

# 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 1<sup>st</sup> 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 10<sup>th</sup> of the month.

2. The Lease may be extended, at the County’s sole discretion, for two additional one-year terms (Additional Term 1: October 1, 2023 through September 30, 2024 and Additional Term 2: October 1, 2024 through September 30, 2025). The Total Rent per month in the amount of \$2002.48 shall remain the same throughout Additional Term 1 and Additional Term 2. To exercise the option to extend, the County Coordinator or designee shall provide written notice of Board approval of the extension to the Landlord on or before October 1, 2023 for Additional Term 1 and on or before October 1, 2024 for Additional Term 2.

3. 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