

EXHIBIT A

ADDENDUM NUMBER 1 TO COMMERCIAL LEASE AGREEMENT City of Eustis – WIN 1 Ministries, Inc. (Extending Lease Term to December 31, 2027)

This Addendum Number 1 (“Addendum”) to the Commercial Lease Agreement (“Lease”) is made and entered into this 9TH day of December, 2025, by and between the City of Eustis, Florida, a Florida municipal corporation (“Landlord”), and W.I.N. 1 Ministries, Inc., a Florida Not-For-Profit Corporation (“Tenant”).

RECITALS

WHEREAS, the Landlord and Tenant entered into a Commercial Lease Agreement dated November 2, 2023, for the premises located at 301 West Ward Avenue, Eustis, Florida (“Lease”); and

WHEREAS, the City Commission approved the original Lease pursuant to Resolution Number 23-100; and

WHEREAS, the Lease established a two-year term ending December 31, 2025; and

WHEREAS, the Tenant has requested, and the Landlord desires, to extend the Lease term for an additional two (2) years; and

WHEREAS, the City Commission approved this Addendum pursuant to Resolution Number 25-109, authorizing the City Manager to execute this Addendum; and

WHEREAS, the parties intend this Addendum to modify only the Lease term, with all other terms and conditions of the Lease remaining unchanged.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Amendment to Section 1.1 – Term of Lease

Section 1.1 Term of Lease of the Commercial Lease Agreement is hereby amended in its entirety to read as follows:

“1.1 Term of Lease.

The term of this Lease shall be for a period of four (4) years, commencing on January 1, 2024, at 12:01 a.m., and ending at midnight on December 31, 2027, unless terminated sooner as provided herein.”

2. No Other Changes; Addendum Controls in Event of Conflict

Except as expressly amended herein, all other terms, covenants, obligations, and conditions of the Lease shall remain in full force and effect. In the event of any conflict between this Addendum and the Lease, this Addendum shall control.

3. Authority to Sign

Each party represents and warrants that the individual executing this Addendum on its behalf is duly authorized to do so and to bind the respective party.

4. Effective Date

This Addendum shall become effective upon execution by both parties.

SIGNATURES

LANDLORD
CITY OF EUSTIS

By: _____
Tom Carrino, City Manager

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ____ day of December, 2025, by means of physical presence by Tom Carrino, as City Manager of the City of Eustis, who is personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

TENANT
W.I.N. 1 Ministries, Inc.

By: _____
Pastor Renee Hill, Authorized Officer

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ____ day of December 2025, by means of physical presence by Pastor Renee Hill, as Authorized Officer of W.I.N. 1 Ministries, Inc., who is personally known to me or has produced _____ as identification.

Notary Public - State of Florida
My Commission Expires:
Notary Serial Number: