

LEASE AMENDMENT

THIS LEASE AMENDMENT is made effective as of October 1, 2022, between **HUDSON PROPERTIES, INC., a Florida corporation**, 124 N. Main Street, Chiefland, FL 32626 (“Landlord”) and **LEVY COUNTY, a political subdivision of the State of Florida**, 310 School Street, Bronson, FL 32621 (“Tenant”).

WHEREAS, Tenant leased from Landlord certain premises consisting of approximately 1800 square feet of office space located at 102 North Main Street, Chiefland, FL 32626 (the “Leased Premises”) by a Commercial Lease effective as of October 1, 2010, that has been subsequently amended and renewed through September 30, 2022 (the Commercial Lease and all amendments and renewals are collectively referred to herein as the “Lease”); and

WHEREAS, Tenant continues to require office space for the Levy County Guardian Ad Litem Program and has notified Landlord that Tenant is exercising its option to extend the Lease for one year.

NOW THEREFORE in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt of which is acknowledged, the parties agree as follows:

1. The Lease is extended for a period of one year for a term commencing on October 1, 2022 and continuing through September 30, 2023 (the “Term.”) During the Term, the Total Rent per month is \$2002.48 comprised of:

Base Rent	\$750.00
Common Area Maintenance	\$75.00
Utilities (electric, City water)	\$500.00
Cleaning (1x per week)	\$360.00
Supplies	\$100.00
Maintenance	\$70.00
Real Estate Taxes	\$147.48
Sales Tax	Exempt Government Entity

Rent payments are due and payable on the 1st day of each month. A late charge in the amount of 5% of the Total Rent is due with each payment that is made after the 10th of the month.

2. Landlord and Tenant covenant that the Lease remains in full force and effect, except as expressly amended herein.

IN WITNESS WHEREOF the parties hereto have executed this Lease Amendment.

SIGNED, SEALED AND DELIVERED

In the presence of:

Witness/Attest:

Name/Title:_____

Landlord

Hudson Properties, Inc.

Name: _____

Title: _____

Date: _____

Tenant

BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA

ATTEST: Clerk of the Circuit Court
And Ex Officio Clerk to the Board

Russell Meeks Jr., Chairman

Date: _____

Danny J. Shipp, Clerk

Approved as to form and legal sufficiency

Nicolle M. Shalley, County Attorney