

AHOY MARINE LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this _____ day of _____, _____ by and between **SEMINOLE COUNTY**, a Charter County and political subdivision of the State of Florida, whose address is 1101 East 1st Street, Sanford, Florida 32771, in this Lease Agreement referred to as "LANDLORD", and **AHOY MARINE, INC.**, whose address is 511 East 25th Street, Sanford, Florida 32771, in this Lease Agreement referred to as "TENANT".

W I T N E S S E T H:

WHEREAS, the LANDLORD is the owner of that certain property located at 511 East 25th Street, Sanford, Florida, 32771 more particularly described as:

LOT 1 (LESS NORTH 20 FEET FOR ROAD) PLUS LOTS 2
THROUGH 9, BLOCK 3, PALM TERRACE, PLAT BOOK 4,
PAGE 82, IN THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA

Parcel ID #: 06-20-31-502-0300-0010

WHEREAS, the subject property, described above and formerly known as the 25th Street (SR46A) Motor Vehicle Inspection Station, is county owned; and

WHEREAS, the Seminole County Board of County Commissioners has the authority to lease real property under Section 125.35, Florida Statutes; and

WHEREAS, the Seminole County Board of County Commissioners has determined that the subject property is not needed for County purposes; and

WHEREAS, the Seminole County Board of County Commissioners has complied with the provisions of Section 125.35, Florida Statutes; and

WHEREAS, the TENANT has a commercial need and desires to lease the subject property;

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements contained in this Lease Agreement, LANDLORD and TENANT agree as follows:

Section 1. Leased Premises.

(a) Upon payment of the rent as hereinafter set forth and the continued payment thereof as herein provided, the LANDLORD does hereby grant to TENANT, and TENANT does hereby accept from LANDLORD, the exclusive use and occupancy of the building and property located at:

LOT 1 (LESS NORTH 20 FEET FOR ROAD) PLUS LOTS 2
THROUGH 9, BLOCK 3, PALM TERRACE, PLAT BOOK 4,
PAGE 82, IN THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA

Parcel ID #: 06-20-31-502-0300-0010

(b) The Leased Premises consists of that space more particularly described in the attached Exhibit A (Site Plan) and shall hereinafter be referred to in this Lease Agreement as the "Leased Premises".

Section 2. Term. The term of this Lease Agreement shall commence January 1, 2026, notwithstanding the date of signature by the parties, and run for a term of five (5) years until December 31, 2030, unless sooner terminated as provided herein. This Lease Agreement does not authorize any renewal periods or extensions.

Section 3. Rental Payments.

(a) Commencing on January 1, 2026, TENANT shall pay rent to LANDLORD at an initial annual rate of \$30,544.44 or \$2,545.37 per month.

(b) Commencing on January 1, 2027, and continuing each subsequent January 1 during the term of this Lease Agreement (January 1, 2028/January 1, 2029/January 1, 2030), including all renewal terms, the subject rental payments will be increased annually by three percent (3%) or

adjusted based upon the CPI Index, whichever is less. The CPI adjustment will be made on the basis of changes in the index number set forth in the Consumer Price Index-Urban Wage Earners and Clerical Workers-All items, U.S. City Average (1982-84=100) published by the Bureau of Labor Statistics, United States Department of Labor. Such adjustment to the annual rent will be calculated by multiplying the rent payable in the immediately preceding lease year by the sum of: (i) one hundred percent (100%), plus (ii) the percentage increase in the CPI Index as of June of the immediately preceding lease year, except that such upward adjustment is limited to no more than one hundred and three percent (103%) for the rent for the immediately preceding year and provided that in no event will the new annual rent for any subsequent year be less than the annual rent of the immediately preceding year. It will be LANDLORD's responsibility to timely perform such adjustments and give written notice of the adjusted rent to the TENANT.

(c) Rental payments must be made payable to the Seminole County Board of County Commissioners.

(d) Rental payments are payable in equal monthly installments on or before the first (1st) day of each calendar month, for that calendar month, with a ten (10) day grace period.

(e) Payments required under the term of this Lease Agreement shall be sent by TENANT to:

Seminole County-Real Estate Division
Leasing Coordinator
1101 E. 1st Street
Sanford, Florida 32771

Section 4. Purpose.

(a) The purpose of this Lease Agreement is to authorize TENANT to sell and repair marine equipment, nonhazardous materials and vehicles on the Leased Premises.

Section 5. Use of Leased Premises. TENANT shall have the exclusive use of the Leased Premises for such lawful use as it may desire to make thereof in connection with or incidental to its above-referenced purpose during the term of this Lease Agreement. TENANT covenants that it will not use or permit the Leased Premises to be used for any purposes prohibited by the laws of the United States of America or the State of Florida, or the ordinances of Seminole County or of the City of Sanford; it shall not use or keep any substance or material in or about the Leased Premises which may void or endanger the validity of the insurance on the Leased Premises or increase the risk of hazard and TENANT shall not permit any nuisances on the Leased Premises.

Section 6. Quiet Possession. The LANDLORD shall warrant and defend the TENANT in the enjoyment and peaceful possession of the premises during the term of this Lease Agreement.

Section 7. Utilities

(a) TENANT shall provide and pay for all utilities including, but not limited to, gas, electrical services, water and sewer used anywhere in, on or about the Leased Premises, and shall fully pay the charges made by the suppliers thereof promptly when due.

(b) At its option, LANDLORD may pay TENANT's past due utility charges out of the security deposit.

Section 8. Assignments and Subletting. TENANT shall not assign or sublet the Leased Premises, or any part thereof, without first obtaining the written consent of LANDLORD.

Section 9. Indemnification of Landlord. TENANT shall indemnify, defend and hold LANDLORD, its commissioners, officers, employees, and agents harmless against and from any and all losses, liabilities, claims, damages, and expenses (including without limitation reasonable attorneys' fees and costs) (in this subsection collectively "Losses") arising from TENANT's use

of the Leased Premises, from TENANT's conduct of its business or from any activity, work, TENANT's maintenance of or improvements to the Leased Premises, any other things done or permitted by TENANT in the Leased Premises, any act or negligence of TENANT or its officers, agents, or employees, and from all costs, attorney's fees, losses, and liabilities incurred in the defense of any such claim or any action or proceeding brought on such claim, excluding any Losses arising solely from the gross negligence or intentional misconduct of LANDLORD. Notwithstanding the foregoing, any liability under this Section as to TENANT may not exceed the limits set forth in Section 768.28, Florida Statutes, as this statute may be amended from time to time. TENANT shall give prompt notice to LANDLORD in case of casualty or accidents in or at the Leased Premises.

Section 10. Insurance

(a) TENANT, at its sole expense, shall maintain the insurance required under this Section at all times throughout the duration of this Agreement and have this insurance approved by COUNTY's Risk Manager with the Administrative Services Department. TENANT shall immediately provide written notice to the LANDLORD upon receipt of notice of cancellation of an insurance policy or a decision to terminate an insurance policy.

(1) Neither approval by LANDLORD nor failure by LANDLORD to disapprove the insurance furnished by TENANT will relieve TENANT of its full responsibility for liability, damages, and accidents.

(2) Neither LANDLORD's review of the coverage afforded by or the provisions of the policies of insurance purchased and maintained by TENANT in accordance with this Section, nor LANDLORD's decisions to raise or not to raise any objections about either or both, in any way relieves or decreases the liability of TENANT.

(3) If LANDLORD elects to raise an objection to the coverage afforded by or the provisions of the insurance furnished, then TENANT shall promptly provide to LANDLORD such additional information as LANDLORD may reasonably request, and TENANT shall remedy any deficiencies in the policies of insurance within ten (10) days.

(4) LANDLORD's authority to object to insurance does not in any way whatsoever give rise to any duty on the part of LANDLORD to exercise this authority for the benefit of TENANT or any other party.

(b) General Requirements.

(1) TENANT shall furnish LANDLORD with a current Certificate of Insurance on a current ACORD Form signed by an authorized representative of the insurer evidencing the insurance required by this Section and Exhibit B, and including the following as Certificate Holder:

Seminole County, Florida
Seminole County Services Building
1101 East 1st Street
Sanford, Florida 32771

The Certificate of Insurance must evidence and all policies must be endorsed to provide the LANDLORD with not less than thirty (30) days (10 days for non-payment) written notice prior to the cancellation or non-renewal of coverage directly from the Insurer and without additional action of the Insured or Broker. Until such time as the insurance is no longer required to be maintained, TENANT shall provide LANDLORD with a renewal or replacement Certificate of Insurance within ten (10) days after the expiration or replacement of the insurance for which a previous certificate has been provided.

(2) In addition to providing the Certificate of Insurance, upon request of the LANDLORD, TENANT shall provide LANDLORD with a certified copy of each of the policies of insurance providing the coverage required by this Agreement within thirty (30) days after receipt

of the request. Certified copies of policies may only be provided by the Insurer, not the agent or broker.

(3) Deductible and self-insured retention amounts must be declared to and approved by LANDLORD and must be reduced or eliminated upon written request from LANDLORD. The risk of loss within the deductible amount, if any, in the insurance purchased and maintained pursuant to this document must be borne by TENANT.

(4) The insurer's cost of defense, including attorney's fees and attorney's fees on appeal, must not be included within the policy limits, but must remain the responsibility of the insurer for the General Liability coverage.

(5) Additional Insured: Seminole County, Florida, its commissioners, officials, officers, and employees must be included as Additional Insureds under the General Liability policy. Such policy shall provide exception to any "Insured versus Insured" exclusion for claims brought by or on behalf of Additional Insureds.

(6) Coverage: The insurance provided by TENANT pursuant to this Agreement must apply on a primary and non-contributory basis and any other insurance or self-insurance maintained by the Seminole County Board of County Commissioners or COUNTY's officials, officers, or employees must be in excess of and not contributing with the insurance provided by TENANT.

(7) Waiver of Subrogation: All policies must be endorsed to provide a Waiver of Subrogation clause in favor of Seminole County, Florida and its respective officials, officers, and employees. This Waiver of Subrogation requirement does not apply to any policy that includes a condition that specifically prohibits such an endorsement or voids coverage should the Named Insured enter into such an agreement on a pre-loss basis.

(8) Provision: The Commercial General Liability policy required by this Agreement must be provided on an occurrence rather than a claims-made basis.

(c) Insurance Company Requirements. Insurance companies providing the insurance must meet the following requirements.

(1) Such companies must be either: (a) authorized by maintaining Certificates of Authority or Letters of Eligibility issued to the companies by the Florida Office of Insurance Regulation to conduct business in the State of Florida, or (b) with respect only to the coverage required by this agreement for Workers' Compensation/Employers' Liability, authorized as a group self-insurer by Section 624.4621, Florida Statutes (2024), as this statute may be amended from time to time.

(2) In addition, such companies other than those authorized by Section 624.4621, Florida Statutes (2024), as this statute may be amended from time to time, must have and maintain a Best's Rating of "A-" or better and a Financial Size Category of "VII" or better according to A.M. Best Company.

(3) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company, (A) loses its Certificate of Authority or Letter of Eligibility, (B) no longer complies with Section 624.4621, Florida Statutes (2024), as this statute may be amended from time to time, or (C) fails to maintain the Best's Rating and Financial Size Category, then TENANT shall immediately notify LANDLORD as soon as TENANT has knowledge of any such circumstance and, upon request of LANDLORD, immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until such time as TENANT has

replaced the unacceptable insurer with an insurer acceptable to the LANDLORD, TENANT will be deemed to be in default of this Agreement.

(d) Specifications. Without limiting any of the other obligations or liabilities of TENANT, TENANT, at TENANT's sole expense, shall procure, maintain, and keep in force amounts and types of insurance conforming to the minimum requirements set forth in Exhibit B. Except as otherwise specified in this Agreement, the insurance must become effective prior to the commencement of work by TENANT and must be maintained in force until final completion or such other time as required by this Agreement. The amounts and types of insurance must conform to the following minimum requirements:

(1) **Commercial General Liability.**

(A) TENANT's insurance must cover TENANT for those sources of liability which would be covered by the latest edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01), as filed for use in the State of Florida by the Insurance Services Office, or equivalent acceptable to LANDLORD. Such coverage must not contain any endorsements excluding or limiting Products/Completed Operations, Contractual Liability, or Separation of Insureds.

(B) ISO Endorsement CG 20 10 or CG 20 26 and CG 20 37 or their equivalent must be used to provide such Additional Insured status.

(C) The minimum limits to be maintained by TENANT are as follows:

<u>General Aggregate</u>	Two Times (2x) the Each Occurrence Limit
<u>Personal & Advertising</u>	\$1,000,000.00
<u>Each Occurrence Limit</u>	\$1,000,000.00
Products and Completed Operations	\$2,000,000.00

(2) **Property Damage Insurance.**

(A) TENANT shall carry limits in an amount not less than ONE HUNDRED THOUSAND DOLLARS AND NO/100 CENTS (\$100,000.00) for property damage on account of any one occurrence and in an amount of not less than TWO HUNDRED THOUSAND DOLLARS AND NO/100 CENTS (\$200,000.00) for property damages on account of all occurrences.

(3) **Fire Insurance.**

(A) During the term of this Lease Agreement TENANT shall carry fire and extended coverage insurance in an amount not less than TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO/100 CENTS (\$250,000.00) for damage to the premises and the COUNTY's contents in them. This insurance must contain a waiver of subrogation by the insurer. In the event the leased premises or a major portion of them are damaged or destroyed by casualty, fire, or otherwise, to an extent which renders them untenable, as the parties may determine, the LANDLORD may rebuild or repair such damaged or destroyed portions. The obligation of the TENANT to pay rent under this Lease Agreement will abate as to such damaged or destroyed portions during the time they are untenable. In the event the LANDLORD elects not to rebuild or repair the leased premises or does not proceed with such restoration for a period of thirty (30) days after the damage or destruction, then either party may, at its option, cancel and terminate this Lease Agreement.

(4) **Pollution Liability.**

(A) TENANT's insurance must cover TENANT for all of the following:

1. Bodily injury, sickness, disease, mental anguish, or shock sustained by any person, including death.

2. Property damage including physical injury to or destruction of tangible property including the resulting loss of use of such property, cleanup costs, and the loss of use of tangible property that has not been physically injured or destroyed.

3. Defense costs including costs, charges, and expenses incurred in the investigation, adjustment, or defense for such compensatory damages.

(B) If TENANT is operating a hazardous or non-hazardous treatment, storage, or disposal facility, coverage for losses that arise from the insured facility that is accepting the waste.

(C) Coverage must apply to sudden and non-sudden pollution conditions including the discharge, dispersal, release or escape of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids or gases, waste materials or other irritants, contaminants or pollutants into or upon land, the atmosphere or any watercourse or body of water, which results in Bodily Injury or Property Damage.

(D) The minimum limits to be maintained by TENANT shall be \$500,000.00.

(E) Coverage shall be written on an occurrence basis.

(e) The maintenance of the insurance coverage set forth in this Section may not be construed to limit or have the effect of limiting TENANT's liability under the provisions of Section 9 concerning indemnification or any other provision of this Agreement.

Section 11. Maintenance and Repairs.

(a) TENANT, at TENANT's expense, agrees to provide all necessary maintenance and repairs to the Leased Premises for the entire term of this Lease Agreement.

a. During the duration of this Lease Agreement TENANT, at TENANT's

expense, shall maintain and make all repairs to the interior of the Leased Premises and shall make all improvements to the interior of the Leased Premises necessary to preserve it in good order and condition, normal wear and tear excepted, including but not limited to wall and floor surfaces, electrical, plumbing, doors, windows, plate glass, and drains.

b. TENANT, at TENANT's expense, shall maintain and keep in repair the exterior of the Leased Premises during the duration of this Lease Agreement and shall be responsible for the replacement of all doors and windows broken or damaged, including painting, at the Leased Premises.

c. TENANT, at TENANT's expense, shall maintain the interior and exterior of the Leased Premises, including grounds and parking areas to conform to all applicable health and safety laws, ordinances and codes which are presently in effect, and which may subsequently be enacted during the term of this Lease Agreement.

(b) TENANT, at TENANT's expense, shall furnish pest control services for the Leased Premises during the term of this Lease Agreement.

(c) TENANT shall keep and maintain the premises in a clean, neat and sanitary condition.

Section 12. Alterations or Additions.

(a) TENANT, at TENANT's expense, may make alterations or additions to the interior of the Leased Premises to accommodate the business operations of TENANT. Prior to making such alterations or additions, TENANT shall submit the plans and specifications for such alterations and additions to LANDLORD for prior written approval. If approved by LANDLORD, TENANT shall follow the plans and specifications in making such alterations or additions.

(b) TENANT shall not encumber or obstruct any sidewalk abutting the Leased Premises.

Section 13. Fire and Other Hazards

(a) TENANT, at TENANT's expense, shall provide for fire protection during the term of this Lease Agreement in accordance with the fire safety standards of the State of Florida Fire Marshall. In addition, TENANT, at TENANT's expense, shall be responsible for the maintenance and repairs of all fire protection equipment necessary to conform to the requirements of the State Fire Marshall. TENANT hereby agrees that the Leased Premises shall be made available for inspection by the State of Florida Fire Marshall at any reasonable time.

Section 14. Taxes and Fire Insurance. TENANT shall pay all real estate taxes on the Leased Premises. LANDLORD shall not be responsible or liable to carry fire insurance on the person or property of the TENANT or any other person or property which may now or hereafter be placed on the Leased Premises.

Section 15. Cancellation and Termination.

(a) This Lease Agreement may be cancelled or terminated by LANDLORD at any time upon thirty (30) days written notice delivered to the TENANT.

(b) In the event any of the terms, covenants or agreements of this Lease Agreement are violated LANDLORD may, at its sole option, immediately cancel or terminate this Agreement.

Section 16. Default.

(a) Any one or more of the following events constitutes an "Event of Default" by TENANT under this Lease Agreement:

a. TENANT fails to pay any installment of rent or any other sum required under this Lease Agreement on or before the date due, provided the failure is not cured within fifteen (15) business days of receipt of written notice of default from the LANDLORD.

b. TENANT fails to perform any obligation required under this Lease Agreement,

other than a default involving the payment of rent or other sum as provided above, when failure is not cured within thirty (30) calendar days of receipt of written notice of such default by LANDLORD. If such obligation is of such a nature that it could not reasonably be performed within thirty (30) calendar days, such thirty (30) day period will be extended for a reasonable period if TENANT institutes performance promptly upon receipt of the notice and thereafter diligently and continuously pursues performance.

c. The vacating or abandonment of the Leased Premises by TENANT.

(b) Either party to this Lease Agreement, in the event of an act of default by the other, shall have all remedies available under the laws of the State of Florida; provided, however, the provisions, terms or conditions of this Lease Agreement shall not be construed as a consent of the State of Florida to be sued because of such Leasehold.

Section 17. Surrender of Leased Premises and Removal of Property.

(a) Upon expiration of the term or upon earlier termination of this Lease Agreement, TENANT shall peaceably and quietly surrender and deliver the Leased Premises to LANDLORD in good order, condition, and repair, except for reasonable wear and tear, alterations permitted under this Lease Agreement, or damage by fire or other casualty, act of god, insurrection, nuclear weapon, bomb, riot, invasion or commotion, military or usurped power. The surrender of the Leased Premises under this subsection must also be free and clear of liens and encumbrances.

(b) TENANT shall, without demands therefore, and at its own cost and expense and prior to expiration or sooner termination of the term hereof or of any extended term hereof, remove all property belonging to it, including signs, and all alterations, additions, improvements, and fixtures which, by the terms hereof, it is permitted to remove. TENANT shall, at its own expense, repair all damages to the Leased Premises caused by the above required removal and TENANT

shall restore the Leased Premises to the condition it was in prior to the installation of the property so removed.

(c) At the option of LANDLORD, all property which shall include, but is not limited to, trade fixtures, personal property, or signs not removed by TENANT on or before the expiration of the Lease Term or earlier termination of this Lease Agreement will become the property of LANDLORD. If LANDLORD elects such option, then title to these items will automatically vest in the LANDLORD without further action of either party.

Section 18. Inspection. TENANT shall permit LANDLORD, its agents, employees, and contractors to enter all parts of the Leased Premises to inspect the same and to enforce or carry out any provision of this Lease Agreement upon a twenty-four (24) hour written notice to TENANT, or immediately in the case of an emergency. LANDLORD shall notify TENANT as soon as possible after any such emergency entry. TENANT shall provide LANDLORD with keys to all spaces within the Leased Premises during this Lease Agreement.

Section 19. Nonwaiver. The failure of either the LANDLORD or the TENANT to insist upon strict performance of any of the terms, conditions, covenants, and stipulations of this Lease Agreement, or to exercise any option in this Lease Agreement, may not be construed as a waiver or relinquishment of any such terms, conditions, covenants, stipulations, and options, but the same will be and remain in full force and effect.

Section 20. Amendment or Modification to Lease Agreement.

(a) Both the LANDLORD and the TENANT hereby acknowledge and agree that they have not relied upon any statements, representations, agreements or warranties, except such as are expressed herein.

(b) Both the LANDLORD and the TENANT hereby acknowledge and agree that no

amendment or modification of this Lease Agreement shall be valid or binding unless expressed in writing and executed by the parties hereto in the same manner as the execution of this Lease Agreement.

Section 21. Notices. Whenever either party desires to give notice unto the other, it must be given by written notice, sent by registered or certified United States mail, with return receipt requested and sent to:

(a) For TENANT:
Ahoy Marine, Inc.,
Steven E. Meadors
511 East 25th Street
Sanford, Florida 32771-4543

(b) For LANDLORD:
Seminole County- Real Estate Division
Leasing Coordinator
1101 East 1st Street
Sanford, Florida 32771

Section 22. Governing Law, Jurisdiction, and Venue. The laws of the State of Florida govern the validity, enforcement, and interpretation of this Lease Agreement. The sole jurisdiction and venue for any legal action in connection with this Lease Agreement shall be in the courts of Seminole County, Florida.

Section 23. Headings and Captions. All headings and captions contained in this Lease Agreement are provided for convenience only, do not constitute a part of this Lease Agreement and may not be used to define, describe, interpret or construe any provision herein.

Section 24. Severability. If any provision of this Lease Agreement is held invalid, it is the intent of the parties that the invalidity does not affect other provisions or applications of this Lease Agreement that can be given effect without the invalid provision or application, and to this end the provisions of the Lease Agreement are declared severable.

Section 25. Successors. This Lease Agreement and the covenants and conditions contained herein inures to the benefit and is binding upon LANDLORD, its successors and assigns, and are binding upon TENANT, its successors and assigns, and inure to the benefit of TENANT and only such assigns of TENANT as approved by LANDLORD.

Section 26. Radon Gas Disclosure. Pursuant to Section 404.056, Florida Statutes, as this statute may be amended from time to time, the following notice is hereby given to the undersigned TENANT:

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 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 health department.

The undersigned TENANT hereby acknowledges that it has read this notice prior to the execution of this Lease Agreement.

Section 27. Attorney's Fees. In the event either party files a lawsuit or legal proceeding over the terms of this Lease Agreement that results in litigation, the prevailing party will be entitled to recover from the other party all costs of such litigation including reasonable attorney's fees incurred.

Section 28. Effective Date. The Effective Date of this Lease Agreement will be the date when the last party has properly executed this Lease Agreement as determined by the date set forth immediately below the respective signatures of the parties.

The remainder of this page has been left intentionally blank.

IN WITNESS WHEREOF, the parties have made and executed this Lease Agreement for the purposes stated above.

ATTEST:

AHOY MARINE, INC.

Terry D Martin
Witness

By: STEVEN E. MEADORS, President

Terry D Martin
Print Name

Date: 10-6-25

Dale
Witness

David Jimenez
Print Name



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ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
JAY ZEMBOWER, Chairman

Date: _____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Attachment:
Exhibit A-Site Plan
Exhibit B- Insurance Requirements

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EXHIBIT A



EXHIBIT B
MINIMUM INSURANCE REQUIREMENTS
AHOY MARINE LEASE AGREEMENT

The following insurance requirements and limits of liability are required:

A. Commercial General Liability Insurance:

\$ 1,000,000	Each Occurrence
\$ 2,000,000	General Aggregate
\$ 2,000,000	Products and Completed Operations
\$ 1,000,000	Personal and Advertising Injury

B. Property Damage:

\$ 100,000	Each Occurrence
\$ 200,000	General Aggregate

C. Fire Insurance:

\$ 250,000	Each Occurrence
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D. Pollution Liability:

\$ 500,000	Each Occurrence
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~~ End Exhibit B ~~