

RENEWAL AND AMENDMENT OF LEASE

THIS RENEWAL AND AMENDMENT OF LEASE made as of October 1, 2021, between HUDSON PROPERTIES, INC., a Florida corporation (“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 known as 224 North Main Street, Chiefland, FL 32626 (the “Leased Premises”) by a Commercial Lease entered into on September 21, 2010, effective as of October 1, 2010, which Commercial Lease was amended and its term renewed by subsequent annual Renewal and Amendment of Lease documents (herein, collectively referred to as “the Lease”), the latest Renewal Term of which Lease is set to expire September 30, 2021;

WHEREAS, Tenant and Landlord desire to enter into this Renewal and Amendment of Lease to provide for an additional Renewal Term of one year beginning October 1, 2021 and ending on September 30, 2022;

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

1. Landlord and Tenant hereby agree to extend the Initial and Renewal Terms of the Lease for the Renewal Term of one year from October 1, 2021 through September 30, 2022.
2. During the Renewal Term of October 1, 2021 through September 30, 2022, the rent shall be \$700.00 per month plus applicable common area maintenance (CAM) changes as detailed in Exhibit “A” attached hereto and incorporated herein by this reference.
3. Rent payments shall be due and payable on the 1st of each month. A late charge in the amount of 5% of the rent payment for each payment made more than 10 days after the date it is due will be applied.
4. Tenant may, at Tenants’ discretion, opt to extend and renew this Lease for one additional year at the same rent, if notice of such option is made to Landlord in writing no fewer than 60 days prior to the expiration of the Renewal Term contained in this Renewal and Amendment of Lease.
5. Landlord and Tenant hereby covenant that the Lease, as contained in the original Commercial Lease between the parties, as amended by the prior Renewal of Lease and Renewal and Amendment documents entered into between the parties, is in full force and effect, except as expressly provided for herein.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

Witness/Attest:

Name/Title: _____

Landlord
Hudson Properties, Inc.

Title: _____
Date: _____

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

Danny J. Shipp, Clerk

Tenant
BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA

John Meeks, Chair
Date: _____

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Interim County Attorney
Name: _____

EXHIBIT “A”

Hudson Properties and Levy County, Renewal and Amendment of Lease, 2020-2021
COST BREAKDOWN 1800 SQUARE FEET
224 North Main Street

<u>Item</u>	<u>Per Month</u>
RENT	\$ 700.00
C.A.M. (.50 per sq ft.)	\$ 75.00
Utilities (electric, City water)	\$ 450.00
Cleaning (1x per week)	\$ 240.00
Supplies	\$ 50.00
Maintenance	\$ 70.00
Real Estate Taxes	\$ 147.48
Sales Tax	<u>\$ Exempt</u>
TOTAL	\$ 1,782.48