

LEASE AGREEMENT

THIS LEASE AGREEMENT (LEASE) is made effective on the Effective Date between the “landlord” and “Tenant” is defined herein.

WITNESSETH:

1. DEFINITIONS

- (a) “Landlord”: Eastfield Utility Company
Address: 9534 Fieldview Circle
Thonotosassa, FL 33592
- (b) “Tenant”: Eastfield Slopes Condominium Association, Inc.
805 E Bloomingdale Ave, Ste 772
Brandon, FL 33511
- (c) “Premises”: The Premises located at 6911 E EASTFIELD RD, THONOTOSASSA, FLORIDA as more particularly described in the legal description attached as Exhibit “A-2”
And the sewer and water well plant located therein.
- (d) “Use of Premises”: Sewer and Water Well Utilities
- (e) “Commencement Date”: July 1, 2024
- (f) “Term”: The term of the lease shall be one year (365 days) from the Commencement Date. The term will automatically renew yearly up to ten years (terms).
- (g) “Base Rent”: \$1,250.00 per month plus all applicable sales tax.

Triple Net Lease: This is a triple net lease. In addition to payment of all rents, taxes, assessments and governmental impositions, as herein provided, Tenant shall pay all operating costs and expenses, it being the intent of this Lease that Landlord is to receive the Base Rent above specified as net and clear of all costs and charges arising from or relating to the Premises and the Tenant is to pay all charges and expenses of every nature that may be imposed or incurred through the operation and maintenance of the Premises and its appurtenance in any manner during the Term of this Lease.

Base Rent and all other sums payable by Tenant to Landlord under this Lease, plus applicable tax, Landlord’s insurance costs, property taxes, and any other costs incurred by Landlord in connection with the Premises (collectively “Rent”), shall be paid to Landlord, without deduction or offset, at its address specified in Section 1 (a) above or at such place Landlord may hereafter specify in writing.

2. **PREMISES AND TERM.** Landlord, in consideration of the Rent hereinafter to be paid and of the covenants, conditions and agreements to be kept and performed by Tenant, hereby leases, lets and demises to Tenant, and Tenant hereby leases and hires from Landlord, that certain space called the Premises as described above in Section 1, Section (c).

The term of this Lease shall commence on July 1, 2024, and terminate on June 30, 2025. Additionally and as long as Tenant is not in default under the Lease, the Tenant shall have the option to terminate the automated renewal of this Lease by notifying Landlord at least ninety (90) days prior to the termination of the Lease Term or the expiration of the current year term, otherwise the Tenant shall forfeit any right to terminate the Lease auto renewal.

3. **RENT:** Tenant covenants and agrees to pay to Landlord, without deduction or offset, Rent for the Premises as described above in Section 1, Section (g). Rent obligations under this Lease shall Commence on July 1, 2024, and shall be due on the first day of each succeeding month (or within five (5) days from the date thereof (the “Grace Period”) during the full Term of this Lease along with any applicable

sales and use tax or other such tax on rentals or other payments hereunder as may be applicable from time to time at the then current rate.

Whenever under the terms of this Lease any sum of money is required to be paid by Tenant in addition to the Rent herein reserved, whether or not such sum is herein described as "Additional Rent" or a provision is made for the collection of said sum "Additional Rent", said sum shall nevertheless, at Landlord's option, if not paid when due, be deemed Additional Rent, and shall be collectible as such with the next installment of Rent thereafter falling due hereunder.

4. **USE OF PREMISES:** The Premises shall be used by Tenant as described above in Section 1, Section (d), and for no other purpose without the prior written consent of Landlord, Tenant shall not do or permit to be done in or about the Premises, nor bring or keep or permit to be brought or kept therein, anything which is prohibited by or will in any way conflict with any law, statute, ordinance or governmental rule or regulation now in force or which may hereafter be enacted or promulgated, or which is prohibited by any standard form of fire insurance policy or will in any way increase the existing rate of or affect any fire or other insurance upon the Premises or any of its contents, or cause a cancellation of any insurance policy covering the Premises which will in any way obstruct or interfere with the rights of the owners of property adjacent to Premises, or injure or annoy them or use or allow the Premises to be used for any improper, immoral, unlawful or objectionable purpose (as determined by Landlord); nor shall tenant cause, maintain, or permit any nuisance (as determined by Landlord or by law) in or about the Premises or commit or suffer to be committed any waste in, on, or about the Premises.

5. **ASSIGNMENT AND SUBLETTING.** Tenant may not assign the right of occupancy under this Lease, or any other interest therein, or sublet of the Premises, or any portion thereof without the express prior written consent of Landlord. Tenant absolutely shall have no right of assignment or subletting at any time it is in default of this Lease.

Notwithstanding any assignment of this Lease, or the subletting of the Premises, or any portion thereof, Tenant shall continue to be liable for the performance of the terms, conditions and covenants of this Lease, including, but not limited to, the payment of Rent and Additional Rent. Consent by Landlord to one or more assignments or sublettings shall not operate as a waiver of Landlord's rights as to any subsequent assignments or sublettings.

In the event of the transfer and assignment by Landlord of its interest in this Lease and/or sale of the Premises containing the Premises, either of which it may do at its sole option, Landlord shall thereby be released from any further obligations hereunder and Tenant agrees to look solely to such successor in interest of the Landlord for performance of such obligations.

6. **ACCESS TO PREMISES.** Tenant shall have access to the Premises twenty-four (24) hours a day, seven (7) days per week. Landlord or its authorized agent or agents shall have the right to enter upon the Premises at all reasonable times for the purposes of inspecting the same, preventing waste, making such repairs as Landlord may consider necessary (but without any obligation to do so), and showing the Premises to prospective tenants, mortgagees and/or purchasers.

7. **LEASEHOLD AS-IS.** The Premises are rented "AS-IS", without any services or Improvements to be rendered by Landlord.

8. **REPAIRS AND MAINTENANCE.** Tenant shall be solely responsible for all repairs, replacements and maintenance of the Premises. If Tenant should fail to make timely repairs, replacements or maintenance, Landlord may elect to do so upon (30) days notice to Tenant or immediately in the event of an emergency. In the event Landlord performs such duties on behalf of Tenant, any sums so paid by Landlord

shall be deemed to be so much additional rental owing by Tenant to Landlord and due and payable upon demand as additional rental plus interest at ten percent (10%) per annum, from the date of payment by Landlord until repaid by Tenant.

Tenant will not injure the Premises by will maintain the Premises in a clean, attractive condition and in good and lawful repair and condition. Upon termination of this Lease, tEnant will surrender and deliver the Premises to Landlord in the same condition in which they existed at the commencement of the Lease, excepting only ordinary wear and tear damage arising from any cause not required to be repaired by Tenant. This Section 8 shall not apply in the case of damage or destruction by fire or other casualty which is covered by insurance maintained by Landlord on the Premises (as to which Section 12 hereof shall apply).

9. **UTILITIES.** Tenant shall promptly pay all charges for electricity, water, gas, telephone services, sewerage service and other utilities furnished to the Premises and shall promptly pay any deposits and maintenance charges therefor.

10. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall have no right to alter or improve the Premises, with the limited exception of repairs necessary as a result of normal wear and tear.

11. **INDEMNITY.** Landlord shall not be liable for, and Tenant will indemnify, defend and save Landlord harmless of and from, all fines, suits, damages, claims, demands, losses and actions (including attorney's fees) for any injury to person or damage to or loss of property on or about the Premises caused by the negligence or misconduct or breach of this Lease by Tenant, its employees, subtenants, licensees, invitees or by any other person entering the Premises under express or implied invitation of Tenant, or arising out of Tenant's use of the Premises. Landlord shall not be liable or responsible for any loss or damage to any property or the death or injury to any person occasioned by theft, fire, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition of other governmental body or authority, by other tenants of the Premises or by any other matter beyond the control of Landlord, or for any injury or damage or inconvenience which may arise through repair or alteration of any part of the Premises, or failure to make repairs, or from any cause whatsoever. It is specifically understood and agreed that there shall be no personal liability on Landlord with respect to any of the covenants, conditions or provisions of this Lease, and in the event of a breach or default by Landlord or any of its obligations under this Lease, Tenant shall look solely to the equity of the Landlord in the Premises for satisfaction of Tenant's remedies.

12. **DAMAGE BY FIRE OR THE ELEMENTS.** In the even that the Premises should be totally destroyed by fire, tornado or other casualty, or in the event the Premises should be so damaged that rebuilding or repairs cannot be completed within ninety (90) days after the date of such damage Landlord may, at its option, by written notice to the tEnant given not more than thirty (30) days after the date of such fire or other casualty, terminate this Lease. In such event, the Rent shall be abated during the unexpired portion of this Lease effective with the date of such fire or other casualty.

In the even the Premises should be damaged by fire, tornado, or other casualty covered by Landlord's insurance but only to such extent that rebuilding or repairs can be completed within (90) days after the date of such damage, or if the damage should be more serious by Landlord elects not to terminate this Lease, then Landlord shall, within the later of: (i) ninety (90) days after the date of such damage; or (ii) ninety (90) days after such election, commence to rebuild or repair the Premises and shall proceed with reasonable diligence to restore the Premises to substantially the same condition in which the Premises were immediately prior to the happening of the casualty, except that Landlord shall not be required to rebuild, repair or replace any part of the furniture, equipment, fixtures and other improvements which may have been placed by Tenant

or any other tenant within the Premises. Landlord shall, unless such damage is result of the negligence or willful misconduct of tenant or tenant's employees, agents or invitees, allow Tenant a fair diminution of Rent during the time of such rebuilding or repairs. In the event any mortgage, or the hold of any deed of trust, security agreement or mortgage on the Premises, should require that the insurance proceeds be used to retire the mortgage debt, Landlord shall have no obligation to rebuild and this Lease shall terminate upon notice to Tenant.

13. **EMINENT DOMAIN.** If the whole or a portion of the Premises shall be taken for any public or quasi-public use under any statute or by right of eminent domain or private purchase in lieu thereof, then at Landlord's option, but not otherwise, the term hereby demised and all rights of Tenant hereunder shall immediately cease and terminate and the Rent shall be adjusted as of the date of such termination. Tenant shall be entitled to no part of the award made for such condemnation (or other taking) or the purchase price thereof. Nevertheless, anything to the contrary notwithstanding, likewise at Landlord's option, but not otherwise, if the Premises are unaffected by such condemnation (or other taking), then this Lease and each and every one of its provisions shall continue in full force and effect.

14. **DEFAULT.** Landlord, at is election, may exercise any of the options referred to below upon the happening, or any time after the happening, of any one or more of the following events which shall be deemed to be an Event of Default by Tenant hereunder, to wit:

- (a) Tenant's failure to pay the Rent, Additional Rent, or any other sums payable hereunder for a period of ten (10) days after written notice by Landlord;
- (b) Tenant's failure to observe, keep or perform any one of the other non-monetary terms, covenants, agreements or conditions of this Lease for a period of (30) days after written notice by Landlord;
- (c) The bankruptcy of Tenant;
- (d) Tenant making an assignment for the benefit of creditors;
- (e) A receiver or trustee being appointed for Tenant with regard to a substantial portion of Tenant's assets;
- (f) Tenant's voluntary petitioning for relief under, or otherwise seeking the benefit of, any bankruptcy, reorganization, arrangement or insolvency law;
- (g) Tenant's vacating or abandoning the Premises or attempting to mortgage or pledge its interest hereunder without Landlord's prior written consent;
- (h) Tenant's interest under this Lease being modified or altered by any unauthorized assignment or subletting or by operation of law;
- (i) Any of the goods or chattels of Tenant used in, or incident ot, the operation of Tenant's business in the Premises being seized, sequestered, or impounded by virtue of, or under authority of, any legal proceeding;
- (j) Tenant's failure to pay timely (inclusive of Grace Periods) the Rent, Additional Rent, or any other sums payable hereunder when due for two (2) consecutive months or for a total of three (3) months in any lease or calendar year, no notice whatsoever to be due Tenant from Landlord.

In the event of any of the foregoing happenings, Landlord, at its election, may , without any further notice, exercise any one or more of the following options, the exercise of any of which shall not be deemed to preclude the exercise of any others herein listed or otherwise provided by statute or general law at the same time or in the subsequent times or actions:

- (1) Terminate tenant's right to possession under the Lease by summary proceeds or

otherwise and re-enter and retake possession of the Premises and relet or attempt to relet the Premises on behalf of Tenant at such rent and under such terms and conditions as Landlord may deem best under the circumstances for the purpose of reducing Tenant's liability. Landlord shall not be deemed to have thereby accepted a surrender of the Premises, and Tenant shall remain liable for all Rent, Additional Rent, or other sums due under this Lease and for all damages suffered by Landlord because of Tenant's breach of any of the covenants of the Lease. Tenant hereby waives the service of notice of intention to re-enter or to institute legal proceedings to that end.

- (2) Declare this Lease to be terminated, ended and null and void, and re-enter upon and take Possession of the Premises whereupon all right, title and interest of Tenant in the Premises shall end.
- (3) Accelerate and declare the entire remaining unpaid Rent and Additional Rent for the balance of this Lease to be immediately due and payable forthwith, and may, at once, take legal action to recover and collect the same.

No re-entry or retaking possession of the Premises by Landlord shall be construed as an election on its part to terminate the Lease, unless a written notice of such intention be given to Tenant, nor shall pursuit of any remedy herein provided constitute or forfeiture or waive of any Rent or other monies due to Landlord hereunder or of any damages accruing to Landlord by reason of the violations of any of the terms, provisions and covenants herein contained. Landlord's acceptance of Rent or Additional Rent or other monies following any event of default hereunder shall not be construed as a Landlord's waiver of such event of default. No forbearance by Landlord of action upon any violation or breach of any of the terms, provisions, and covenants herein contained shall be deemed or construed to constitute a waiver of the terms, provisions, and covenants herein contained. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of any other violation or default. Legal actions to recover for loss and damage that Landlord may suffer by reason of termination of this Lease or the deficiency from any reletting as provided for above shall include the deficiency from any reletting as provided for above shall include the expense of repossession or reletting and any repairs or remodeling undertaken by Landlord following repossession.

The parties hereto shall, and they hereby do, waive trial by jury in any action, proceeding, or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of, or in way connected with, this Lease, the relationship of Landlord and Tenant, Tenant's use of occupancy of the Premises, and/or any claim of injury or damage.

The parties hereto agree that any and all suites for any and every breach of this Lease shall be instituted and maintained only in those courts of competent jurisdiction in the county or municipality in which the Premises is located. In the event it shall become necessary for either party at any time to institute an action related to this Lease, or any of the provisions hereof, or any of its statutory or common law rights, then the prevailing party shall be entitled to reimbursement of all court costs and attorney's fees incurred.

Any installment of Rent, other Additional Rent, or any other charges to be paid by Tenant pursuant to the terms and conditions of this Lease, which shall not be paid when due, shall bear interest at a rate of eighteen (18%) per annum from the date when the same is due until the same shall be paid, but if such rate exceeds the maximum interest rate permitted by law, such rate shall be reduced to the highest rate allowed by law under the circumstances.

Time is of the essence of this Lease, and in case Tenant shall fail to perform the covenants on its part

to be performed at the time fixed for the performance of such respective covenants by provisions of this Lease, Landlord may declare Tenant to be in default of such Lease.

15. **LANDLORD'S LIEN.** Landlord shall have, at all times, a valid security interest to secure payment of all Rent, Additional Rent and other sums of money becoming due hereunder from Tenant, and to secure payment of any damages or loss which Landlord may suffer by reason of the breach by Tenant of any covenant, agreement or condition contained herein, upon all goods, wares, equipment, fixtures, furniture, improvements and other personal property of Tenant presently or which may hereinafter be situated in the Premises, and all proceeds therefrom, and such property shall not be removed therefrom without the consent of Landlord until all arrearages in Rent as well as any and all other sums of money then due to Landlord hereunder shall first have been paid and discharged and all of the covenants, agreements, and conditions hereof have been fully complied with and performed by Tenant.

16. **SUBORDINATION.** In consideration of the execution of this Lease by Landlord, Tenant accepts this Lease subject to any deeds of conveyance and any deeds of trust, master leases, security interest or mortgages and all renewals, modifications, extensions, consolidations and replacements of the foregoing which might now or hereafter constitute a lien upon the Premises or improvements therein or thereon or upon the Premises and to zoning ordinances and other Premises and fire ordinances and governmental regulations relating to the use of the property. Although no instrument or act on the part of the Tenant shall be necessary to effectuate such subordination, Tenant shall, nevertheless, for the purpose of confirmation at any time hereafter, on demand in the form(s) prescribed by Landlord, execute any instruments, estoppel certificates, release or other documents that may be requested or required by any purchaser or any holder of any superior interest for the purposes of subjecting and subordinating this Lease to such deed of conveyance or to the lien of any such deed of trust, master lease, security interest, mortgage, or superior interest.

17. **QUIET ENJOYMENT.** Provided Tenant has performed all of the terms, covenants, agreements and conditions of this Lease, including the payment of Rent and all other sums due hereunder, Tenant shall peaceably and quietly hold and enjoy the Premises.

18. **CONSTRUCTION LIENS.** Tenant is prohibited from making, and agrees not to make, alterations in the Premises, and tenant will not permit any construction lien or liens to be placed upon the Premises or improvements thereon during the term hereof caused by or resulting from any work performed, materials furnished or obligation incurred by or at the request of Tenant, and in case of the filing of any such lien, Tenant will promptly pay same. If default in payment thereof shall continue for (10) days after written notice thereof from Landlord to tenant, Landlord shall have the right and privilege, at Landlord's option, of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses, interest, and attorney fees, shall be so much additional indebtedness hereunder due from Tenant to Landlord and shall be repaid to Landlord immediately on rendition of a bill therefor, together with interest per annum at the maximum rate permitted by law until repaid, and if not so paid within ten (10) days of the rendition of such bill shall constitute default under Section 14 hereof. Nothing in this Lease shall be deemed to be, or construed in any way as constituting, the consent or request of Landlord, expressed or implied, to any person, firm or corporation for the performance of any labor or the furnishing of any materials for any construction, alteration or repair of the Premises or any part thereof, nor as giving Tenant any right, power or authority to contract for or permit the rendering of any services or the furnishing of any materials which might in any way give rise to the right to fine any lien against Landlord's interest in the Premises. Tenant shall notify any contractor making improvement to the Premises of the provisions regarding liens contained in this Lease. In addition, Tenant agrees to promptly execute such instruments in

recordable form as are necessary to comply with the terms and provisions of Florida Statutes Section 713.10.

19. **FORCE MAJEURE**. Whenever a period of time is herein prescribed for action to be taken by Landlord, Landlord shall not be liable or responsible for, and there shall be excluded from the computation for any such period of time, any delays due to strikes, riots, acts of God, shortages of labor or materials, theft, fire, public enemy, injunction, insurrection, court order, requisition of other governmental body or authority, war, governmental laws, regulations or restrictions or any other causes of any kind whatsoever which are beyond the control of Landlord.

20. **SEVERABILITY**. If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the term of this Lease, then and in the event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby.

21. **HOLDING OVER**. The failure of Tenant to surrender the Premises on the date provided herein for the expiration of the term of this Lease (or at the time the Lease may be terminated, otherwise by Landlord), and the subsequent holding over by Tenant, with or without the consent of Landlord, shall result in the creation of a tenancy at will at triple the Rent payable at the time of the date provided herein for the expiration of this Lease or at the time the Lease may be terminated otherwise by Landlord. This provision does not give tenant any right to hold over at the expiration of the term of this Lease, and shall not be deemed, the parties agree, to be renewal of the Lease term, either by operation of law or otherwise.

22. **RENT A SEPARATE COVENANT**. Tenant shall not for any reason withhold or reduce Tenant's required payments of Rent and other charges provided in this Lease, it being expressly understood and agreed by the parties that the payment of Rent and Additional Rent is a covenant by Tenant that is independent of the other covenants of the parties hereunder.

23. **CORPORATE TENANCY**. If Tenant is a corporation, the undersigned officer of Tenant hereby warrants and certifies to Landlord that Tenant is a corporation in good standing and is authorized to do business in the State of Florida. The undersigned officer of Tenant hereby further warrants and certifies to Landlord that he or she, as such officer, is authorized and empowered to bind the corporation to the terms of this Lease by his or her signature thereto. Landlord, before it accepts and delivers this Lease, may require Tenant to supply it with a certified copy of the corporate resolution authorizing the execution of this Lease by Tenant. If Tenant is a corporation (other than one whose shares are regularly and publicly traded on a recognized stock exchange). Tenant represents that the ownership and power to vote its entire outstanding capital stock belongs to and is vested in the officer or officers executing this Lease or member of his, her or their immediate family. If there shall occur any change in the ownership of and/or power to vote the majority of the outstanding capital stock of Tenant, whether such change of ownership is by sale, assignment, bequest, inheritance, operation of law or otherwise, without the prior written consent of Landlord, then Landlord shall have the option to terminate this Lease upon thirty (30) days' written notice to Tenant, furthermore, Tenant shall have an affirmative obligation to notify immediately Landlord of any such change.

24. **BROKERAGE COMMISSION**. Both parties represent and warrant to the other that no broker or finder shall be entitled to a fee in connection with this Lease. Each party agrees to indemnify and Save the other harmless from any liability that may arise from any claim(s) to such commissions to the extent attributable to the actions of the indemnifying party, including reasonable attorney's fees.

25. **AMENDMENTS**. This Lease contains the entire agreement between the parties hereto and may not be altered, changed or amended, except by written instrument signed by both parties hereto. No provision of this Lease shall be deemed to have been waived by Landlord unless such waiver be in writing signed by Landlord and addressed to Tenant, nor shall any custom or practice which may grow up between

the parties in the administration of the provisions hereof be construed to waive or lessen the right of Landlord to insist upon the performance by Tenant in strict accordance with the terms thereof. The terms, provisions, covenants, and conditions contained in this Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto, and upon their respective successors in interest, assigns, and legal representatives, except as otherwise herein expressly provided.

26. **NOTICES.** Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (a) actually received or (b) signed for or “refused” as indicated on the postal service return receipt. Delivery may be personal delivery or by United States mail, postage prepaid, certified or registered mail, or by receipted overnight mail addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other address as they may hereafter specify by written notice delivered in accordance herewith:

“Landlord”:

Address: 9534 Fieldview Circle, Thonotosassa, FL 33592

“Tenant”:

Address: 805 E Bloomingdale Ave, Brandon, FL 33511

27. **INSURANCE.**

Tenant shall carry at its expense, maintain in force during the term of the Lease the following insurance:

(a) Commercial General Liability Insurance (including protective liability coverage on operations of independent contractors engaged in construction and also blanket contractual liability insurance) on an “occurrence” basis for the benefit of Tenant and Landlord as additional insured against claims for “bodily injury” liability including without limitation bodily injury, death or property damage liability with a limit of not less than Two Million Dollars (\$2,000,000.00 in the event of “bodily injury” to any number of persons or of damages to property arising out of any one “occurrence,” such insurance may be furnished under a “primary” policy and an “umbrella” policy, provided that it is primary insurance and not excess over or contributory with any insurance in force for Landlord.

(b) Hazard, extended coverage and vandalism and malicious mischief insurance on the Premises in an amount not less than the full replacement value thereof without tenant being deemed a co-insurer under the terms of the applicable policy, and against such additional periods and for such other amounts as may from time to time be required by Landlord without deduction for physical depreciation thereof. Such insurance on the Premises shall contain the “Preplacement Cost Endorsement” and shall name Landlord as an additional named insured and loss payee; and

(c) Such other insurance as may be reasonably required by Landlord or his Lenders in connection with the Premises or Tenant’s activities in the Premises. Landlord shall have the right to require Tenant to increase the amounts of coverage in its absolute discretion upon thirty (30) days notice to Tenant and to become effective on the date of Tenant’s next insurance policy renewal.

(d) The insurance coverages described in (a)-(c) herein are collectively referred to as “Insurance.”

Tenant shall deliver policies of such Insurance or certificates evidencing, to Landlord’s reasonable satisfaction, present insurance in the forms identified above, to Landlord within 10 days of the Commencement Date; and, in the event Tenant shall fail to procure such insurance, or to deliver such policies or certificates, Landlord may, at its option procure same for the account of Tenant, and the cost thereof shall be paid to Landlord as Additional Rent within ten (10) days after delivery to Tenant of bills therefor. Nothing contained in this Section shall in any way limit the extent of Tenant’s liability under any of the other provisions of this Lease.

If Tenant should fail to pay any Insurance when due, required to be paid by Tenant hereunder, Landlord will pay such Insurance. In the event Landlord pays any such Insurance on behalf of Tenant, any sums so paid by Landlord shall be deemed to be such much Additional rent owing by Tenant to Landlord and due and payable upon demand as additional rental plus interest of ten (10%) per annum or from the date of payment by Landlord until repaid by Tenant.

28. **TAXES.** Tenant shall be liable for and pay all sales tax on rent and taxes levied against personal property and trade fixtures placed by Tenant in the Premises.

29. **SIGNAGE.** Tenant shall from time to time replace the signage of the utilities' operator in the event Tenant changes operator vendor(s). No other signage is permitted without the express prior written consent of the Landlord.

30. **RECORDING.** This Lease shall not be recorded without Landlord's prior written consent.

31. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in the Premises in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in Premises in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

32. **CONTINGENCY:** This Lease is contingent upon the Eastfield Slopes Condominium Association board approval within 30 days after the parties have executed this Lease. Upon board approval, the contingency is immediately removed. In the event the board does not approve the Lease, the Lease is null and void.

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IN WITNESS WHEREOF, the undersigned authorities have hereunto executed this Lease, effective on the day and year first above written.

State of Florida
 County of Hillsborough
 On this 10 day of May 2024
 before me personally appeared
Cynthia Jacobs
 to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 SEAL (signed) [Signature]
NOTARY PUBLIC

TENANT:

By: [Signature]
 Name: Cynthia Jacobs
 Title: President
 Date: 5-10-2024

State of Florida
 County of Hillsborough
 On this 10 day of May 2024
 before me personally appeared
John G Lambert
 to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 SEAL (signed) [Signature]
NOTARY PUBLIC

LANDLORD:

By: [Signature]
 Name: John G Lambert
 Title: Treasurer
 Date: 5/10/24 J.L.

State of Florida
 County of Hillsborough
 On this 10 day of May 2024
 before me personally appeared
Ron E Styers
 to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 SEAL (signed) [Signature]
NOTARY PUBLIC

By: [Signature]
 Name: RON E STYERS
 Title: President
 Date: 5/10/24 R.S.

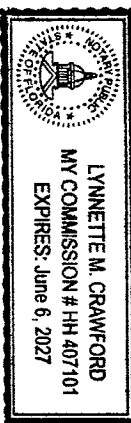
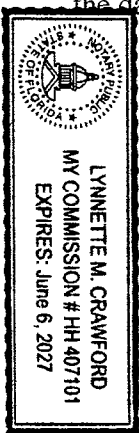


EXHIBIT "A-1"

LEGAL DESCRIPTION

COM AT NW COR OF S ½ OF NW ¼ OF SW ¼ RUN E 30FT S 689.90 FT AND E 371.27 FT TO POB CONT
E 100 FT N 50 FT W 100 FT AND S 50 FT TO POB—COM AT NW COR OF S ½ OF NW ¼ OF SW ¼ RUN
E 30 FT S 689.90 FT E 771.27 FT N 151.53 FT AND N 55 DEG 24 MIN 07 SEC E 136 FT TO POB CONT N
55 DEG 24 MIN 07 SEC E 490.97 FT N 83.80 FT W 190 FT S 153.65 FT S 55 DEG 24 MIN 07 SEC W
140.90 FT N 34 DEG 35 MIN 53 SEC W 110 FT S 55 DEG 24 MIN 07 SEC W 154 FT S 34 DEG 35 MIN
53 SEC E 160 FT TO POB

ADDENDUM TO LEASE AGREEMENT

LANDLORD:
EASTFIELD UTILITIES COMPANY,
A Florida For Profit Corporation

LESSEE/TENANT:
EASTFIELD SLOPES CONDOMINIUM
ASSOCIATION, INC.

DATE OF LEASE AGREEMENT: JULY 1, 2024

PROPERTY: 6911 E Eastfield Rd, Thonotosassa FL 33592
COM AT NW COR OF S ½ OF NW ¼ OF SW ¼ RUN E 30FT S 689.90 FT AND E 371.27 FT TO POB CONT E 100 FT N
50 FT W 100 FT AND S 50 FT TO POB—COM AT NW COR OF S ½ OF NW ¼ OF SW ¼ RUN E 30 FT S 689.90 FT E
771.27 FT N 151.53 FT AND N 55 DEG 24 MIN 07 SEC E 136 FT TO POB CONT N 55 DEG 24 MIN 07 SEC E 490.97
FT N 83.80 FT W 190 FT S 153.65 FT S 55 DEG 24 MIN 07 SEC W 140.90 FT N 34 DEG 35 MIN 53 SEC W 110 FT S
55 DEG 24 MIN 07 SEC W 154 FT S 34 DEG 35 MIN 53 SEC E 160 FT TO POB

This Addendum shall take precedence and shall supersede and control all terms and conditions set forth in the Lease Agreement between Landlord and Lessee for the above referenced Property (“Agreement”) to the extent that they are in conflict.

The Term of the Lease shall be for a period of one (1) year commencing July 1, 2024 and terminating June 30th, 2025. The term will automatically renew yearly up to ten years (terms). This Addendum to Lease Agreement will automatically renew yearly in conjunction with the Lease unless the Tenant exercises the right to terminate the automatic renewal of the Lease as described in the lease. Upon Tenant terminating the automatic renewal, this Addendum to Lease Agreement terminates.

Lessee shall have an absolute right to purchase the Property outright and free and clear of any liens or other encumbrances on or before June 30, 3035 for the sum of \$135,000.00 by sending written notice to Landlord at the following address: 9534 Fieldview Circle, Thonotosassa, FL 33592.

If the option to purchase is exercised, closing shall take place no later than June 30, 3035. Landlord shall be responsible for all closing costs and Lessee shall only be responsible for recording fees of the deed. Nothing herein shall prevent Lessee from exercising the option to purchase at any time during the duration of the lease term and once the option is exercised, Landlord shall be obligated to close on the Property within forty five (45) days of the exercise of the option and the Lessee shall have no further obligation to pay rent once the closing has occurred.

In the even that either party must take legal action to enforce the terms and conditions of this Lease or any Addendum to same, the prevailing party shall be entitled to reasonable attorney fees and costs including, but not limited to, appellate level attorney fees and costs.

In all other respects, the Agreement remains the same. In the case between a conflict between any of the provisions of this Addendum and of the Agreement, the provisions of this Addendum shall control.

EASTFIELD UTILITIES COMPANY

Ron E Styers 5-10-24
Ron Styers (Date)

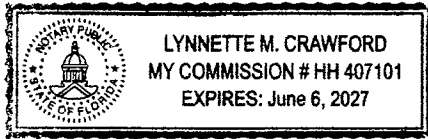
John Lambert 5-10-24
John Lambert (Date)
For EASTFIELD UTILITIES COMPANY

EASTFIELD SLOPES CONDOMINIUM ASSOCIATION, INC.

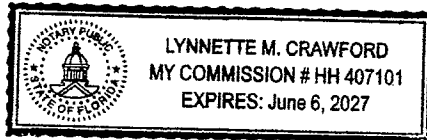
Cynthia Jacobs 5-10-2024
Cynthia Jacobs Date

President of EASTFIELD SLOPES
CONDOMINIUM ASSOCIATION, INC.

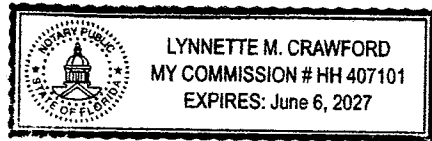
State of Florida
County of Hillsborough
On this 10 day of May 2024
before me personally appeared
Ron E Styers
to me known to be the person who executed the
foregoing instrument, and acknowledged that he
executed the same as his free act and deed.
SEAL (signed) Lynette M. Crawford
NOTARY PUBLIC



State of Florida
County of Hillsborough
On this 10 day of May 2024
before me personally appeared
John G Lambert
to me known to be the person who executed the
foregoing instrument, and acknowledged that he
executed the same as his free act and deed.
SEAL (signed) Lynette M. Crawford
NOTARY PUBLIC



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County of Hillsborough
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EASTFIELD UTILITIES COMPANY

Ron E Styers 5-10-24
Ron Styers (Date)

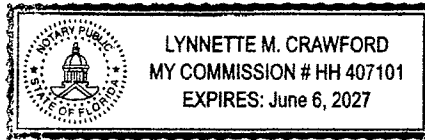
John Lambert 5-10-24
John Lambert (Date)
For EASTFIELD UTILITIES COMPANY

EASTFIELD SLOPES CONDOMINIUM ASSOCIATION, INC.

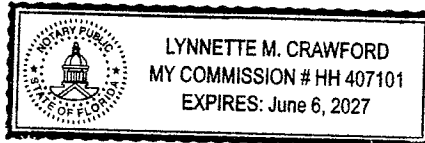
Cynthia Jacobs 5-10-2024
Cynthia Jacobs Date

President of EASTFIELD SLOPES
CONDOMINIUM ASSOCIATION, INC.

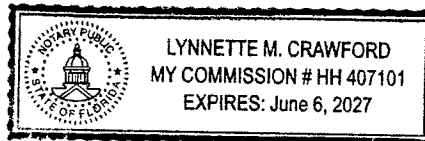
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NOTARY PUBLIC



If Tenant should fail to pay any Insurance when due, required to be paid by Tenant hereunder, Landlord will pay such Insurance. In the event Landlord pays any such Insurance on behalf of Tenant, any sums so paid by Landlord shall be deemed to be such much Additional rent owing by Tenant to Landlord and due and payable upon demand as additional rental plus interest of ten (10%) per annum or from the date of payment by Landlord until repaid by Tenant.

28. **TAXES.** Tenant shall be liable for and pay all sales tax on rent and taxes levied against personal property and trade fixtures placed by Tenant in the Premises.

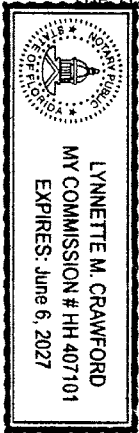
29. **SIGNAGE.** Tenant shall from time to time replace the signage of the utilities' operator in the event Tenant changes operator vendor(s). No other signage is permitted without the express prior written consent of the Landlord.

30. **RECORDING.** This Lease shall not be recorded without Landlord's prior written consent.

31. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in the Premises in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in Premises in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

32. **CONTINGENCY:** This Lease is contingent upon the Eastfield Slopes Condominium Association board approval within 30 days after the parties have executed this Lease. Upon board approval, the contingency is immediately removed. In the event the board does not approve the Lease, the Lease is null and void.

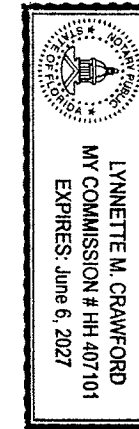
IN WITNESS WHEREOF, the undersigned authorities have hereunto executed this Lease, effective on the day and year first above written.



State of Florida
County of Hillsborough
On this 10 day of May 2024
before me personally appeared
Cynthia Jacobs
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) [Signature]
NOTARY PUBLIC

TENANT:

By: [Signature]
Name: Cynthia Jacobs
Title: President
Date: 5-10-2024



State of Florida
County of Hillsborough
On this 10 day of May 2024
before me personally appeared
John G Lambert
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) [Signature]
NOTARY PUBLIC

LANDLORD:

By: [Signature]
Name: John G Lambert
Title: Treasurer
Date: 5/10/24 J.L.

State of Florida
County of Hillsborough
On this 10 day of May 2024
before me personally appeared
Ron E Styers
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) [Signature]
NOTARY PUBLIC

By: [Signature]
Name: Ron E STYERS
Title: President
Date: 5/10/24 R.S.

