

LEASE

STATE OF FLORIDA
COUNTY OF SANTA ROSA

THIS LEASE made this 12th day of March, 2020, by and between SANTA ROSA COUNTY, herein referred to as the Lessor, and SANTA ROSA COUNTY SCHOOL DISTRICT, herein referred to as Lessee.

WITNESSETH:

WHEREAS, the Lessee is in need of space to conduct a marine science education program;
and

WHEREAS, Santa Rosa County ("County") has office space available in the Navarre Beach Park; and

WHEREAS, the parties desire to enter into a lease agreement defining the rights, duties and liabilities relating to the premises.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

- 1. SUBJECT AND PURPOSE:** Lessor leases the Ranger station located at 8638 Blue Heron Court, Navarre Beach.
- 2. TERM AND RENT:** Lessor leases the above premises from April 1, 2020 to March 11, 2021 at an annual rental of ONE DOLLAR (\$1.00). The term may be renewed upon the agreement of both parties. This lease will automatically renew, under the same terms and conditions, unless cancelled by any of the parties giving the other parties 60 days advance notice of termination in writing.
- 3. CONDITIONS WITH RESPECT TO ALTERATIONS:** Lessee may not make any alterations, additions or improvements in and to the leased premises and the building without the prior written approval of Lessor.
- 4. REPAIRS:** Lessee shall at all times during the term of this agreement and at his own cost and expense, perform routine maintenance to the interior of the building including painting, light bulb replacement, etc., excluding the roof, electrical heating and air conditioning systems, hot water heaters, flooring, and existing appliances which shall be the responsibility of the County.
- 5. UTILITIES:** Lessee shall be liable for all of utility charges for the premises as they become due, including those for sewer, water, gas, electricity and telephone services.

6. SURRENDER OF POSSESSION: Lessee shall, on the last day of the term, or on earlier termination and forfeiture of the lease, peaceably and quietly surrender and deliver the demised premises to Lessor free of subtenancies, including all buildings, additions, and improvements constructed or placed thereon by Lessee, except movable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to Lessee, if not removed at the termination or defaults, and if Lessor shall so elect, shall be deemed abandoned and become the property of Lessor without any payment or offset therefor. Lessor may remove such fixtures or property from the demised premises and store them at the risk of expense of Lessee if Lessor shall not so elect. Lessee shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures, and personal property.

7. APPLICABLE LAW: This agreement shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF the parties have executed this Lease the day and year first above written, at Milton, Santa Rosa County, Florida.

SANTA ROSA COUNTY SCHOOL DISTRICT

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

ATTEST:

SANTA ROSA COUNTY SCHOOL, FLORIDA
BOARD OF COUNTY COMMISSIONERS

By: _____
W. D. "Don" Salter, Chairperson

ATTEST:
