

FLORIDA COMMERCIAL LEASE RENEWAL AGREEMENT

This **Florida Commercial Lease Renewal Agreement** ("Renewal Agreement") is entered into this 22 day of July, 2026, by and between **Joseph H. Barron and Mary Barron**, whose mailing address is 4539 SW County Road 341, Bell, Florida 32619 (hereinafter referred to as the "**Lessor**"), and **CareerSource North Central Florida**, whose mailing address is 1112 North Main Street, Gainesville, Florida 32601 (hereinafter referred to as the "**Lessee**").

RECITALS

WHEREAS, the Lessor and Lessee entered into a **Commercial Lease Agreement** effective **July 1, 2025**, for approximately **1,700 square feet of office space** located at:

**723 East Wade Street
Trenton, Florida 32693**

WHEREAS, the original Lease commenced on **July 1, 2025**, and expired on **June 30, 2026**;

WHEREAS, Section V of the original Lease Agreement grants the Lessee the option to renew the Lease for five (5) additional one-year terms; and

WHEREAS, the Lessee has elected to exercise the first one-year renewal option, and the Lessor has agreed to such renewal.

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

1. Renewal Term

The Commercial Lease Agreement is hereby renewed for an additional **one (1) year**, commencing **July 1, 2026**, and terminating at midnight on **June 30, 2027**.

2. Base Rental Payment

Effective **July 1, 2026**, the Base Rent shall be as follows:

- **Rental Rate:** \$17.09 per square foot
- **Monthly Base Rent:** \$2,421.08
- **Annual Base Rent:** \$29,053.00

Monthly rental payments shall continue to be due on the **first (1st) day of each month** in accordance with the terms of the original Lease Agreement.

3. Terms and Conditions

Except as expressly modified by this Renewal Agreement, all terms, conditions, covenants, and provisions contained in the original Commercial Lease Agreement dated **July 1, 2025**, shall remain unchanged and in full force and effect throughout the renewal term.

4. Governing Law

This Renewal Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

5. Entire Agreement

This Renewal Agreement, together with the original Commercial Lease Agreement, constitutes the entire agreement between the parties concerning this renewal.

IN WITNESS WHEREOF

The parties have executed this Florida Commercial Lease Renewal Agreement as of the dates written below.

LESSOR

Joseph H. Barron

Date: 7/22/2026

Mary Barron

Date: Mary Barron

LESSEE

CareerSource North Central Florida

By: Phyllis Marty

Phyllis Marty

Chief Executive Officer

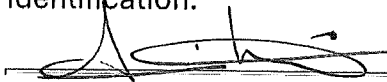
Date: 8/4/26

ACKNOWLEDGMENT OF NOTARY PUBLIC – LESSOR

STATE OF FLORIDA

COUNTY OF Gilchrist

The foregoing instrument was acknowledged before me this 27 day of July, 2026, by **Joseph H. Barron and Mary Barron**, who are personally known to me or have produced FL DL. as identification.

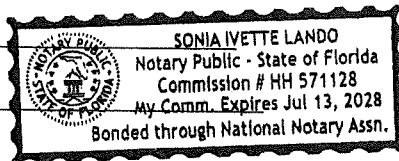


Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

Commission No.: _____



ACKNOWLEDGMENT OF NOTARY PUBLIC – LESSEE

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 4 day of August, 2026, by **Phyllis Marty**, as **Chief Executive Officer of CareerSource North Central Florida**, on behalf of the organization. She is personally known to me or has produced as identification.



Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

Commission No.: _____

