

**Attachment A  
LEASE SUMMARY TABLE**

<b>Lease Party &amp; Property</b>	<b>Term</b>	<b>Rent Amount</b>	<b>Special Provisions</b>
<b>1. Lake Eustis Area Chamber of Commerce (Addendum 2023)</b>  <b>--Tenant--</b>	July 1, 2019 – Feb 29, 2024 (Modified)	<ul style="list-style-type: none"> <li>• \$800/mo thru Feb '23</li> <li>• \$550/mo March '23–Feb '24</li> <li>• Continuing month to month</li> </ul>	March 2023 Addendum modifies payment and term; City may terminate lease at will
<b>2. Lake Community Action Agency (501 N Bay St)</b>  <b>--Tenant--</b>	Jan 1, 2016 – Dec 31, 2020;  City may terminate with 180-day notice	<ul style="list-style-type: none"> <li>• Discounted rent: \$28,690/yr (\$2,390.83/mo)</li> <li>• Market rent: \$49,000/yr</li> <li>• City donations: \$20,310/yr (in-kind)</li> <li>• City donates \$7,500/yr toward operating cost</li> </ul>	Tenant responsible for all maintenance; utilities paid by Tenant; City covers property insurance; strongly worded liability & indemnification clauses;
<b>3. Our El Maries Pizzeria &amp; Sub Shoppe (200 N Bay St)</b>  <b>--Tenant--</b>	Aug 1, '20 – July 31, '23 (Initial)  Aug 1, '23 – July 31, 2026 (Extention)	<ul style="list-style-type: none"> <li>• \$1,300/mo (initial)</li> <li>• \$1,500/mo (extension)</li> <li>• Net lease: tenant pays taxes, utilities, insurance</li> </ul>	Required \$40,000 interior improvements; security deposit; extensive maintenance, tax, and compliance obligations; default provisions; insurance requirements
<b>4. W.I.N. 1 Ministries – Eustis Service Center (301 W Ward Ave)</b>  <b>--Tenant--</b>	Jan 1, '22 – Dec 31, '24 (Initial)  Jan 1, '24 – Dec 31, '27 (Extention)	<ul style="list-style-type: none"> <li>• \$4,000 a year in = payments (approx. \$333.33)</li> <li>• Tenant pays repairs, maintenance under \$500</li> </ul>	Addendum extends lease term for 2 yrs; all other conditions unchanged
<b>5. Lake Eustis Properties LLC – Helipad Property (Hazzard Ave and Bates Ave)</b>  <b>--City of Eustis is Tenant--</b>	June 1, 2025 – May 31, 2028;  Either party may terminate with 60-day notice	Rent: 1 dollar per year, due June 1 annually	Public-use only; landlord maintains property; tenant handles landscaping & utilities; insurance required; environmental restrictions; no subletting without approval
<b>6. Lake Adventures, LLC (402 N. Bay St)</b>  <b>--Franchisee--</b>	October 4, 2018: One-year initial term with automatic annual renewals	3% of annual gross revenue	City provides: <ul style="list-style-type: none"> <li>• Access to 3 boat slips on Lake Eustis</li> <li>• A shared lockable dock gate</li> <li>• Use of a 10' x 10' storage area for temporary structures or equipment</li> </ul>

