

RESOLUTION NO. 2022- 112

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A LEASE AGREEMENT WITH THE HISTORIC ST. JOHNS COUNTY POLICE ATHLETIC LEAGUE, INC. FOR FUTURE CONSTRUCTION OF A SPORTS FACILITY.

RECITALS

WHEREAS, St. Johns County (“County”) and the St. Johns County Sheriff’s Office (“SJCSO”) entered into a Memorandum of Understanding, approved by Resolution No. 2021-423 dated October 5, 2021, setting aside a portion of County-owned property located at 3105 Allen Nease Road (the “Property”) for future construction of a Police Athletic League (“PAL”) sports facility which may include, but will not be limited to, baseball fields, soccer fields, football fields, multi-use fields, and supporting facilities; and

WHEREAS, as instructed in Resolution No. 2021-423, SJCSO, PAL and the County entered into an Operation and Maintenance Agreement, approved by Resolution No. 2022-32 on February 1, 2022, defining each parties’ respective duties and obligations regarding use of the Property; and

WHEREAS, PAL has submitted a Lease Agreement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, outlining the lease terms and further defining each parties’ responsibilities regarding utilities and maintenance of the Property; and

WHEREAS, the parties expressly understand and agree that the County shall not be obligated to make any improvements or modifications to or on the Property, other than maintenance responsibilities set forth in the Lease Agreement, in order to facilitate SJCSO or PAL’s use of the Property as described herein; and

WHEREAS, PAL provides and coordinates programs and activities which contribute to the development of character, integrity, physical and mental fitness, citizenship, sportsmanship and personal well-being of the youth in our community while promoting friendly and cooperative relationships between the participants, their families, and law enforcement officers; and

WHEREAS, PAL’s proposed use of the Property will promote community interest and welfare, and create positive relationships between law enforcement officers and the youth in our community.

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 Board of County Commissioners hereby approve the terms of the Lease Agreement and authorize the County Administrator, or designee, to execute said Agreement.

Section 3. To the extent that there are typographical, scrivener, or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Amendment may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of Court is instructed to file the Lease Agreement in the Clerk's Office.

PASSED AND ADOPTED this 19th day of April, 2022.

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

BY: _____

Christian Whitehurst, Vice-chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller



Deputy Clerk

Rendition Date 4/21/22

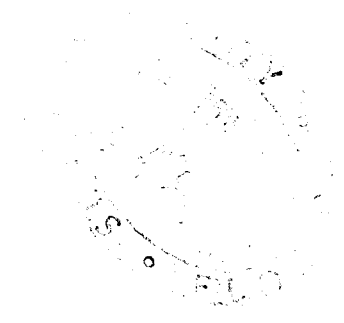


EXHIBIT "A" TO RESOLUTION

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and executed this ____ day of _____, 2022, by and between **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter referred to as Landlord, ("Landlord"), and The Historic St. Johns County Police Athletic League, Inc., a Florida not-for-profit corporation, located at 4015 Lewis Speedway, St. Augustine, FL 32084, hereinafter referred to as Tenant ("Tenant").

IN CONSIDERATION of the respective covenants and agreements of the parties contained herein, the Landlord does hereby lease to the Tenant the below described Premises, Other Areas and Common Areas, pursuant to the terms and conditions set forth below.

ARTICLE 1
BASIC LEASE PROVISIONS AND EXHIBITS

Section 1.01: Basic Lease Provisions and Exhibits

NAME and ADDRESS OF LANDLORD:

St. Johns County, Florida, a political subdivision of the State of Florida
c/o Land Management Systems
500 San Sebastian View
St. Augustine, Florida 32084

NAME and ADDRESS OF TENANT:

The Historic St. Johns County Police Athletic League, Inc.
4015 Lewis Speedway
St. Augustine, FL 32084

Section 1.02: The Premises.

Landlord hereby leases to Tenant a portion of the property situated at 3105 Allen Nease Road, Elkton Florida 32033 (PIN 101160-0010), more particularly described in Exhibit "A" attached hereto and by reference made a part hereof. Said Premises consists of approximately 35 acres, more or less.

Section 1.03: Permitted Use.

The property leased hereby shall be used solely and exclusively for public and governmental purposes including, but not limited to, as a Police Athletic League sports facility which may include, but will not be limited to, baseball fields, soccer fields, multi-use fields, and supporting facilities and infrastructure associated with said use.

Section 1.04: Scheduled Lease Term.

This Lease shall be for an initial term of thirty (30) years commencing March 1, 2022 and ending on March 1, 2052 (the "Initial Term"). If either Landlord or Tenant determines at any time that the Property has become unsuitable for the intended use, one hundred eighty (180) days written notice shall be provided to the non-terminating party advising of such unsuitability and electing to terminate this Lease at the end of said 180-day period.

Section 1.05: Option to Renew

Upon expiration of the Initial Term of this Lease or any extension provided for hereafter, and provided Tenant is not then in default of this Lease in a manner set forth in Section 8.01 hereof, Tenant shall have the option to extend this Lease for up to three (3) additional terms of ten (10) years each, on the same terms and conditions as contained herein. Tenant shall automatically be deemed to have exercised its option as to each extension term provided that neither party notified the other in writing of intent not to accept such extension at least one hundred eighty (180) days prior to the end of the then current termination date. While this Lease Agreement may be renewed as stated in this Article, it is expressly noted that the County is under no obligation to extend this Lease Agreement.

Section 1.06: Rent.

The Rent due hereunder for the Lease Term shall be the sum of one dollar (\$1.00), to be made payable in advance of execution of this Lease. If applicable, Rent for any additional lease term shall be one dollar (\$1.00). Such rent shall be paid in advance on the first day of any such additional lease term.

Section 1.07: Condition of Premises.

The Tenant will take possession of the Premises, together with future improvements, as a location from which to construct a Police Athletic League sports facility which may include, but will not be limited to, baseball fields, soccer fields, multi-use fields, and supporting facilities and infrastructure associated with said use for the benefit of the residents of St. Johns County. Any further improvements required for Tenant's occupancy and use of the Premises may be made in accordance with the terms of this Lease and at the Tenant's sole cost and expense upon written consent and permission of the County Administrator which shall not be unreasonably withheld.

Section 1.08: Licenses and Permits.

Tenant shall secure and maintain all licenses and/or permits required by applicable local, state and federal law, rule regulation and/or policy necessary for Tenant's use of the Premises.

Section 1.09: Payment of Taxes.

Tenant shall pay in full, before delinquency, all taxes, charges and assessments, if any, levied on or otherwise applicable to the Premises and on the equipment, furniture and fixtures located thereon or as a result of Tenant's use of the Premises, including but not limited to sales and personal property taxes.

Section 1.10: Covenant of Ownership.

Landlord covenants to Tenant that Landlord owns the property in fee simple title and has full authority to enter into this Lease.

**ARTICLE 2
LANDLORD'S GRANT OF POSSESSION AND QUIET ENJOYMENT**

Section 2.01: Demise.

In consideration of the rent and the covenants and agreements contained in this Lease, Landlord leases the Premises, and Tenant hereby rents same, pursuant to and in accordance with the terms and conditions set forth in this Lease.

Section 2.02: Quiet Enjoyment.

Upon paying all sums due from Tenant to Landlord and performing and observing all of Tenant's covenants and obligations hereunder, Tenant, subject to the provisions hereof, may peacefully and quietly have, hold, use and enjoy the Premises, the Other Areas and may use and enjoy the Common Areas throughout the Lease term without interference by Landlord.

**ARTICLE 3
TENANT'S OBLIGATION TO PAY RENT**

Section 3.01: Obligation to Pay Rent.

Notwithstanding any other Article, section or provision of this Lease, the Tenant's obligation to pay Rent and to make payments to Landlord under this Lease is limited solely and only to payment from the funds of the Tenant described in the following covenant and solely and only in the manner and to the extent described in this Article and in such covenant.

Section 3.02: Covenant to Budget.

The Tenant covenants and agrees to appropriate in its annual budget for payment under this Lease.

Section 3.03: Timely Payment.

The Tenant covenants and agrees to make timely payment to Landlord as set forth elsewhere in this Lease.

**ARTICLE 4
UTILITIES**

Section 4.01: Parties' Respective Obligations.

At Tenant's expense, Tenant shall contract for, and pay all costs associated with any and all utilities used or consumed at the Premises, including telephone/voice mail/internet/wifi, electricity, gas, water, sewer, solid waste removal and any other services not specifically listed in this Section.

**ARTICLE 5
MAINTENANCE, OPERATION, IMPROVEMENTS, AND REPAIR**

Section 5.01: Maintenance by Landlord.

Landlord shall have no duty to make any repairs within the Premises including those resulting from:

- a) any alterations, modifications or improvements made by or on behalf of Tenant;
- b) the installation of Tenant's property, fixtures (trade or otherwise), equipment or inventory;
- c) Tenant's use or occupancy of the Premises in violation of this Lease or in a manner not consistent herewith; or
- d) the acts or omissions of Tenant, its employees, agents, contractors, subtenants, invitees, guests, licensees, assigns or customers.

Section 5.02: Maintenance by Tenant.

Tenant, at Tenant's sole cost and expense, shall maintain, repair and keep the structural components and supporting walls, foundation, roof, mechanical systems, HVAC systems, electrical systems, plumbing systems, (including all fixtures pertaining to heating, air-conditioning, ventilation, water, sewer, and electrical), gutters, downspouts, if any, and all other improvements in good repair. It is expressly understood that Tenant shall be responsible for maintaining the parking lot in good repair, maintaining any exterior flood lights, removing all solid waste and, if necessary, replacing any and all appliances located within the Premises.

Tenant shall maintain the Premises in good order, condition and repair and in a clean, pleasant, sightly, sanitary and safe condition. Failure by Tenant to maintain the Premises as provided in this Lease may result in Landlord having to expend funds for clean-up and/or repair. If such incident occurs, then Tenant shall fully reimburse Landlord, within ten (10) business days of the clean-up and/or repair, for all costs/expenses associated with the clean-up and/or repair.

It is expressly understood that Tenant, at its sole cost and expense, shall maintain the landscaping (including mowing, seeding, sodding, fertilizing, and tree maintenance), keep the irrigation system in good working condition, provide cleanup of all parking lots, and contract and pay for any and all portable restrooms utilized at the Premises. Tenant shall provide for any security monitoring, pest control, or janitorial services necessary to maintain the Premises in a clean, pleasant, sightly, sanitary and safe condition.

Section 5.03: Improvements by Tenant.

Tenant shall incur all costs associated with any and all construction build-out or improvements to the interior and/or exterior of the structure upon written consent and permission of the County Administrator which shall not be unreasonably withheld. All construction or improvements 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 Landlord in the premises shall not be subject to construction liens or other liens for improvements made by the Tenant. All improvements made at the premises shall upon the

expiration or earlier termination of this Lease, be the property of the Landlord if not removed within ninety (90) days or unless otherwise agreed between the parties in writing.

Tenant shall obtain written approval from the County prior to any improvements within the limits shown in **Exhibit A**. These activities include, but are not limited to, import of fill material from offsite, below grade improvements/utilities, placement of structures, addition of impervious areas, or any activities that require permits from a local or regulatory agency including but not limited to St. Johns County, St. Johns River Water Management District (SJRWMD), and Florida Department of Environmental Protection (FDEP), Tenant shall not impact any active solid waste management operations at the Site. Tenant will be responsible for all permitting costs.

Tenant shall not impact the Premise's groundwater monitoring network or environmental controls. No excavations, activities that impact groundwater, or activities that impact the stormwater management system shall occur within or adjacent to the closed landfill area unless approved by the County and the appropriate regulatory authority. If improvements are performed that require below grade improvements/utilities within the landfill's limits of waste, Tenant shall be responsible for all costs related to permitting, removal and proper disposal of the waste, and any remedial actions that may be required.

All costs associated with modifications or improvements to the Premises shall be the responsibility of the Tenant. Tenant shall be responsible for performing the environmental due diligence necessary to insure the proposed use of the site conforms to all safety controls established for a closed landfill. County retains the right to have the Tenant remove any modifications or improvements at any time or prior to the termination of the agreement.

Section 5.04: Ownership of Improvements and Fixtures.

Landlord and Tenant agree that all buildings and improvements now or hereafter located or constructed on the Premises, all fixtures permanently affixed to the Premises and all alterations, additions and changes thereto shall be the property of Tenant during the term of the Lease. Upon the expiration or early termination of this Lease, all of such buildings and improvements and all fixtures permanently affixed to the Premises and all alterations, additions and changes thereto shall automatically belong to the Landlord without compensation to Tenant. Upon such Lease expiration or early termination, Tenant shall execute and deliver to Landlord such Bills of Sale, Quit Claim Deeds and other documents as Landlord deems reasonably necessary to evidence such ownership by Landlord. All other equipment and personal property of Tenant, excepting fixtures permanently affixed to the Premises, shall remain the property of Tenant and may be removed from the Premises by Tenant upon the expiration or early termination of the Lease; provided, however, Tenant shall repair all injury caused to the Premises by the removal of such equipment and personal property.

Section 5.05: Surrender of Premises.

Upon termination of this Lease, Tenant shall surrender the Premises in the same condition as the Commencement Date, reasonable wear and tear and loss due to casualty and condemnation excepted, and shall surrender all keys for the Premises to Landlord. Tenant must remove all its trade fixtures and personal property and, if requested, any other installation, alterations or

improvements made by Tenant and shall repair any damage caused thereby. Any and all property not removed from the Premises within ninety (90) days at the termination of this Lease or the end of the term of this Lease or extension hereof, will be considered to have reverted to the status of building improvements belonging to the Landlord or to have been abandoned as to any and all rights or claims of Tenant, and will be at Landlord's sole right of disposal.

Section 5.06: Liens.

No encumbrances, charges or liens against the property shall exist because of any action or inaction by Tenant or its independent contractors. Tenant shall discharge by bond or otherwise within ten (10) days of notice of its existence, any lien, encumbrance or other charge arising in violation of this Section.

Section 5.07: Sign Awnings and Canopies.

At all times, Tenant shall maintain its signs, decorations, lettering and advertising material in good condition and repair.

Section 5.08: Unlawful Activity.

The Tenant shall not make any unlawful, immoral, improper or offensive use of the Premises nor allow its employees, agents, invitees or guests to utilize said Premises for any purpose other than that herein. The use of illegal drugs or alcohol is strictly prohibited.

Section 5.09: Alcohol on County Premises.

Alcohol is only permitted in or on County premises with prior written permission of the County Administrator on a completed Application for Permit for Possession and Consumption of Alcoholic Beverage on Public Property in Accordance with Ordinance 99-50.

**ARTICLE 6
INSURANCE AND INDEMINIFICATION**

Section 6.01: Insurance Requirements for Tenant.

To the extent permissible by law, the Tenant agrees to indemnify and hold Landlord and its officers, agents, and employees harmless from any and all liability, damages, actions, claims, demands, expenses, judgments, fees and costs of whatever kind or character, arising from, by reason of, or in connection with the operations or use of the Premises described herein. It is the intention of the Tenant that Landlord and its officers, agents and employees shall not be liable or in any way responsible for injury, damage, liability, loss or expense resulting to any employee or third party while on the Premises due to accidents, mishaps, misconduct, negligence or injuries either in person or property. The Tenant expressly assumes full responsibility for any and all damages or injuries which may result to any person or property by reason of or in connection with the use of the facilities pursuant to this agreement.

The Tenant assumes responsibility for any and all claims for personal injury damages arising out of its use of the Premises. Landlord shall not be liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by the Tenant or by any person whatsoever may be using or occupying or visiting the leased facility, or be in, on or about the same, whether such loss, injury, death or damage shall be caused by or in any way result

from or arise out of any act, omission or negligence of the Tenant or of any occupant, subtenant, visitor or user of any portion of the Premises. The indemnity provisions of this section shall survive the termination of this Lease. This provision relating to Indemnity, is separate and apart from, and is in no way limited by, any insurance provided by the Tenant, pursuant to this Lease, or otherwise.

The Tenant shall, at all times during the term of this lease, maintain in full force and effect a policy, or policies, of commercial general liability insurance. Coverage shall provide minimum limits of liability of \$1,000,000 per occurrence, \$2,000,000 aggregate, for bodily injury and property damage St. Johns County shall be named as additional insured by policy endorsement and shall apply as primary and non-contributory.

Additional Insured Endorsements and Certificate Holder

The term "Additional Insured", as used in this Contract, shall mean St. Johns County, its elected officials, officers, employees, agents and representatives. Certificates of insurance shall specifically name each Additional Insured for all policies of insurance except Workers' Compensation and Professional Liability. A copy of the endorsement showing the required coverages must accompany the certificate of insurance.

Certificate Holder Address: St. Johns County, a political subdivision of the State of Florida
500 San Sebastian View
St. Augustine, FL 32084
Attn: Risk Management

The Landlord will not insure any property or contents stored on the property by the Tenant.

If required, Tenant will, for the entire term of this Lease and at Tenant's cost and expense, maintain for its benefit and the benefit of Landlord, property and flood insurance on the buildings and all improvements on the Premises in an amount not less than the full replacement value of such improvements. All insurance policies required by this paragraph shall insure the interests of the Landlord as a named co-insured and shall be obtained and maintained with insurance companies qualified under the laws of the State of Florida to assume the risks undertaken and each such policy shall contain a provision that it may not be cancelled by the insurer except upon at least thirty (30) days prior written notice to Landlord. The term "Full Replacement Value" as used in this paragraph shall mean the actual replacement cost from time to time of the buildings and improvements located on the Premises.

All insurance policies required by this section shall be secured from and maintained with insurance companies qualified under the laws of the State of Florida to assume the risks undertaken. Prior to execution of this agreement, copies of current policies and certificates of insurance including the additional insured/co-insured endorsements will be provided to St. Johns County Risk Management. St. Johns County will be given thirty (30) day notice prior to cancellation or modification of this insurance.

In the event of unusual circumstances, the County Administrator or his designee may adjust these insurance requirements. Landlord reserves the right to modify these requirements,

including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

ARTICLE 7 DAMAGE AND DESTRUCTION

Section 7.01: Fire, Explosion, or Other Casualty.

Tenant shall immediately give notice to Landlord of any damage to the Premises or Other Areas if the Premises are damaged by fire, explosion, wind, water or other casualty (" Occurrence"). Unless the Landlord determines that it is not cost effective to repair the Premises, the damage shall promptly be repaired by Landlord subject to this Section. If the Landlord determines that it is not cost effective to repair the Premises, Landlord shall provide Tenant ninety (90) days written notice of termination of this Agreement in accordance with the requirements of Article 7. Landlord shall not be required to repair or replace Tenant's improvements, alterations and additions, inventory, fixtures, furniture, furnishings, equipment and other personal property. In the event Landlord fails to notify Tenant within 30 days after the Occurrence of the Landlord's election to either repair all damages required to be repaired by Landlord or to terminate this Lease, or in the event that the Landlord's repairs take more than 120 days from the date of notification to complete, the Tenant, at its option, may unilaterally terminate this Lease.

Section 7.02: Landlord's Work.

Upon an Occurrence, Landlord need only make such repairs as are necessary to place the damaged portions of the property in the same condition as when possession of the Premises was initially delivered to Tenant.

ARTICLE 8 TERMINATION

Section 8.01: Tenant's Default.

If Tenant fails to:

- a) Pay all or any monthly installments of the Rent or any other sum due to the Landlord from Tenant hereunder within thirty (30) days after Landlord notifies Tenant that such sum is past due; or
- b) Cease all conduct prohibited hereby within ten (10) days of receipt of written notice from Landlord; or
- c) Take appropriate action within ten (10) days of receipt of written notice from Landlord requesting Tenant to remedy Tenant's failure to perform any of the terms, covenants and conditions hereof; or
- d) Conform to the Lease provisions and is otherwise in breach of Tenant's obligations hereunder and shall not have cured the default to the satisfaction of the Landlord within fifteen (15) calendar days following receipt of written notice from the Landlord; then, the Tenant shall be in default.

Upon such default, the Landlord may terminate this Lease and re-enter and resume possession of the Premises. Upon such termination, the Tenant shall be responsible for reasonable expenses incurred by termination occasioned by Tenant's default, and the Tenant shall pay the remainder

of the Lease Term; provided, however, that the amounts reduced by the amount of rents, if any, received from replacement all such payments all obligations of Tenant to Landlord under this Lease shall cease. Landlord shall use its best efforts to promptly obtain replacement tenants at a fair rental.

Section 8.02: Landlord's Default.

If Landlord fails to:

- a) Take reasonable action within ten (10) calendar days of receipt of written notice from Tenant requesting Landlord to remedy Landlord's failure to perform any of the terms, covenants and conditions as described in this Lease; or
- b) Conform to the Lease provisions and is otherwise in breach of Landlord's obligations hereunder and shall not have cured such failure within fifteen (15) calendar days following receipt of written notice from Tenant; then, Landlord shall be in default.

Upon such default, the Tenant may terminate this Lease. In such event and upon vacation by Tenant, Landlord shall be responsible for all reasonable expenses, including temporary storage, incurred by Tenant. In addition, upon such termination occasioned by Landlord's default and upon vacation of the Premises by the Tenant, the Landlord shall pay the Tenant as damages the difference between the rents required to obtain replacement premises during the remainder of the Lease Term if such replacement rents are higher than the rents herein. Upon tender of all such payments, all obligations of Landlord to Tenant under this Lease shall cease.

Section 8.03: Termination of Lease.

If the Landlord, at its sole discretion, determines at any time that the Property has become unsuitable for the intended use, or that there are other circumstances that negatively affect the lease of subject property, then Landlord shall give one hundred eighty (180) days written notice to Tenant advising of such unsuitability and electing to terminate this Lease at the end of said 90-day period. Provision of such notice shall not be considered an event of default on the part of the Landlord, even if such notice is issued in response to a request for repairs or maintenance by the Tenant.

**ARTICLE 9
ASSIGNMENT AND SUBLETTING/RENTAL**

Section 9.01: Covenant Not to Assign or Sublet Without Consent.

Tenant covenants that it will not rent, lease or otherwise allow occupancy of the premises to any third party without written consent of the Landlord, which will not be unreasonably denied.

**ARTICLE 10
HAZARDOUS SUBSTANCES**

Section 10.01: Hazardous Substances.

- a) Neither Tenant, nor any permitted assignee, subtenant, licensee or other person or entity acting at the direction or with the consent of Tenant shall manufacture, treat, use, store or dispose of any unlawful quantity or concentration of a Hazardous Substance on or from the Premises, or any part thereof, unless the manufacturing, treatment, use, storage,

disposal, or release of such hazardous substance is approved in writing by Landlord. Notwithstanding the above, Tenant may locate up to two locked medical waste containers outside of and adjacent to the leased premises. Such containers are to be maintained in accordance with appropriate regulatory standards.

- b) The term "Hazardous Substance" shall mean any waste, substance or material (i) identified in Section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as the same may be amended from time to time ("CERCLA"); or (ii) determined to be hazardous, toxic, a pollutant or contaminant under Federal, State or Local law, rule, regulation or judicial or administrative order or decision, as the same may be amended from time to time.

ARTICLE 11 MISCELLANEOUS

Section 11.01: Severability.

In the event any provision of the Lease is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof.

Section 11.02: Execution in Counterparts.

This Lease may be executed in several counterparts, each of which will be an original and all of which will constitute but one and the same instrument.

Section 11.03: Captions.

The captions and headings in this Lease are for convenience only and do not define, limit, or describe the scope or intent of any Articles or Sections of the Lease.

Section 11.04: Effect of Failure to Insist on Strict Compliance.

The failure of either party to insist upon strict performance of any provision of this Lease shall not be construed as a waiver of such provision on any subsequent occasion.

Section 11.05: Choice of Law and Venue.

This Lease shall be construed according to the laws of the State of Florida. Venue for any legal or administrative action arising under this Lease shall lie exclusively in St. Johns County, Florida.

Section 11.06: Notice.

Any notice required to be sent according to provisions of this Lease shall be sent to the addresses set forth in Section 1.01.

Section 11.07: Not-for-Profit Status.

Tenant represents that it is a qualified 501(c)(3) non-profit corporation under Section 501(c)(3) of the Internal Revenue Code and shall remain a 501(c)(3) non-profit corporation for the term of the Lease.

Section 11.08: Grant/Loan Application.

In the event Tenant applies for a loan or grant as part of Tenant’s fundraising efforts to finance improvements to or on County-owned property, Tenant shall furnish said application to Landlord for review and approval. If, as the Property Owner, Landlord agrees to facilitate the application by agreeing to the project provided, Landlord will not agree to assume any responsibility, including but not limited to, executing a Preservation Agreement, agreeing to repayment or matching of any funds or loans, agreeing to assume the cost of continued maintenance and repair of the property, or agreeing to assume responsibility for any program that may not receive subsequent grant funding.

**ARTICLE 12
RADON GAS**

Section 12.01 Radon Gas.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. (Section 404.056(5), F.S.)

IN WITNESS WHEREOF, the parties hereto have executed this O&M as of the day and year first above written.

**THE HISTORIC ST. JOHNS COUNTY
POLICE ATHLETIC LEAGUE, INC.**

Witness: _____

By: _____

Print Name: _____

Print Name: _____

Witness: _____

Title: _____

Print Name: _____

ST. JOHNS COUNTY, FLORIDA, a
political subdivision of the State of Florida

Witness: _____

By: _____

Print Name: _____

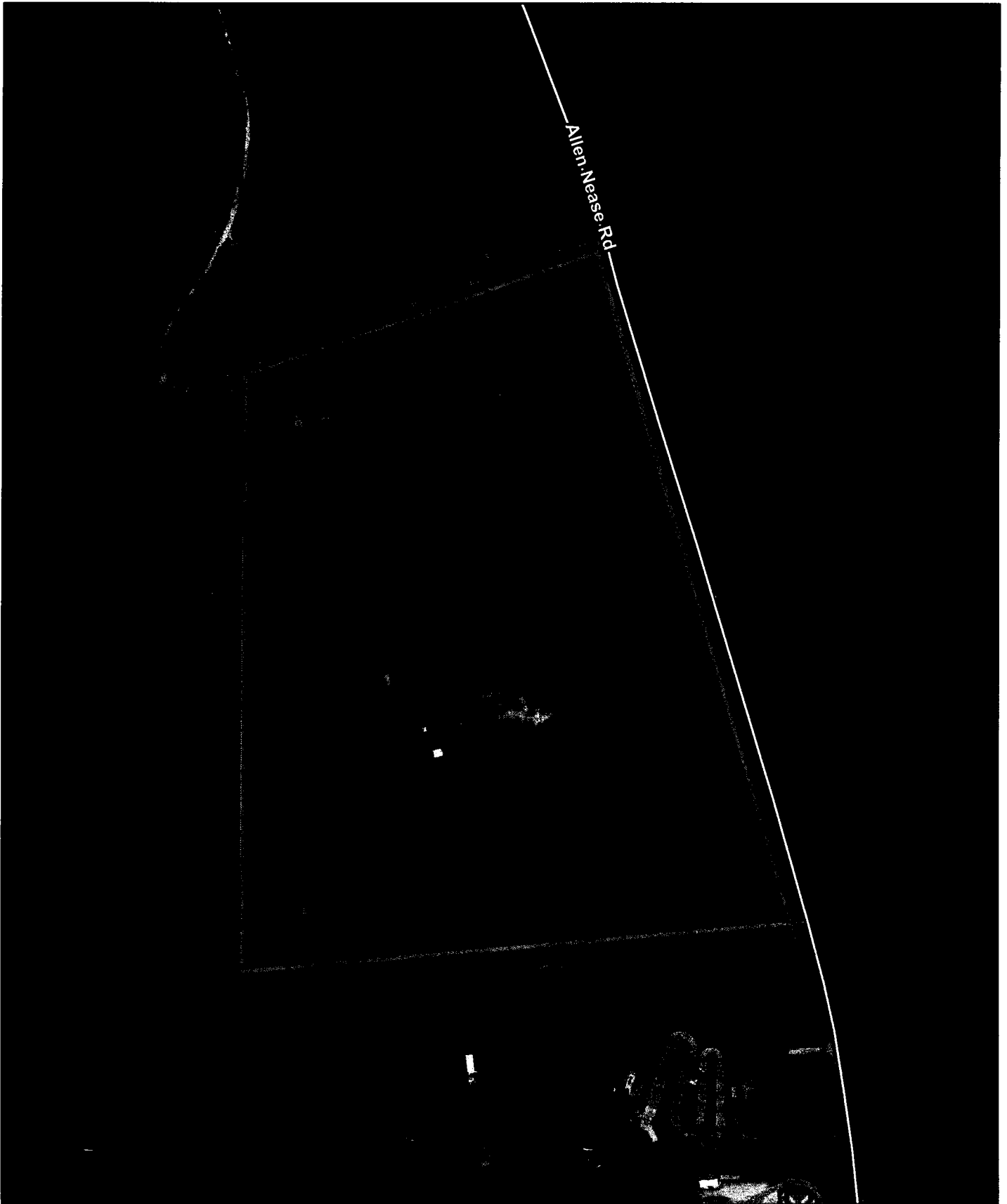
Hunter S. Conrad
County Administrator

Witness: _____

Legal Review

Print Name: _____

By: _____
Office of the County Attorney



Allen N. Nease Rd



2019 Aerial Imagery



March 28, 2022

Lease Agreement

Future PAL Sports Complex

Land Mgmt. Systems
Real Estate Division
209-0764

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate Division
disclaims all responsibility for the accuracy
or completeness of the data shown hereon.

