENDER OF PREMISES.

Upon termination of this Lease, Tenant shall surrender the Premises in the same condition as the Commencement Date, reasonable wear and tear and loss due to casualty and condemnation excepted, and shall surrender all keys for the Premises to Landlord. Tenant must remove all its trade fixtures and personal property and, if requested, any other installation, alterations or improvements made by Tenant and shall repair any damage caused thereby.

## **ARTICLE 6 INSURANCE**

### Section 6.01: TENANT'S COVERAGE.

Tenant shall be responsible for insuring its personal property on the Premises and may maintain, at its expense, comprehensive or commercial general liability insurance for the Premises, Other Areas and/or Common Areas. The Landlord shall be named as an additional insured on the Tenant's liability policy.

### Section 6.02: LANDLORD'S COVERAGE.

Landlord shall maintain adequate liability and property insurance covering the building. Tenant shall be named as additional insured on all liability policies.

## **ARTICLE 7 DAMAGE AND DESTRUCTION**

### Section 7.01: FIRE, EXPLOSION OR OTHER CASUALTY.

Tenant shall immediately give notice to Landlord of any damage to the Premises or Other Areas if the Premises are damaged by fire, explosion, wind, water or other casualty ("Occurrence"). To the extent that the cost of repairing the damages is less than fifty (50%) percent of the cost of completely replacing the Premises, the damage shall promptly be repaired by Landlord subject to this Section. Landlord shall not be required to repair or replace Tenant's improvements, alterations and additions, inventory, fixtures, furniture, furnishings, equipment and other personal property. If an occurrence causes damage and (i) the Premises are damaged to the extent that the cost of repairing the damage is fifty (50%) percent or more of the cost of completely replacing the Premises, or (ii) the building of which the Premises are a part is damaged to the extent that the cost of repairing the damage is twenty-five (25%) percent or more of the cost of completely replacing the building, or (iii) if the building is more than twenty-five (25%) percent of the cost of their complete replacement, Landlord, at its election, either promptly shall repair or rebuild the Premises and the buildings, or shall terminate this Lease by written notice to Tenant within ninety (90) days after the Occurrence. If the Occurrence renders twenty-five percent (25%) or less of the Premises untenable and Tenant elects to utilize the portion not rendered untenable during Landlord's repairs, a proportionate abatement of the rent shall be allowed from the Occurrence Date until the date Landlord completes its repair and restoration. Said proportion shall be computed on the basis of the relation which the gross square footage of the untenable Premises space bears to the interior floor area of the Premises. If more than twenty-five (25%) percent of the premises is rendered untenable, or if Tenant elects not to utilize the Premises for its intended purpose during the Landlord's repairs, then, if and until



Landlord restores the premises to the condition it was in on the Commencement Date, the Tenant's obligation to pay Rent shall cease from the date of the Occurrence until full repair and restoration. In the event Landlord fails to notify Tenant within 30 days after the Occurrence of the Landlord's election to either repair all damages required to be repaired by Landlord or to terminate this Lease, or in the event that the Landlord's repairs take more than 120 days from the date of notification to complete, the Tenant, at its option, may unilaterally terminate this Lease. In the event this Lease is terminated pursuant to this Article 7, the Tenant shall not be obligated to make any monthly Rental installment payments subsequent to the date of the Occurrence and all obligations to pay Rent that would have accrued subsequent to such date shall cease.

Section 7.02: LANDLORD'S WORK.

Upon an Occurrence, Landlord need only make such repairs as are necessary to place the damaged portions of the property in the same condition as when possession of the Premises was initially delivered to Tenant.

**ARTICLE 8  
DEFAULT AND REMEDIES**

Section 8.01: TENANT'S DEFAULT.

If Tenant fails to:

- (i) Pay all or any monthly installments of the Rent or any other sum due to the Landlord from Tenant hereunder within 30 days after Landlord notifies Tenant that such sum is past due;
- (ii) Cease all conduct prohibited hereby within ten (10) days of receipt of written notice from Landlord;
- (iii) Take appropriate action within ten (10) days of receipt of written notice from Landlord requesting Tenant to remedy Tenant's failure to perform any of the non payment terms covenants and conditions hereof; or
- (iv) Conform with the Lease provisions and is otherwise in breach of Tenant's obligations hereunder and shall not have cured the default to the satisfaction of the Landlord within fifteen (15) days following receipt of written notice from the Landlord; then, the Tenant shall be in default. Upon such default, the Landlord may terminate this Lease and re-enter and resume possession of the Premises. Upon such termination, the Tenant shall be responsible for the reasonable expenses incurred by termination occasioned by Tenant's default, and the Tenant shall pay remainder of the Lease Term; provided, however, that the amounts reduced by the amount of rents, if any, received from replacement all such payments all obligations of Tenant to Landlord under this Lease shall cease. Landlord shall use its best efforts to promptly obtain replacement tenants at a fair rental.

Section 8.02: LANDLORD'S DEFAULT.

If Landlord fails to:

- (i) Take appropriate action within ten (10) days of receipt of written notice from Tenant requesting Landlord to remedy Landlord's failure to perform any of the terms, covenants and conditions hereof; or

(ii) Conform with the Lease provisions and is otherwise in breach of Landlord's obligations hereunder and shall not have cured such failure within fifteen (15) days following receipt of written notice from Tenant; then, Landlord shall be in default. Upon such default, the Tenant may terminate this Lease, the Landlord shall be responsible for all reasonable expenses, including temporary storage, incurred by Tenant. In addition, upon such termination occasioned by Landlord's default and upon vacation of the Premises by the Tenant, the Landlord shall pay the Tenant as damages to difference between the rents required to obtain replacement premises during the remainder of the Lease Term if such replacement rents are higher than the rents herein. Upon tender of all such payments, all obligations of Landlord to Tenant under this Lease shall cease.

## **ARTICLE 9 ASSIGNMENT AND SUBLETTING/RENTAL**

Section 9.01: COVENANT NOT TO ASSIGN OR SUBLET WITHOUT CONSENT.  
Tenant covenants that it will not rent, lease or otherwise allow occupancy of the premises to persons or entities other than the parties hereto unless such persons or entities are appropriate tenants of a governmental facility or a first class office building.

## **ARTICLE 10 HAZARDOUS SUBSTANCES**

Section 10.01: HAZABDOUS SUBSTANCES.

(a) Neither Tenant, nor any permitted assignee, sublessee, licensee or other person or entity acting at the direction or with the consent of Tenant shall (i) manufacture, treat, use, store or dispose of any unlawful quantity or concentration of a Hazardous Substance on or from the Premises, or any part thereof, unless the manufacturing, treatment, use, storage, disposal, or release of such hazardous substance is approved in writing by Landlord.

(b) The term "Hazardous Substance" shall mean any waste, substance or material (i) identified in Section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as the same may be amended from time to time ("CERCLA "); or (ii) determined to be hazardous, toxic, a pollutant or contaminant under Federal or Florida law, rule, regulation or judicial or administrative order or decision, as the same may be amended from time to time.

## **ARTICLE 11 MISCELLANEOUS**

Section 11.01: SEVERABILITY.

In the event any provision of the Lease is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof.

Section 11.02 EXECUTION IN COUNTERPARTS.

This Lease may be executed in several counterparts, each of which will be an original and all of which will constitute but one and the same instrument.

Section 11.03 CAPTIONS.

The captions and headings in this Lease are for convenience only and do not define, limit, or describe the scope or intent of any Articles or Sections of the Lease.

**ARTICLE 12  
BUILDOUT AND DEMOLISHION**

Section 12.01:Buildout Tenant shall incur the expense of any Build out of said Unit 101 which shall include the removal one portion of a interior wall, electrical outlets, computer wiring, and telephone wiring as needed.

Section 12.02 Demolition Tenant shall conduct some demo on said Unit 101, which may include demolishing one interior portion wall at reception area.

**IN WITNESS WHEREOF**, the parties hereto have executed this Lease under Seal as of the day and year first above written.

\_\_\_\_\_  
Print Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Print Witness Name: \_\_\_\_\_

**Tenant:**  
**ST. JOHNS COUNTY**, a Political  
Subdivision of the State of Florida

By: \_\_\_\_\_  
Ben W. Adams, County Administrator

**Landlord:**  
**COASTAL COMMERCIAL  
PROPERTIES, L.L.C.**, a Florida limited  
liability company

\_\_\_\_\_  
Print Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Print Witness Name: \_\_\_\_\_

BY: \_\_\_\_\_  
Partner: Kelly Smith, Managing Partner

EXHIBIT "B" TO RESOLUTION

CONSENT TO ASSIGN

This Consent to Assign (this "Consent") is made and effective this \_\_\_\_ day of \_\_\_\_\_, 2006 by and between Coastal Atlantic Commercial Properties, LLC, as (Landlord) and St. Johns County, a Political Subdivision of the State of Florida, as (Tenant).

RECITALS

Whereas, Coastal Atlantic Commercial Properties, LLC and St. Johns County are parties to that certain leasehold interest and office located at 2825 Lewis Speedway Unit 101, St. Augustine, Florida 32084.

Whereas, Coastal Atlantic Commercial Properties, LLC has sold their interest in this property to Henmar Properties, LLC and will be assigning their Leasehold interest in this Lease to Henmar Properties, LLC.

Whereas, all other provision in Lease shall remain the same.

NOW THEREFORE, the parties hereto, mutually agree to the assignment of this Lease to Henmar Properties, LLC., as Landlord.

1. This Consent shall be governed by the laws of the State of Florida.
2. Each person signing this Consent acknowledges Exhibit "A" attached hereto and made a part hereof as Lease and that no other provision shall change within the Lease other than the Landlords ownership and assignment of Leasehold interest to new owner Henmar Properties, LLC.

IN WITNESS WHEREOF, the parties have caused this Consent to be executed and effective on the day of closing, which is \_\_\_\_\_, 2006.

Tenant

ST. JOHNS COUNTY, FLORIDA

a Political Subdivision in the State of Florida

By: \_\_\_\_\_

County Administrator

Landlord

COASTAL ATLANTIC COMMERCIAL

PROPERTIES, L.L.C. a Florida limited liability  
Company

By: \_\_\_\_\_

Partner: Kelly Smith, Managing Partner

LEASE

**THIS LEASE**, made and executed by and between **COASTAL ATLANTIC COMMERCIAL PROPERTIES, LLC.**, a Florida limited liability company whose mailing address is 2825 Lewis Speedway Suite 104 St. Augustine, Florida 32084("Landlord"), and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Tenant").

**IN CONSIDERATION** of the respective covenants and agreements of the parties contained herein, the Landlord does hereby lease to the Tenant the described Premises, Other Areas and Common Areas, all in the manner and pursuant to the terms and conditions described herein,

**ARTICLE 1  
BASIC LEASE PROVISIONS AND EXHIBITS**

Section 1.01: Parties.

(A) DATE OF LEASE: 1<sup>st</sup> day of October, 2004.

(B) NAME and ADDRESS OF LANDLORD:  
Coastal Atlantic Commercial Properties, L.L.C., a Florida limited liability company  
2825 Lewis Speedway  
Suite 104  
St. Augustine, Florida 32084

(C) NAME OF TENANT and ADDRESS OF TENANT:  
St. Johns County, Florida  
Guardian Ad Litem  
C/O Real Estate Division  
4020 Lewis Speedway  
St. Augustine, Florida 32084

Section 1.02: PERMITTED USE.

The property leased hereby shall be used solely and exclusively for public and governmental purposes including, but not limited to, offices for constitutional officers and staff, administrative offices, clerical functions, storage of public and governmental papers and assets, meeting facilities, and related parking.

Section 1.03: THE PREMISES.

The Premises shall consist of the building located at 2825 Lewis Speedway Unit 101 St. Augustine, Florida 32084. Said Premises contain approximately 1,000 square feet.

Section 1.04: THE OTHER AREAS.

The Other Area shall consist of the parking spaces located in the front of the building and at the north side of the building and consist of 7 parking spaces for the employees of Guardian Ad Litem and visitors. There may be times of overflow parking at times of staff meetings or special events.

Section 1.05: COMMENCEMENT DATE.

The Lease Term begins on the first day of OCTOBER, 2004.

Section 1.06: SCHEDULED LEASE TERM.

The term of this Lease shall be for a term of 36 months (3) years beginning on the Commencement Date and expiring on the thirty sixth (36th) month from execution of this lease, should the tenant agree to remain in said unit any increase in rent would be based on the Consumer Price Index, rent not to exceed the increase in the consumer price index base as published by the US Government Bureau of Labor Statistics, Average Price Data, All Urban Consumers. The applicable reference base is the consumer price index published 12 months prior to the renewal date under consideration, at tenant option. Tenant reserves the right to vacate said unit giving the Landlord a 30-day notice.

Section 1.07: CONDITION OF PREMISES.

The Tenant will take possession of the Premises without further improvement by the Landlord. Any further improvements required for the Tenant's occupancy and use of the Premises may be made in accordance with the terms of this Lease and at the Tenant's sole expense.

Section 1.08: RENT.

Rent for the Lease Term shall be one thousand one hundred sixty six dollars and 66/100 (\$1,166.66) a month plus \$50.00 Maintenance fee with a monthly total being (\$1,216.66) payable in equal monthly installments, in advance, without notice or demand. A (10) day grace period shall apply to this lease with a late fee of (1%) per month as per Florida Statue 218.74. Said Unit 101 include a square footage price of \$14.00 per square foot based on 1,000 sq. ft. at Landlord's address or such other address as Landlord shall specify. Landlord shall hold a security deposit in the amount of one thousand one hundred sixty six dollars and 66/100 (\$1,166.66) as security against damage. See also Article 3 hereof.

Section 1.09: COVENANT OF OWNERSHIP.

Landlord covenants to Tenant that Landlord owns the building in fee simple title and has full authority to enter into this Lease.

**ARTICLE 2**  
**LANDLORD'S GRANT OF POSSESSION AND QUIET ENJOYMENT**

Section 2.01: DEMISE.

In consideration of the Rent and the covenants and agreements contained in this Lease, Landlord leases the Premises, Other Areas and Common Areas to Tenant, and Tenant hereby rents same all in the manner and under the conditions set forth in this Lease.

Section 2.02: USE OF COMMON AREAS.

Tenant and its officer's, agents, employees, clients, invitee and customers may use the Common Areas with others subject, however, to the terms and conditions of this Lease and to the Rules and Regulations reasonably adopted by the Landlord, which Rules and Regulations shall not unreasonably restrict the use of such Common Areas by the Tenant and its officers, agents, employees, clients, invitee and customers. The Common Areas shall be maintained by Landlord.

Section 2.03: QUIET ENJOYMENT.

Upon paying all sums due from Tenant to Landlord and performing and observing all of Tenant's covenants and obligations hereunder, Tenant, subject to the provisions hereof, may peacefully and quietly have, hold, use and enjoy the Premises, the Other Areas and may use and enjoy the Common Areas throughout the Lease term without interference by Landlord.

**ARTICLE 3**  
**TENANT'S OBLIGATION TO PAY RENT**

Section 3.01: OBLIGATION TO PAY RENT.

Notwithstanding any other section of this Lease, the Tenant's obligation to pay Rent and to make payments to Landlord under this Lease is limited solely and only to payment from the funds of the Tenant described in the following covenant and solely and only in the manner and to the extent described in this Article and in such covenant.

Section 3.02: COVENANT TO BUDGET.

The Tenant covenants and agrees to appropriate in its annual budget for payment on the Lease Agreement.

**ARTICLE 4**  
**UTILITIES**

Section 4.01: PARTIES' RESPECTIVE OBLIGATIONS.

Tenant shall contract and pay for all electrical and telephone utilities used or consumed in the Premises; provided, that Landlord shall first furnish the meters or other devices necessary to determine the amount of use or consumption within the Premises. Landlord shall provide all necessary and appropriate water, sewage and solid waste removal at his expense. The monthly maintenance fee of \$50.00 per month includes water, sewer, and waste removal of subject Unit 101.

**ARTICLE 5**  
**MAINTENANCE. OPERATION AND REPAIR**

Section 5.01: MAINTENANCE BY LANDLORD.

Landlord shall maintain, repair and keep supporting walls, foundations, roof, sprinkler systems, if any, mechanical systems, electrical systems, plumbing systems, parking areas, landscaping, gutters, downspouts and all other improvements in good repair.

Landlord, however, shall have no duty to make any repairs within the Premises resulting from

- (a) any alterations, modifications or improvements made by or on behalf of Tenant;
- (b) the installation of Tenant's property, fixtures, (trade or otherwise), equipment or inventory;
- (c) Tenant's use or occupancy of the Premises in violation of this Lease or in a manner not consistent herewith; or
- (d) the acts or omissions of Tenant, its employees, agents, contractors, subtenants, invitees, licensees or customers.
- (e) Landlord shall maintain and provide cleanup of parking lot, any exterior lighting of the building, which is included in the monthly maintenance fee.

Section 5.02: MAINTENANCE BY TENANT.

Except for Landlord's maintenance responsibilities as provided in Section 5.01, Tenant, at Tenant's expense, shall keep the Premises, including all glass, in good order, condition and repair and in a clean, pleasant, sightly, sanitary and safe condition. If Tenant fails to do so, Landlord, after notice, may perform these duties, and Tenant agrees to reimburse Landlord the reasonably incurred costs upon ten (10) days request.

Section 5.03: SIGNS AWNINGS AND CANOPIES.

Tenant shall maintain its signs, decorations, lettering and advertising material in good condition and repair.

Section 5.04: LIENS.

No encumbrances, charges or liens against the property shall exist because of any action or inaction by Tenant or its independent contractors. Tenant shall discharge by bond or otherwise within ten (10) days of notice of its existence, any lien, encumbrance or other charge arising in violation of this Section.

Section 5.05: SURRENDER OF PREMISES.

Upon termination of this Lease, Tenant shall surrender the Premises in the same condition as the Commencement Date, reasonable wear and tear and loss due to casualty and condemnation excepted, and shall surrender all keys for the Premises to Landlord. Tenant must remove all its trade fixtures and personal property and, if requested, any other installation, alterations or improvements made by Tenant and shall repair any damage caused thereby.



## **ARTICLE 6 INSURANCE**

### Section 6.01: TENANT'S COVERAGE.

Tenant shall be responsible for insuring its personal property on the Premises and may maintain, at its expense, comprehensive or commercial general liability insurance for the Premises, Other Areas and/or Common Areas. The Landlord shall be named as an additional insured on the Tenant's liability policy.

### Section 6.02: LANDLORD'S COVERAGE.

Landlord shall maintain adequate liability and property insurance covering the building. Tenant shall be named as additional insured on all liability policies.

## **ARTICLE 7 DAMAGE AND DESTRUCTION**

### Section 7.01: FIRE, EXPLOSION OR OTHER CASUALTY.

Tenant shall immediately give notice to Landlord of any damage to the Premises or Other Areas if the Premises are damaged by fire, explosion, wind, water or other casualty ("Occurrence"). To the extent that the cost of repairing the damages is less than fifty (50%) percent of the cost of completely replacing the Premises, the damage shall promptly be repaired by Landlord subject to this Section. Landlord shall not be required to repair or replace Tenant's improvements, alterations and additions, inventory, fixtures, furniture, furnishings, equipment and other personal property. If an occurrence causes damage and (i) the Premises are damaged to the extent that the cost of repairing the damage is fifty (50%) percent or more of the cost of completely replacing the Premises, or (ii) the building of which the Premises are a part is damaged to the extent that the cost of repairing the damage is twenty-five (25%) percent or more of the cost of completely replacing the building, or (iii) if the building is more than twenty-five (25%) percent of the cost of their complete replacement, Landlord, at its election, either promptly shall repair or rebuild the Premises and the buildings, or shall terminate this Lease by written notice to Tenant within ninety (90) days after the Occurrence. If the Occurrence renders twenty-five percent (25%) or less of the Premises untenable and Tenant elects to utilize the portion not rendered untenable during Landlord's repairs, a proportionate abatement of the rent shall be allowed from the Occurrence Date until the date Landlord completes its repair and restoration. Said proportion shall be computed on the basis of the relation which the gross square footage of the untenable Premises space bears to the interior floor area of the Premises. If more than twenty-five (25%) percent of the premises is rendered untenable, or if Tenant elects not to utilize the Premises for its intended purpose during the Landlord's repairs, then, if and until

Landlord restores the premises to the condition it was in on the Commencement Date, the Tenant's obligation to pay Rent shall cease from the date of the Occurrence until full repair and restoration. In the event Landlord fails to notify Tenant within 30 days after the Occurrence of the Landlord's election to either repair all damages required to be repaired by Landlord or to terminate this Lease, or in the event that the Landlord's repairs take more than 120 days from the date of notification to complete, the Tenant, at its option, may unilaterally terminate this Lease. In the event this Lease is terminated pursuant to this Article 7, the Tenant shall not be obligated to make any monthly Rental installment payments subsequent to the date of the Occurrence and all obligations to pay Rent that would have accrued subsequent to such date shall cease.

Section 7.02: LANDLORD'S WORK.

Upon an Occurrence, Landlord need only make such repairs as are necessary to place the damaged portions of the property in the same condition as when possession of the Premises was initially delivered to Tenant.

**ARTICLE 8  
DEFAULT AND REMEDIES**

Section 8.01: TENANT'S DEFAULT.

If Tenant fails to:

- (i) Pay all or any monthly installments of the Rent or any other sum due to the Landlord from Tenant hereunder within 30 days after Landlord notifies Tenant that such sum is past due;
- (ii) Cease all conduct prohibited hereby within ten (10) days of receipt of written notice from Landlord;
- (iii) Take appropriate action within ten (10) days of receipt of written notice from Landlord requesting Tenant to remedy Tenant's failure to perform any of the non payment terms covenants and conditions hereof; or
- (iv) Conform with the Lease provisions and is otherwise in breach of Tenant's obligations hereunder and shall not have cured the default to the satisfaction of the Landlord within fifteen (15) days following receipt of written notice from the Landlord; then, the Tenant shall be in default. Upon such default, the Landlord may terminate this Lease and re-enter and resume possession of the Premises. Upon such termination, the Tenant shall be responsible for the reasonable expenses incurred by termination occasioned by Tenant's default, and the Tenant shall pay remainder of the Lease Term; provided, however, that the amounts reduced by the amount of rents, if any, received from replacement all such payments all obligations of Tenant to Landlord under this Lease shall cease. Landlord shall use its best efforts to promptly obtain replacement tenants at a fair rental.

Section 8.02: LANDLORD'S DEFAULT.

If Landlord fails to:

- (i) Take appropriate action within ten (10) days of receipt of written notice from Tenant requesting Landlord to remedy Landlord's failure to perform any of the terms, covenants and conditions hereof; or

(ii) Conform with the Lease provisions and is otherwise in breach of Landlord's obligations hereunder and shall not have cured such failure within fifteen (15) days following receipt of written notice from Tenant; then, Landlord shall be in default. Upon such default, the Tenant may terminate this Lease, the Landlord shall be responsible for all reasonable expenses, including temporary storage, incurred by Tenant. In addition, upon such termination occasioned by Landlord's default and upon vacation of the Premises by the Tenant, the Landlord shall pay the Tenant as damages to difference between the rents required to obtain replacement premises during the remainder of the Lease Term if such replacement rents are higher than the rents herein. Upon tender of all such payments, all obligations of Landlord to Tenant under this Lease shall cease.

## **ARTICLE 9 ASSIGNMENT AND SUBLETTING/RENTAL**

### **Section 9.01: COVENANT NOT TO ASSIGN OR SUBLET WITHOUT CONSENT.**

Tenant covenants that it will not rent, lease or otherwise allow occupancy of the premises to persons or entities other than the parties hereto unless such persons or entities are appropriate tenants of a governmental facility or a first class office building.

## **ARTICLE 10 HAZARDOUS SUBSTANCES**

### **Section 10.01: HAZABDOUS SUBSTANCES.**

(a) Neither Tenant, nor any permitted assignee, sublessee, licensee or other person or entity acting at the direction or with the consent of Tenant shall (i) manufacture, treat, use, store or dispose of any unlawful quantity or concentration of a Hazardous Substance on or from the Premises, or any part thereof, unless the manufacturing, treatment, use, storage, disposal, or release of such hazardous substance is approved in writing by Landlord.

(b) The term "Hazardous Substance" shall mean any waste, substance or material (i) identified in Section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as the same may be amended from time to time ("CERCLA "); or (ii) determined to be hazardous, toxic; a pollutant or contaminant under Federal or Florida law, rule, regulation or judicial or administrative order or decision, as the same may be amended from time to time.

## **ARTICLE 11 MISCELLANEOUS**

### **Section 11.01: SEVERABILITY.**

In the event any provision of the Lease is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof.

Section 11.02 EXECUTION IN COUNTERPARTS.

This Lease may be executed in several counterparts, each of which will be an original and all of which will constitute but one and the same instrument.

Section 11.03 CAPTIONS.

The captions and headings in this Lease are for convenience only and do not define, limit, or describe the scope or intent of any Articles or Sections of the Lease.

**ARTICLE 12  
BUILDOUT AND DEMOLITION**

Section 12.01:Buildout Tenant shall incur the expense of any Build out of said Unit 101 which shall include the removal one portion of a interior wall, electrical outlets, computer wiring, and telephone wiring as needed.

Section 12.02 Demolition Tenant shall conduct some demo on said Unit 101, which may include demolishing one interior portion wall at reception area.

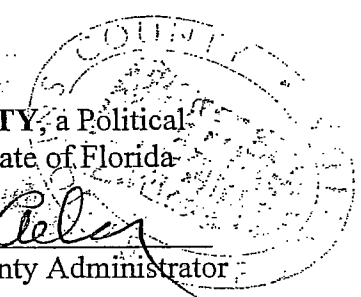
**IN WITNESS WHEREOF**, the parties hereto have executed this Lease under Seal as of the day and year first above written.

Laura S. Taylor  
Print Witness Name: Laura S. Taylor

Print Witness Name: \_\_\_\_\_

**Tenant:**  
**ST. JOHNS COUNTY**, a Political  
Subdivision of the State of Florida

By: Ben W. Adams  
Ben W. Adams, County Administrator



**Landlord:**  
**COASTAL COMMERCIAL  
PROPERTIES, L.L.C.**, a Florida limited  
liability company

BY: Kelly Smith  
Partner: Kelly Smith, Managing Partner

Linda J. White  
Print Witness Name: Linda J. White

Diana M. Davis  
Print Witness Name: Diana M. Davis