

Florida Commercial Lease Agreement

Lease Agreement

Between

Careersource North Central Florida Lessee

And

Joseph H. and Mary Barron, Landlord

This Lease Agreement for the property described in Paragraph 1-entered into the 13th day of June, 2025, by and between Joseph H. and Mary Barron of 4539 South West County Road 341, Bell 32619, State of Florida, hereinafter referred to as "Lessor", and Career Source North Central Florida, whose principal business address is 1112 North Main Street Gainesville, 32601, State of Florida, hereinafter referred to as "Lessee", collectively referred to herein as the "Parties.

WITNESSETH:

WHEREAS, Landlord owns a commercial office building property located at 723 East Wade Street, Trenton, Florida, 32693, as more particularly described in paragraph 2, below ("Property"); and

WHEREAS, Lessor desires to lease to Lessee a portion of said commercial building, being approximately One Thousand Seven Hundred (1,700) square feet, known and numbered as 723 East Wade Street, Trenton, Florida, 32693 (hereinafter referred to as the "Premises"), at and for the rental rate and the rental term and upon the conditions set forth in this Lease; and

WHEREAS, Lessee desires to lease the Premises from Lessor upon the terms and conditions set forth in the Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual covenants set forth herein, the Parties hereto agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are hereby incorporated into this Lease.
2. **The Premises:** The Lessor agrees to lease and Lessor hereby leases from the Lessor, that certain office space more particularly located at 723 East Wade Street, Trenton, Florida, 32693, consisting of One Thousand Seven Hundred (1,700) square feet of interior space, along with all rights and uses in common areas within the development, including but not limited to parking areas,

sidewalks, lobby, stairways and elevators (the "Premises"). Lessee shall have a non-exclusive right for itself and its customers to use the parking areas located on the Lessor's Property. The legal description of the Lessor's Property is attached as **Exhibit "A"**. The Premises consists of office space located within the commercial office building located on Lessor's Property and references herein made to the Building shall include the Premises. Additionally, references herein made to the Property shall include the Building.

3. **Title Status.** The Landlord represents that it owns the Premises in fee-simple, subject only to encumbrances, assessments, and restrictions which will not interfere with the intended use of the Premises, and that it has the full right, power, and authority to enter into this Lease for the term herein granted.
4. **Term:** The initial term of this Lease shall commence on the July 1, 2025, ("Lease Commencement Date") and shall expire at 12:00 am Midnight on the 30th day of June, 2026.
5. **Premises Use:** The Lessor is leasing the Premises to the Lessee and the Lessee is hereby leasing the Premises for the following use and purpose: to be used as a One Stop Career Center or for any other purposes deemed necessary by Lessee, to conduct the public business of its governing boards the North Central Florida Workforce Development Board and the CareerSource North Central Florida Workforce Development Council of Elected Officials.
6. **Base Rental Payment:** The net monthly payment shall be based on Sixteen Dollars and Fifty Nine Cents (\$16.59) per/sq ft for an annual payment of Twenty Eight Thousand Two Hundred and Three Dollars (\$28,203.00) payable monthly in the amount of Two Thousand Three Hundred and Fifty Dollars and Twenty Five Cents (\$2350.25), payable monthly on the First Day of the month, with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the 1st day of each month. Said net monthly payment is-hereafter referred to as the "Base Rent". Rent for any period during the term hereon, which is for less than 1 month shall be a pro-rata portion of the monthly rent,
7. **Option To Renew:** Lessee shall have the right to renew the Lease for a total of 5 renewal period(s) with each term being 1 year(s) 0 month(s). Renewal periods shall be exercised by Lessee giving written notice to Lessor no less than 60 days prior to the expiration of the Lease or renewal period. The annual rent shall be increased by 3% each renewal period as described in the Renewal Chart below

RENEWAL CHART

Term		Rate Per Sq Ft	Monthly Rent	Annual Rate
Start	End			
07/01/2026	06/30/2027	17.09	2421.08	29,053.00

07/01/2027	06/30/2028	17.60	2493.33	29,920.00
07/01/2028	06/30/2029	18.13	2568.42	30,821.00
07/01/2029	06/30/2030	18.67	2644.92	31,739.00
07/01/2030	06/30/2031	19.23	2724.26	32,691.00

8. Expenses:

☒ **Gross.** Tenant's Initials PM Landlord's Initials _____

It is the intention of the Parties that this Lease be considered a "Gross Lease" and as such, the Base Rent is the entirety of the monthly rent. The Lessor shall be responsible for payment of all additional expenses associated with the occupation of the premises including utilities, real estate taxes, insurance (other than on the Lessee's personal property), repairs, maintenance, HVAC, charges or expenses of any nature whatsoever in connection with the ownership and operation of the Premises. The Lessor shall be obligated to maintain the general exterior structure of the Premises, in addition, shall maintain all major systems such as the heating, air conditioning, plumbing, and electrical. Repairs needed for major systems shall be initiated within 24 hours of notice by Lessee to Lessor and shall be completed within five (5) business days. Lessor shall provide janitorial and cleaning services 2 days per week. The parking area, grounds and lands surrounding the Premises shall be maintained by the Lessor including the removal of any environmental hazards. The Lessor shall maintain at their expense casualty insurance for the Premises against loss by fire which may or may not include any extended coverage. The Lessee will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars (\$1,000,000.00), that will designate the Lessor as an "also named insured", and shall provide the Lessor with a copy of such insurance certification or policy prior to the effective date of this Lease.

9. Leasehold Improvements:

Lessee may decorate or redecorate the Premises without approval by Lessor (e.g., wall hangings; blinds; drapes; carpet; interior painting). Lessee may, at Lessee's sole expense, make alterations and improvements to the interior layout, plumbing, installed lighting, electrical wiring or mechanical systems of the Premises with the consent of the Lessor, which consent shall not be unreasonably withheld or denied. The interest of Lessor in the Property shall not be subject to liens for improvements made by Lessee. All alterations, changes and improvements built, constructed or placed in the Premises by Lessee, with the exception of trade fixtures removable without damage to the Premises and movable personal property shall, unless otherwise provided to the contrary by agreement between the LESSOR and LESSEE, become the property of LANDLORD and remain in the Premises at the expiration or termination of this Lease, or, at the sole option of Lessee and at Lessee's expense, Lessee may remove any such modifications or improvements and restore the Premises to its condition before the commencement of Lessee's occupancy of the Premises. Any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or

regulations, having due regard for the type of construction of the building housing the subject leasehold Premises.

Under no circumstance shall the Lessee be construed to be the agent, employee or representative of Lessor. In the event a lien is placed against the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

10. **Licenses and Permits:** A copy of any and all local, state or federal permits acquired by the Lessee which are required for the use of the Premises shall be kept on site at all times and shall be readily accessible and produced to the Lessor and/or their agents or any local, state, or federal officials upon demand.

In the event the structure of the Premises is damaged as a result of any neglect or negligence of Lessee, their employees, agents, business invitees, or any independent contractors serving the Lessee or in any way as a result of Lessee's use and occupancy of the Premises, then the Lessee shall be primarily responsible for seeing that the proper claims are placed with the Lessee's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Lessor, and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Lessee.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep the interior of the Premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted and except for deterioration caused by Lessor's failure to maintain and repair the premises as described in paragraph 7 above. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Lessee or their guests or invitees. Furthermore, the Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the Premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring their contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

11. **Sublet/Assignment:** The Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Lessor, except that as one stop career center Lessee has legislative one-stop partners providing public workforce services to shared customers. Lessee may sublet to

a one-stop partner who may agree to co-locate. In such even Lessee shall still be responsible for the rent.

12. **Damage to Leased Premises:** In the event the building housing the Premises shall be destroyed or damaged as a result of any disaster, fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee's occupancy of the Premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the leased Premises have been rendered unfit for use and occupation by the Lessee and until the demised Premises have been put in a condition at the expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage. If the Premises shall be damaged to the extent of more than twenty-five (25%), either party may, at its election, terminate this Lease by giving written notice to the other party within five (5) days after the occurrence of such damage.
13. **Default and Possession:** In the event that the Lessee shall fail to pay said rent, and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Lease for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated and may immediately re-enter said Premises and take possession of the same together with any of Lessee's personal property, equipment or fixtures left on the Premises which items may be held by the Lessor as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed, that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Lessor in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Lessor may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

In the event any legal action has to be instituted to enforce any terms or provisions under this Lease, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

14. Bankruptcy - Insolvency: The Lessee agrees that in the event all or a substantial portion of the Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Lessee make an assignment for the benefit of creditors or be adjudicated bankrupt; or should the Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof ended and to re-enter the leased premises and take possession thereof and all improvements thereon and to remove all persons therefrom and the Lessee shall have no further claim thereon.

15. Subordination and Attornment: Upon request of the Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage, or the Lessor under such Lease shall agree that this Lease shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Lease, so long as the Lessee shall not be in default under the terms of this Lease. Lessee agrees that this Lease shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby. Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

16. Miscellaneous Terms:

- 1) **Usage by Lessee:** Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the Premises is insured, nor will the Lessee allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the

peaceable and quiet enjoyment of the Premises by other tenants of the building.

- 2) Signs: Lessee may at Lessee's sole expense construct, place or install signage at the following locations on Landlord's Property- Door to Premise; on window of Premise; on the Property's roadside marquee. All such signage shall comply with City of Trenton standards and shall be approved by Lessor prior to installation. Lessor shall approve all requests for signage within 10 business days. Signs must be removed by Lessee at the expiration or termination of this Lease at Lessee's expense. Damage caused by erection or removal of signage shall be paid by Tenant. Tenant shall pay for signage requested by the Tenant.
- 3) Pets: Unless otherwise stated in this Lease Agreement, the only pets that shall be allowed on the Premises are those needed legally due to a disability or handicap.
- 4) Condition of Premises/Inspection by Lessee: The Lessee has had the opportunity to inspect the Premises and acknowledges with its signature on this lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. Furthermore, the Lessor makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. Furthermore, the Lessee represents that Lessee has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.
- 5) Right of Entry: It is agreed and understood that the Lessor and its agents shall have the complete and unencumbered right of entry to the Premises, upon 24 hours prior notice to Lessee at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.
- 6) This Lease shall be governed, interpreted and constructed in accordance with the laws of the State of Florida. Sole and exclusive venue for any action arising under this Lease shall be in Gichrist County, Florida.
- 7) This Lease is subject to the appropriation of funds by the Florida Legislature. As provided in Section 287.0582, Florida Statutes, the "State of Florida's performance and obligation to pay [to the extent a payment obligation can be gleaned from the terms set forth herein]

under this Lease is contingent upon an annual appropriation by the Legislature.”

Notwithstanding any of the other provisions of this lease Landlord agrees and understands that funds budgeted for payment of Tenant's obligations under this lease are also contingent on CareerSource North Central Florida's receipt of formula federal grant funds awarded under federal workforce development legislation through the State of Florida. CareerSource North Central Florida reserves to itself the right to unilaterally request to terminate this lease, at its sole discretion in the event of a reduction in its funding. Any request for a termination of the lease shall be effective upon notification to the Landlord by CareerSource North Central Florida and shall provide Landlord thirty (30) days notice or in the event CareerSource North Central Florida receives less than thirty (30) days notice CareerSource North Central Florida shall provide such notice as CareerSource North Central Florida receives from its funding sources. In such instances, rent will be paid up to the date of cancellation only; thereafter neither CareerSource North Central Florida nor Contractor shall have any obligation whatsoever to each other.

17. **Estoppel Certificate:** Lessee at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person, firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Lessor under this Lease and, if so, specifying each such default.
18. **Landlord's Covenant of Quiet Enjoyment.** So long as the Lessee is not in default under the conditions and during the term of this Lease and any renewal of said term, the Lessee's quiet and peaceful enjoyment of the Premises shall not be disturbed or interfered with by anyone claiming by, through, or under the Lessor.
19. **Eminent Domain.** In the event any portion of the land or property demised hereunder shall be taken through eminent domain proceedings, then the Lessee shall be entitled to a pro rata reduction in rent based upon the amount of the building and land taken through such eminent domain proceedings, (2) a share of the full compensation paid by the condemning authority based on the term of the Lease, and (3), the Lessee shall have the right to terminate this Lease in the event of such eminent domain proceedings.
20. **Holdover:** Should Lessee remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over

in the absence of a written agreement to the contrary shall be deemed, if Lessor so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.

21. **Waiver:** The failure of any party to exercise any right in this Lease will not waive such right.

22. **Entire Agreement, and Modification.** This Lease contains the entire agreement of the Parties and supersedes all prior agreement. Any representations, inducements, promises, agreements or otherwise between the Parties not embodied in this instrument shall be of no force or effect. No amendment or modification of this Lease shall be valid unless and until the same is reduced in writing and executed by both Parties. No failure of a party to exercise any power given by this instrument, or to insist upon strict compliance of any obligation hereunder, and no custom or practice of the Parties at variance with the terms hereof shall constitute a waiver of the future right to demand exact compliance with the terms of this Lease.

23. **Governing Law:** This Lease shall be governed by the laws of the State of Florida.

24. **Severability Clause.** If any clause or any of the terms or conditions of this Lease are held to be invalid for any reason, all other clauses or terms and conditions shall remain in full force and effect as set out herein.

25. **Construction.** This Lease shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that both Parties have substantially contributed to the preparation of this Lease.

26. **Third Party Beneficiaries.** This Lease does not create any relationship with, or any rights in favor of, any third party

27. **Liability.** The Lessee fully retains all sovereign immunity protections afforded under law. Without in any way waiving, limiting, or restricting any defenses of sovereign immunity, each party shall be solely responsible for its own negligent acts or omissions as well as those of its own employees. This Lease is not intended, and shall not be interpreted to constitute, a waiver of sovereign immunity, an authorization of claims by third parties, a waiver of the limits of liability as established by §768.28, Florida Statutes, or to waive any other provision of §768.28, Florida Statutes.

28. **Notices:** Payments and notices shall be addressed to the following:

Lessor

Joseph H Barron, 4539 South West County Road 341 Bell, Florida 32619

Lessee Career Source North Florida, 1112 North Main Street Gainesville, Florida 32601

29. **Amendment:** No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

30. **Binding Effect:** This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

IN WITNESS WHEREOF, the parties hereto set their hands and seal this ____ day of _____, 20____.

Lessee's Signature: _____

Printed Name: Phyllis Marty Date: 6/13/2025

Lessor's Signature: N/A

Printed Name: N/A Date: _____

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF _____
_____ County, ss.

On this ____ day of _____, 20____, before me appeared _____, as **LESSOR** of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public
My commission expires: _____

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF Florida
Alachua County, ss.

On this 13 day of June, 2025, before me appeared Phyllis Marty as **LESSEE** of this Commercial Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public
My commission expires: _____

