

LEASE RENEWAL AGREEMENT

This Lease Renewal Agreement, entered into this 3rd day of June, 2014 by and between Amelia State, LLC, the "Landlord", as successor in interest to Trevett Mock, LLC and First Coast Workforce Development, Inc., d/b/a CareerSource (formerly d/b/a WorkSource), the "Tenant", having a location at 96042 Lofton Square Court, Yulee, Florida 32097.

WHEREAS, Tenant and Landlord are parties to that certain Lease Agreement, dated as of July 16, 2009.

WHEREAS, Tenant and Landlord desire to agree to terms and conditions in addition to the terms and conditions as set forth in the Lease; and

NOW, THEREFORE, for mutual consideration, the receipt and sufficiency of which is hereby acknowledged, in addition to all other terms and conditions as set forth in the Lease the undersigned parties agree as follows:

1. Tenant hereby elects to exercise its option under the Lease to renew the Lease under the terms set forth herein below, and Landlord accepts such election.

2. The renewal Lease Term shall extend for a period of five (5) years from September 1, 2014 through August 31, 2019. One five (5) year Renewal Option will be offered at terms to be negotiated and agreed upon nine (9) months prior to expiration.

*at least*  
100

3. Rent: Commencing September 1, 2014, Tenant shall pay \$16.25 per sq. ft. or \$8,242.81 monthly fixed for the 5 year term as follows: Base Rent \$12.53 psf or \$6,355.84 plus \$3.72 psf CAM, tax, ins. or \$1,886.97 per month for a total of \$8,242.81.

4. Tenant Improvements: None; no improvements to the Premises are required.


5. HVAC: Tenant will maintain an HVAC service agreement at Tenant's sole cost. Landlord will be responsible for any repairs and/or replacements in excess of \$500.00 *per occurrence*.

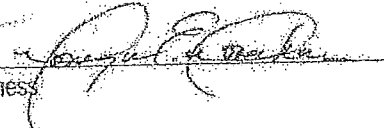
107

Except as expressly modified herein, all other provisions of the Lease remain in full force and effect and are incorporated herein by reference.

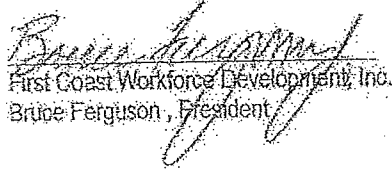
IN WITNESS WHEREOF, the parties hereto hereby agree as set forth herein.

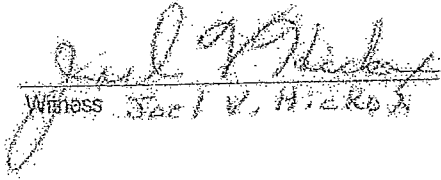
LANDLORD:

  
Amella State, LLC  
Andrew Tavakoli, Managing Member

  
Witness

TENANT:

  
First Coast Workforce Development, Inc.  
Bruce Ferguson, President

  
Witness Scott V. MicRoh

NASSAU SERVICE CENTER

DATE	TO	MONTHLY BASE	INCREASE	MONTHLY	TOTAL
9/1/17	8/30/18	8560.45	0	0.00	8560.45
9/1/18	8/30/19	8560.45	0	0.00	8560.45

7/1/18	8560.45	
8/1/18	8560.45	
9/1/18	8560.45	25681.35
10/1/18	8560.45	
11/1/18	8560.45	
12/1/18	8560.45	25681.35
1/1/19	8560.45	
2/1/19	8560.45	
3/1/19	8560.45	25681.35
4/1/19	8560.45	
5/1/19	8560.45	
6/1/19	8560.45	25681.35
	<u>8560.45</u>	
	\$ 102,725.40	

7/1/19	8560.45
8/1/19	8560.45
	<u>17120.90</u>