

THIRD LEASE EXTENSION

This Third Lease Extension is made and entered into this ____ day of November, 2025, by and between CITY OF WAUCHULA, FLORIDA, a Florida municipal corporation, 126 South 7th Avenue, Wauchula, FL 33873, hereafter the "Lessor," and HARDEE COUNTY CHAMBER OF COMMERCE, INC., a Florida Not for Profit Corporation created under the laws of the State of Florida, whose mailing address is Post Office Box 683, Wauchula, FL 33873, hereafter the "Lessee."

RECITALS

1. Lessor owns that building located at 135 East Main Street, Wauchula, Hardee County, Florida, commonly known as the "Depot," and more particularly described as:

A portion of Section 4, Township 34 South, Range 2S East, Hardee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 4, thence South 89°11'55" West along the South line of said Section 4 a distance of 1.28 feet to a point on the East right-of-way line of C.S.X. Railroad, thence North 12°12'35" West along said right-of-way line a distance of 1463.35 feet to a point on the South right-of-way line of Main Street and for the POINT OF BEGINNING, thence continue North 12°12'35" West a distance of 530.00 feet to a point on the North right-of-way line of Palmetto Street, thence South 77°51'26" West along said right-of-way line of Palmetto Street a distance of 120.00 feet, thence South 12°12'35" East a distance of 30.00 feet to a point on the South right-of-way line of Main Street, thence North 77°51'26" East along said right-of-way line of Main Street a distance of 120.00 feet to the POINT OF BEGINNING.

Subject to the South 60.00 feet thereof for right-of-way of Main Street and the North 60.00 feet thereof for right-of-way of Palmetto Street.

LESS that part taken by Order of Taking recorded in O.R Book 440, Page 773, of the Public Records of Hardee County, Florida.

The property and building shall hereafter be referred to as the "Leased Premises".

2. Lessor leased the Leased Premises to Lessee by that certain Lease Agreement dated December 16, 2016, with an effective date of January 1, 2017 (hereafter the "2017 Lease"), as extended by the First Lease Extension and the Second Lease Extension, which Second Lease Extension expires on December 31, 2025.

3. Lessee has requested a ten (10) year extension of the Second Lease Extension, and the Lessor is willing to consider granting that extension.

4. Section 35 of the 2017 Lease requires that any amendment to the 2017 Lease be in writing and signed by both parties to the 2017 Lease.

ACCORDINGLY, in consideration of the above stated Recitals, and other good and valuable consideration the receipt and sufficiency of which is acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The above stated Recitals are true and correct, and form a material part of this Lease Extension.

SECTION 2. THIRD LEASE EXTENSION. The Lessor hereby agrees, and the Lessee hereby accepts, an additional ten (10) year extension of the Lease, as extended and amended by the First Lease Extension and Second Lease Extension. This Third Lease Extension hereby extends the Lease until December 31, 2035.

SECTION 3. EFFECT OF THIRD LEASE EXTENSION. The parties hereto hereby acknowledge, agree, ratify, and confirm that all other provisions of the original Lease, as extended and amended by the First Lease Extension and the Second Lease Extension, shall continue in effect as written until December 31, 2035, when the Lease shall expire.

IN WITNESS WHEREOF, Lessor and Lessee have signed and sealed this Lease as of the day and year first above written.

As to Lessor:

Lessor:

Attest:

City of Wauchula, Florida,
a Florida municipal corporation

Stephanie Camacho, City Clerk

By: _____
Olivia Minshew, City Manager

As to Lessee:

Lessee:

Witnesses:

Hardee County Chamber of Commerce, Inc.
a 501(c)6 Corporation

Print Name _____

By: _____

Print Name _____