

**LEASE
FLEMING ISLAND BUSINESS PARK**

THIS LEASE made as of the _____ day of _____ October, 2015, by and between _____ Fleming Island Business Park, LLP (hereinafter referred to as "Landlord") and _____ First Coast Workforce Development, Inc., dba CareerSource Northeast Florida, (hereinafter referred to as "Tenant").

WITNESSETH THAT:

In consideration of the mutual covenants herein set forth to be paid, performed and observed, the parties hereto agree as follows:

1. **LEASED PREMISES:** Landlord does hereby demise and lease unto Tenant Suite 150 consisting of approximately 8,484 square feet of space, as depicted on Exhibit A, attached hereto and made a part hereof (hereinafter referred to as the "Leased Premises"), being a part of the building located at 1845 Town Center Blvd., Building #100, Fleming Island, Florida 32003 (hereinafter referred to as the "Building"), located upon that certain real property described in Exhibit B (the "Land") subject to existing easements, party wall agreements, covenants, restrictions and all encumbrances of record.

2. **TERMS AND CONDITIONS:** The Term of this Lease shall be for a period of Sixty (60) months beginning on October 1, 2015 and ending on September 30, 2020, unless sooner terminated or extended as herein provided. Tenant shall accept the Leased Premises "as is" and Landlord shall not be required to perform any work whatsoever to prepare the Leased Premises for occupancy by Tenant excepting work to be completed as agreed to by Tenant and Landlord as described in Exhibit C, which becomes and is a part of this Lease. By occupying the Leased Premises for the use permitted hereunder, Tenant shall be conclusively deemed to have accepted the Leased Premises and to have acknowledged that the Leased Premises are in the condition required by this Lease.

3. **BASE RENT:** The Tenant shall pay annual Rent during the Sixty (60) months of the Initial Lease Term per the following schedule:

PERIOD	BASE RENT/SF	BASE RENT/ MONTH	EST. CAM/SF	EST. TOTAL RENT/MONTH
10/01/15-11/30/15	\$0.00	\$0.00	\$3.90	\$2,757.30
12/01/15-11/30/16	\$12.60	\$8,908.20	\$3.90	\$11,665.50
12/01/16-11/30/17	\$12.98	\$9,176.86	\$3.90	\$11,934.16
12/01/17-11/30/18	\$13.37	\$9,452.59	\$3.90	\$12,209.89
12/01/18-11/30/19	\$13.77	\$9,735.39	\$3.90	\$12,492.69
12/01/19-09/30/20	\$14.18	\$10,025.26	\$3.90	\$12,782.56

Florida sales and use tax shall be added to the above stated Rents. In no event shall the rental computed under the procedure described above be less than the prior calendar months commencing with the first day of the first full calendar month of the Initial Lease Term hereof and the succeeding anniversaries thereof. The foregoing Rental shall be paid in equal monthly installments in advance on the first day of each month.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day first above written.

LANDLORD

TENANT

FLEMING ISLAND BUSINESS PARK, LLP

FIRST COAST WORKFORCE
DEVELOPMENT, INC., DBA
CAREERSOURCE NORTHEAST FLORIDA

By: [Signature]

By: [Signature]

Print Name: BRUCE A. JOHNSON

Print Name: Bruce Ferguson

Title: MANAGING MEMBER / PARTNER

Title: President

By: _____

By: [Signature]

Print Name: _____

Print Name: Joel V. Hickox

Title: _____

Title: CEO

WITNESS

WITNESS

By: [Signature]

By: [Signature]

Print Name: BERNADETTE M. GREEN

Print Name: DIANE NEVISON

WITNESS

WITNESS

By: [Signature]

By: [Signature]

Print Name: Heather Merrell

Print Name: Joel V Hickox

FLEMING ISLAND SERVICE CENTER

YEAR	DATE	TO	TOTAL
1	12/1/15	9/30/16	11665.50
2	10/1/16	9/30/17	11934.16
3	10/1/17	9/30/18	12209.89
4	10/1/18	9/30/19	12492.00
5	10/1/19	9/30/20	12782.56

7/1/15	0.00	7/1/17	11934.50	
8/1/15	0.00	8/1/17	11934.50	
9/1/15	0.00	9/1/17	11934.50	35803.50
10/1/15	2757.30	10/1/17	12209.89	
11/1/15	0.0	11/1/17	12209.89	
12/1/15	11665.50	12/1/17	12209.89	36629.67
1/1/16	11665.50	1/1/18	12209.89	
2/1/16	11665.50	2/1/18	12209.89	
3/1/16	11665.50	3/1/18	12209.89	36629.67
4/1/16	11665.50	4/1/18	12209.89	
5/1/16	11665.50	5/1/18	12209.89	
6/1/16	11665.50	6/1/18	12209.89	36629.67
	<u>\$ 84,415.80</u>		<u>\$ 145,692.51</u> ✓	

7/1/16	11665.50	7/1/18	12209.89
8/1/16	11665.50	8/1/18	12209.89
9/1/16	11665.50	9/1/18	12209.89
10/1/16	11934.16	10/1/18	12492.00
11/1/16	11934.16	11/1/18	12492.00
12/1/16	11934.16	12/1/18	12492.00
1/1/17	11934.16	1/1/19	12492.00
2/1/17	11934.16	2/1/19	12492.00
3/1/17	11934.16	3/1/19	12492.00
4/1/17	11934.16	4/1/19	12492.00
5/1/17	11934.16	5/1/19	12492.00
6/1/17	11934.16	6/1/19	12492.00
	<u>\$ 142,403.94</u>		<u>\$ 149,057.67</u>

7/1/19	12492.00	7/1/20	12782.56
8/1/19	12492.00	8/1/20	12782.56
9/1/19	12492.00	9/1/20	12782.56
10/1/19	12782.56		<u>38347.68</u>
11/1/19	12782.56		
12/1/19	12782.56		
1/1/20	12782.56		
2/1/20	12782.56		
3/1/20	12782.56		
4/1/20	12782.56		
5/1/20	12782.56		
6/1/20	12782.56		
	<u>\$ 152,519.04</u>		