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**STEVEN POWELL** Library Director/Chief Executive Officer

Via E-Mail: [dpressley@townofeatonville.org](mailto:dpressley@townofeatonville.org)

May 8, 2024

Mr. Demetris Pressley, CSM  
Chief Administrative Officer  
Town of Eatonville  
307 East Kennedy Boulevard  
Eatonville, FL 32751

Re: 2<sup>nd</sup> Renewal of Library's Leased Premises 200 E. Kennedy Blvd, Eatonville, FL 32751.

Mr. Pressley:

Thank you for your letter of April 22, 2024 regarding the proposed renewal of the above mentioned lease. The requested rental adjustment from \$5,047/month to \$6,547/month is a 29.7% increase. However, the requested increase is not in line with increases from our commercial nor government lessors that our Board of Trustees have previously approved.

The Town and the Library have been great partners over the last 20 years and we are interested in reaching a mutually beneficial agreement that both of our boards would be comfortable approving.

To that end, we are offering the following counter-offer:

- For the period December 18, 2024 thru December 17, 2029 the monthly rental would be \$6,047.00, or a 19.8% increase, which is more in line with our other leases renewal rates.

Also, we propose to add two (2) five (5) year extension periods, which would extend the lease through December 17, 2039, with the following monthly rental rates:

- For the period December 18, 2029 thru December 17, 2034 the monthly rental would be \$7,047.00 ( a 16.5% increase ).
- For the period December 18, 2034 thru December 17, 2039 the monthly rental would be \$8,047.00 ( a 14.2% increase ).

Note: All of the other terms in the lease would remain the same.

Please let us know if the proposed counter-offer and lease extension is acceptable. We are available to meet and discuss at your earliest convenience.

You may contact me at 407-835-7314 or via e-mail at [shoemaker.kristopher@ocls.info](mailto:shoemaker.kristopher@ocls.info) if you have any questions.

Best Regards,

*Kristopher Shoemaker*

Kristopher S. Shoemaker  
CMA, CGFO, CHAE, CHTP, CPFIM  
Chief Financial Officer