

LEASE AGREEMENT

STATE OF FLORIDA
COUNTY OF SANTA ROSA

This Lease Agreement entered into this 12th day of December, 2019 by and between the School Board of Santa Rosa County, Florida, Landlord, and Capstone Adaptive Learning and Therapy Centers, Inc. f/k/a United Cerebral Palsy of Northwest Florida, Inc., Tenant.

1. Landlord leases to Tenant that building located at 6658 Park Avenue, known as Milton Center.
2. The term of this lease shall commence on January 1, 2020, and end on December 31, 2020.
3. The monthly rental fee including pro-rated share of utilities shall be One Thousand dollars and no cents (\$1,000.00).
4. The lease may be terminated during its term, without cause, by either party giving the other thirty (30) days' notice in writing.
5. Tenant accepts the premises in its current condition.
6. Tenant shall maintain the premises in the same or similar condition as of the date of commencement, with the exception of reasonable wear and tear.
7. Landlord shall be responsible for janitorial services and supplies. Tenant shall be responsible for any other requirements.
8. Tenant releases and discharges Landlord from any liability for damages or death to persons who enter the premises and agrees to indemnify Landlord from any liability for said damages. Tenant shall maintain a policy of liability insurance for the premises in the minimum amount of \$1,000,000.00 and provide a certificate of insurance to Landlord. Said policy shall name the landlord as an additional insured.

DATED this 12th day of December, 2019.

School Board of Santa Rosa County, Florida

By: _____
Clifton L. "Buddy" Hinote, Chairperson

Attest: _____
Tim Wyrosdick, Superintendent of Schools

WITNESS

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Capstone Adaptive Learning and Therapy Centers,
Inc. f/k/a United Cerebral Palsy of Northwest
Florida, Inc.

By: _____
Chairman of the Board

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