

RESOLUTION NO. 2007- 278

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, PROVIDING CONSENT TO ST. JOHNS COUNTY COUNCIL ON AGING, INC. TO CONSTRUCT A SENIOR COMMUNITY CENTER ON THE PROPERTY THEY LEASE FROM THE COUNTY ON MARINE STREET.

WHEREAS, on November 5, 2002 the Board of County Commissioners adopted Resolution 2002-230, approving the terms of a 1st Amendment to the Lease Agreement between St. Johns County ("Lessor") and St. Johns County Council on Aging, Inc. ("Lessee"), attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and;

WHEREAS, Section 9 of said lease, as amended, grants the Lessee the right to construct buildings and improvements on the leased premises, as Lessee deems necessary, with the written consent of the Lessor, which shall not be unreasonably withheld, providing the construction of said building is in conformity with all applicable codes and regulations of the federal, state county and municipal governments or any of their departments, and;

WHEREAS, the Lessee has asked for consent to construct a new senior community center and has provided a conceptual plan ("Plan"), attached hereto as Exhibit "B", incorporated by reference and made a part hereof, on Parcel "A" as depicted on Exhibit "A" to Lease Agreement.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The County as Lessor hereby grants the Lessee written consent to construct a new building for use as a senior community center in substantially the form depicted in said Plan.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 22 day of October, 2007.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

By: Ben Rich

Ben Rich, Chairman

Attest: Cheryl Strickland, Clerk

By: Ram Halterma

Deputy Clerk

RENDITION DATE 10/4/07

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2

Exhibit "A" to Resolution

Public Records of
St. Johns County, FL
Clerk# 02-068870
O.R. 1851 PG 1902
11:22AM 11/22/2002
REC \$9.00 SUR \$1.50

ADDENDUM TO LEASE

THIS ADDENDUM (the "Addendum") is made this 18th day of November, 2002, by and between ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ("Lessor"), and COUNCIL ON AGING FOR ST. JOHNS COUNTY, A FLORIDA NOT-FOR-PROFIT CORPORATION ("Lessee"), and refers to that certain Lease dated the 18th day of November, 2002, executed by the parties afore-referenced and this said Addendum shall modify that portion referred to as follows:

Paragraph 9 shall be deleted in its entirety and the following shall be substituted for same:

~~9. Construction of Improvements and Installation of Equipment and Property. Lessor's Interests Not Subject to Construction Liens.~~

Lessee, with written consent of Lessor, is specifically granted the right from time to time, to construct buildings and improvements on the Premises, and/or to demolish the existing buildings on the premises, as Lessee may deem necessary so long as Lessee receives the consent of the Lessor which shall not be unreasonably withheld. All construction on the premises shall conform to applicable codes and regulations of the federal, state, county, and municipal governments or any of their departments. The above notwithstanding, the interests of the Lessor in the premises shall not be subject to construction liens or other liens from improvements made by the Lessee. See also Paragraph 24 hereof.

Lessee is specifically granted the right from time to time as Lessee may deem necessary for Lessee's use and occupancy of

W. Ket - P. DeGrande
BCC Secty

the premises, to make such interior alterations, additions, and changes to buildings and improvements, and to install such equipment and fixtures as Lessee may also deem necessary without prior consent of the Lessor.

The afore-said language shall be substituted for the entire paragraph 9 of the original Lease and all other provisions of the Lease shall stand unaffected and shall remain in full force and effect.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this Lease on the date and year first above written.

Signed, sealed and delivered in the presence of:

Laura S. Taylor
Witness Laura S. Taylor
(print or type name)

Patricia A. Heiss
Witness Patricia A. Heiss
(print or type name)

BOARD OF COUNTY COMMISSIONERS,
ST. JOHNS COUNTY, FLORIDA
BEN W. ADAMS, JR.
COUNTY ADMINISTRATOR
By: [Signature]
County Administrator

Attest: [Signature]
Deputy Clerk

LESSOR

COUNCIL ON AGING FOR
ST. JOHNS COUNTY

By: [Signature]
JOSEPH L. BONES, JR.
Its President

Attest: [Signature]
Its Executive Director
CATHY BROWN
LESSEE

Sarah Sparks
Witness CAROLYN SPARKS
(print or type name)

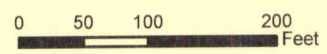
Nareth Bradbury
Witness Nareth Bradbury
(print or type name)

Exhibit "B" to Resolution



St. Johns County
Real Estate Division
(904) 209-0794
September 5, 2007

Conceptual Site Plan



Graphic provided by
Dixon & Associates Architects

DISCLAIMER.
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.

