

SITE LEASE AGREEMENT

This Site Lease Agreement ("Agreement") is entered into on this 15th day of January 2024, between Community South Credit Union, ("LESSOR") and City of Chipley, a Florida municipal corporation ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party". For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Site.** LESSOR is the owner of a parcel of land (the "Land") located at 1042 Highway 90, Chipley, FL 32428, Parcel ID: 00-1029-0001, as more particularly described in Exhibit A annexed hereto. LESSOR leases to LESSEE and LESSEE leases from LESSOR, a portion of the Land consisting of approximately 71,800 square feet in the location shown on Exhibit B annexed hereto (the "Site"), together with non-exclusive easement(s) for reasonable access and utilities.
2. **Use.** The Site will be used by LESSEE for the construction, installation, operation, maintenance, repair, replacement or removal of, at its expense, a wireless communication tower facility and uses incidental thereto, including, without limitation, tower and foundation, antennas, cables, cabinets, shelters, utility equipment, conduit, back-up power sources (including generators and fuel storage tanks) and related fixtures ("Facilities"). LESSEE will use the Site and Facilities to sublease tower and ground space to potential wireless communication carriers for their respective networks. LESSEE will have access to the Site 24 hours a day, 7 days a week, on foot or motor vehicle, over or along a non-exclusive access easement extending from the nearest public right-of-way to the Site. In non-emergency situations, LESSEE will make reasonable efforts to provide LESSOR with prior notice of intended access. LESSEE'S non-exclusive utility easement(s) will provide for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said easement(s) from the Site to a location determined by the servicing utility. Notwithstanding the foregoing to the contrary, LESSEE is not permitted to design, place, construct, install, or maintain any underground conduits, lines, or pipes that extend beyond the boundaries of the Site and easements without LESSOR's prior written consent.
3. **Term.** The term of this Agreement ("Term") is 99 years and shall commence upon the date of execution by both Parties ("Commencement Date").
4. **Rent.** Rent. Commencing on the first day of the month immediately following the date that LESSEE or LESSEE'S sublessee(s), contractor(s) or assign(s) commences physical construction for the installation of its Facilities ("Rent Commencement Date"), LESSEE will pay LESSOR a one-time payment of one dollar (\$1.00) as rent for the entire duration of this Agreement. LESSEE, being a tax-exempt organization, shall not be responsible for any sales, use, or other tax charged by any governmental agency with regard to this Agreement. LESSOR agrees to provide to LESSEE certain documentation required by LESSEE in connection with the payment of rent, including without limitation; (a) documentation acceptable to LESSEE evidencing LESSOR's good and sufficient title to or

interest in the Land; and (b) an IRS Form W-9 for any party to whom rent payments are to be made pursuant to this Agreement. Within 15 days of obtaining an interest in the Land or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall provide LESSEE with the requested documentation in the manner set forth in the preceding paragraph. Delivery of such documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments to any assignee(s), transferee(s) or other successor(s) in interest to LESSOR until such documentation has been supplied to LESSEE as provided herein.

5. **Condition of Site, Authority, Title and Quiet Enjoyment.** Except for as expressly provided elsewhere in this Agreement, LESSEE hereby leases the Site in its current AS-IS and WHERE-IS condition with all faults and without any representation or warranty from LESSOR as to any aspect or condition of the Site including, without limitation, matters pertaining to title or the Site's physical condition, suitability for LESSEE's intended use, or legal or environmental compliance. LESSOR represents and warrants to LESSEE, as of the Commencement Date of this Agreement and throughout the Initial Term and each Renewal Term that; (a) LESSOR has full right, power and authority to enter into, execute and perform this Agreement and that no consent from any other person or entity is necessary; (b) LESSOR has good and unencumbered fee title to the Land, free and clear of any liens, judgments or impediments of title; (c) there are no covenants, easements or restrictions that run with the Land which would adversely affect or prevent the use of the Site by LESSEE; (d) the execution and performance of this Agreement by LESSOR will not violate any laws, ordinances, covenants, or the provisions of any other agreement binding on LESSOR; (e) LESSEE may obtain title insurance on its interest in the Site and LESSOR agrees to execute such documents as the title company may reasonably require in connection therewith; (f) LESSEE is entitled to access the Site at all times and to the quiet enjoyment of the Site so long as LESSEE is not in default beyond the expiration of any applicable grace or cure period; and (g) except for in cases of emergency, LESSOR shall not have unsupervised access to the Site or to the Facilities.
6. **Assignment and Subleasing.** LESSEE shall have the right to assign or otherwise transfer its entire interest in this Agreement upon first receiving LESSOR's prior written consent, which may not be unreasonably withheld, conditioned or delayed, provided, however, that the proposed assignee is in the primary business of operating communication tower facilities, is of equal or better financial condition than LESSEE (as can be reasonably determined and in good faith) and the proposed assignee assumes all of LESSEE'S obligations herein. Upon such assignment, LESSEE shall be relieved of all liabilities and obligations hereunder from and after the date of assignment and LESSOR shall look solely to the assignee for performance under this Agreement. No such assignment under this Section 6 shall relieve LESSEE of any liability under this Agreement which accrued prior to the date of such assignment.

LESSEE shall have the right to sublease the Site upon written notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties thereto.

LESSOR and LESSEE shall have the right, upon written notice to the other, to grant a security interest in this Agreement (in regards to LESSEE, the Facilities only) and may collaterally assign this Agreement (in regards to LESSEE, the Facilities only) to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, LESSOR and LESSEE shall execute such consent to leasehold financing as may be reasonably required by Secured Parties.

7. **Notices.** All notices, requests, demands and other communications shall be in writing and are effective 3 days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by overnight delivery via a nationally recognized courier to the address set forth below. LESSOR and LESSEE may from time to time designate any other address for this purpose by providing written notice to the other Party.

LESSOR:	LESSEE:
Patrice Tanner	Jan Page
1442 West Jackson Avenue	1044 Highway 90 E
Chipley, FL 32428	Chipley, FL 32428
COPY TO:	
Michelle Blankenship Jordan	
Blankenship Jordan, P.A.	
1512 Highway 90	
Chipley, Florida 32428	
(850) 638-9689	

8. **Improvements, Maintenance and Removal.** LESSEE may, at its sole expense, make such improvements at the Site as it deems necessary from time to time for the operation of the Facilities. LESSEE shall have the right to replace, repair, add or otherwise modify the Facilities or any portion thereof at any time during the term of this Agreement. **NOTICE PURSUANT TO F.S. 713.10.** In no event shall the interest of LESSOR in all or any part of the Land or Site be subject to any construction, mechanic's, materialmen's, laborer's or other statutory or common law liens for improvements or work made or done by or on behalf of LESSEE. All improvements shall be at the discretion and option of LESSEE and LESSOR acknowledges that it will neither interfere with any aspects of construction nor attempt to direct construction personnel as to the method of installation of the Facilities. LESSEE'S Facilities shall remain the exclusive personal property of LESSEE and shall not be considered fixtures. LESSOR hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Facilities and improvements or any portion thereof.

LESSEE shall have the right to remove the Facilities and improvements at any time during the term of this Agreement and upon expiration or termination thereof.

In its performance of this Section 8, LESSEE shall remove all construction debris and materials at the end of each day of construction and repair all damage caused to the Site and Land. Nothing contained in this Section 8 shall permit LESSEE to design, place, construct, install, or maintain any underground conduits, lines, or pipes that extend beyond the boundaries of the Site and easements without LESSOR's prior written consent, except in cases of emergency where obtaining such consent is not feasible.

LESSEE and LESSOR shall, proportionate to their usage, maintain the Facilities and any other improvements installed at the Site, in proper operating and reasonably safe condition and in compliance with all applicable federal, state, county, city and other governmental laws, statutes, regulations, rules and ordinances; provided, however if any such repair or maintenance is required due to the negligent acts or willful misconduct of LESSOR, its agents, invitees, or employees, LESSOR shall reimburse LESSEE for the reasonable costs incurred by LESSEE to restore the damaged areas to the condition which existed immediately prior thereto.

LESSEE, within 120 days of expiration or termination of this Agreement, will remove its Facilities and improvements (except footings) and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss. In the event LESSEE does not surrender the Site within 120 days of expiration or termination of this Agreement, then (a) LESSEE will be deemed to be occupying the Site as a holdover tenant, subject to the terms and conditions set forth herein, except that the monthly rent shall be the same as the amount paid during the last month immediately prior to the expiration or termination, or a reasonable increase agreed upon by both parties.; and (b) LESSOR may, but not be obligated to, remove the Facilities and improvements at LESSEE's sole cost and expense. LESSEE shall reimburse LESSOR for all reasonable costs incurred by LESSOR in removing the Facilities and improvements within 30 days of written demand by LESSOR. This provision shall survive the expiration or termination of this Agreement.

Throughout the term of this Agreement, LESSEE shall give LESSOR reasonable notice, except in cases of emergency, before accessing the Site.

9. **Government Approvals.** LESSEE'S ability to use the Site is contingent upon LESSEE obtaining all required zoning approvals, permits and other approvals (collectively "Approvals") that may be required by any governmental authority. LESSOR shall provide LESSEE with any existing approvals or documentation that may assist LESSEE in obtaining such Approvals. LESSOR shall, at no additional cost to LESSOR, cooperate with LESSEE in its effort to obtain such Approvals and shall take no action which would adversely affect the status of the Land or Site with respect to the proposed use thereof by LESSEE; provided, however, LESSOR'S operation of its present business on the Land shall not be a violation of this sentence. In the event that (a) any applications for such

Approvals should be finally rejected; (b) any Approvals issued to LESSEE are canceled, expires, lapses, or is otherwise withdrawn or terminated by any governmental authority; (c) LESSEE determines that such Approvals may not be obtained in a timely manner; (d) LESSEE determines that the Site is no longer technically compatible for its use; or (e) LESSEE, in its sole discretion, determines that it will be unable to use the Site for its intended purposes, LESSEE shall have the right to terminate this Agreement by providing written notice to LESSOR. Further, in the event that LESSEE fails to obtain any "Approvals" within twenty-four (24) months of the Commencement Date of this Agreement, this Agreement shall terminate automatically. Upon such termination, this Agreement shall be of no further force or effect except for as expressly provided herein and to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. All rent paid to said termination date shall be retained by LESSOR, unless such termination is due to LESSOR'S failure of proper ownership or authority, or such termination is a result of LESSOR'S default.

All of LESSEE's construction plans and drawings shall be approved by LESSOR in writing within a reasonable time frame, not to exceed 14 days from submission, and all construction by LESSEE shall be performed in accordance to such plans.

10. **Interference.** LESSEE will not install or allow any equipment to be installed that causes interference to any equipment of LESSOR which existed on the Land prior to the Commencement Date of this Agreement. In the event any after-installed equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE shall take all reasonable steps necessary to correct and eliminate the interference, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement so long as LESSEE is making a good faith effort to remedy the interference issue; provided, however, that no such interference shall continue for a period of 60 days, or longer if agreed upon by both parties based on the complexity of the issue. Likewise! LESSOR will not install or allow any equipment to be installed that causes interference to any then-existing equipment of LESSEE or its sublessees; provided, however, that LESSOR's installation or construction of any new buildings or improvements to existing buildings, including any necessary infrastructure thereto, in furtherance of its business operations shall not be deemed a violation of this sentence. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance and/or the right to terminate this Agreement immediately upon written notice.
11. **Utilities.** LESSEE and LESSOR shall have the right to install utilities on the Site or improve the present utilities on the Land for their respective uses, at their own expense, proportionate to their usage. LESSEE will pay for all utilities used by it or its sublessees at the Site. LESSOR agrees to cooperate with LESSEE in LESSEE'S efforts to obtain utilities

from any location provided by the servicing utility, including signing any easement or other instrument reasonably required by the servicing utility at no cost to the LESSOR.

- 12. Default and Remedies.** If either Party is in default under this Agreement for a period of (a) 30 days following receipt of notice from the non-defaulting Party with respect to a default which may be cured solely by the payment of money, or (b) 60 days following receipt of notice from the non-defaulting Party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting Party may pursue any remedies available to it against the defaulting Party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30- day period, this Agreement may not be terminated if the defaulting Party commences action to cure the default within such 30-day period and thereafter continuously and diligently pursues the cure to completion.

Upon a default, the non-defaulting Party may at Its option, but without obligation to do so, perform the defaulting Party's duty or obligation on the defaulting Party's behalf. The reasonable and actual costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party within 30 days following receipt of an invoice. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial proceedings of the State of Florida.

Notwithstanding the foregoing, In the event that the LESSOR shall fail to cure any substantial breach of this lease or substantial violation of any provision of Florida law with respect to LESSEE'S occupancy of the leased premises within the cure period stated in the above paragraph, LESSEE shall have the following remedies only: a) LESSEE'S rent shall be prorated or abated to the extent and for the period of time that the premises are rendered untenable by reason of the breach or other violation set forth in the notice after the passage of the cure period; and b) upon the LESSOR'S failure to cure such breach or other violation contained within such notice for a period of 30 days after receipt of such notice, LESSEE shall be entitled to terminate this lease. However, LESSEE shall be entitled to recover any consequential, special, general or other damages from LESSOR (or LESSOR'S agents, employees, attorneys, officers, members, or directors) as a result of any material breach of this lease or other violation of Florida law with respect to the occupancy of the Site, except for damages caused by factors beyond the LESSOR's control. LESSEE'S sole and exclusive remedies shall be the abatement or proration of rent as set forth herein or the termination of the lease as set forth herein, and subject to the conditions and provisions of this section.

- 13. Indemnity.** Subject to Section 15 below and to the extent permissible by Florida law, LESSEE shall indemnify and hold LESSOR and LESSOR's affiliates, directors, officers,

employees, agents, contractors, licensee, invitees and tenants harmless against any and, all claims, damages, costs and expenses (including reasonable attorney's fees) resulting directly from the LESSEE's negligent or willful misconduct in the use and/or occupancy of the Site and/or the Facilities or any sublease agreement executed or caused by LESSEE that pertains to the Site, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of LESSOR, or its affiliates, directors, officers, employees, agents, contractors, licensees, invitees and tenants. The indemnity obligations under this Section will survive termination of this Agreement.

14. **Insurance.** LESSEE shall maintain commercial general liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability, and shall name LESSOR as an additional insured. LESSEE shall provide LESSOR with a certificate of insurance evidencing the coverage required under this section on or before the Commencement Date and on or before the first day of each subsequent Renewal Term. LESSEE shall provide written notice to LESSOR at least 30 days prior to any cancellation or material change in coverage. All insurance required under this section shall be primary and non-contributory with any insurance carried by LESSOR. LESSEE shall provide LESSOR with a copy of any endorsements or changes to the insurance policy upon request.
15. **Subordination, Attornment and Non-Disturbance.** This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. In the event LESSOR grants a future mortgage or deed of trust, it shall provide to LESSEE, within 60 days of such grant, a subordination, non-disturbance and attornment agreement reasonably acceptable to both Parties.
16. **Taxes.** LESSEE, being a tax-exempt organization, shall not be responsible for any personal property taxes, real property taxes, or other fees and assessments directly attributed to and arising solely from its use of the Site during the term of this Agreement. LESSEE shall not be obligated to make any payments for such taxes or fees. LESSOR shall be solely responsible for the payment of all personal property taxes, real property taxes, or other fees and assessments attributable to the Land on which the Site is located. In the event that LESSOR fails to pay any such taxes or fees, LESSEE shall have the right, but not the obligation, to pay such amounts and deduct them from rent amounts due under this Agreement. LESSOR shall promptly provide LESSEE with notice of any personal property taxes, real property taxes, or other fees and assessments against LESSOR that may affect LESSEE and are directly attributable to LESSEE's use of the Site, along with any supporting documentation, to enable LESSEE to consent to or challenge such assessment, whether in a court, administrative proceeding, or other venue, on behalf of LESSOR and/or LESSEE.
17. **Hazardous Substances.** LESSOR represents that it has no actual knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Land that is

identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. LESSOR and LESSEE will not introduce or use any such Hazardous Substance on the Land in violation of any applicable law. Each Party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence of any Hazardous Substances on the Land or the migration of any Hazardous Substance to other land or the release of any Hazardous Substance into the environment, that relate to or arise from the indemnitor's activities on the Land. The indemnifications in this Section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section shall survive the termination or expiration of this Agreement.

18. **Exclusive Lease.** LESSOR may not, during the term of this Agreement grant to a third party by easement or other legal instrument an interest in all or any portion of the Land for the purpose of owning, leasing, licensing, operating, maintaining or managing wireless communications facilities and/or the leases, licenses, agreements or easements used in connection therewith; provided, however, nothing contained in this sentence shall prohibit LESSOR from installing or maintaining utilities that service its business operations on the Land.
19. **Rights Upon Sale.** In the event LESSOR sells or otherwise transfers to a third party all or any portion of the Land or any portion of the Site or grants to a third party by easement or other legal instrument an interest in all or any portion of the Land or any portion of the Site, with or without an assignment of this Agreement to such third party, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE'S rights hereunder. Upon the transfer of any interest in the Land to a third party by easement or other legal instrument, which transfer does not constitute a sale or transfer of all of the LESSOR'S interest in the Land, LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement. However, upon the sale or transfer by the LESSOR to a third party of all of LESSOR'S interest in the Land, LESSOR shall ~~not~~ be released from its obligations to LESSEE under this Agreement that accrue prior to the date of such sale or transfer, and LESSEE shall have the right to look to both LESSOR and the third party for the full performance of this Agreement.
20. **Casualty.** If the Site or Facilities are destroyed or damaged so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement upon 15 days prior written notice to LESSOR and all rights and obligations of the Parties shall cease. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth

in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement If LESSEE elects to continue this Agreement. then all rent shall abate until the Site or Facilities are restored to the condition existing immediately prior to such damage or destruction.


21. **Condemnation.** In the event of a condemnation of all or any portion of the Site or Facilities so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement within 15 days of the date the condemning authority takes title or possession, whichever occurs first. LESSEE may, on its own behalf, make a claim in any condemnation proceeding involving the Site for losses related to the Facilities, its relocation costs, its damages and its leasehold interest. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.
22. **Miscellaneous.** (a) This Agreement shall be binding upon and inure to the benefit of the Parties, their respective heirs, successors, executors, administrators and assigns; (b) this Agreement is governed by the laws of the State of Florida; (c) this Agreement (including the Exhibits) constitutes the entire agreement between the Parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the Parties. Any amendments to this Agreement must be in writing and executed by both Parties; (d) in the event any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement (e) the failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement, shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity; (f) the prevailing Party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing Party; (g) this Agreement is not and shall not be binding on either Party until and unless it is fully executed by both Parties; and (h) this Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

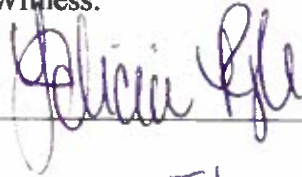
LESSOR:

Community South Credit Union



By: Jan Page, President/CEO

Witness:



Print Name: Felicia Ryle

Witness:



Print Name: Rosalina Yeager

LESSEE:

City of Chipley, Florida

By: Tracy Andrew, Mayor

Witness:

Print Name: _____

Witness:

Print Name: _____

Attach: Exhibit A- Exhibit B

Exhibit A

Legal Description:

THE NORTH 100.00 FEET AND THE WEST 15.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 13 WEST; THENCE RUN N01°38'00"W, 3,011.90 FEET; THENCE RUN N84°09'00"E, 3,241.95 FEET; THENCE RUN N05°51'00"W, 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N05°51'00"W, 322.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE L & N RAILROAD; THENCE RUN N84°01'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 728.41 FEET; THENCE RUN SOUTH 325.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR-10 (US 90); THENCE RUN S84°09'00"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 695.21 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA.

