



JAYER WILLIAMSON, District 1  
ROBERT A. "BOB" COLE, District 2  
W. D. "DON" SALTER, District 3  
ROB WILLIAMSON, District 4  
R. LANE LYNCHARD, District

# SANTA ROSA COUNTY BOARD OF COMMISSIONERS

Santa Rosa Administrative Offices  
6495 Caroline Street, Suite M  
Milton, Florida 32570-4592



TONY GOMILLION, County Administrator  
ROY V. ANDREWS, County Attorney  
JAYNE BELL, OMB Director

## MEMORANDUM

**TO:** Board of Commissioners

**FROM:** Tony Gomillion, County Administrator

**DATE:** February 22, 2016

**SUBJECT:** Santa Rosa Kid's House Lease Agreement

### **DISCUSSION**

Discussion of the renewal of the lease agreement with Santa Rosa Kid's House and a companion agreement with Guardian Ad Litem.

### **BACKGROUND**

These agreements were initiated in approximately 2010 and are consistent with the prior year's terms.

## LEASE AGREEMENT FOR WORK SPACE

This Lease Agreement is entered into on February \_\_, 2016, by and between **Santa Rosa Kids House, Inc.** (hereinafter referred to as the "Landlord") and **Santa Rosa County on behalf of the Guardian Ad Litem** (hereinafter referred to as the "Tenant").

In consideration of the covenants, representations and warranties set forth below, the parties agree as follows:

1. **THE PREMISES.** Landlord hereby agrees to lease to Tenant the following described premises:

1783 square feet, located at 5643 Stewart Street, Milton, Florida, to house members of the Guardian ad Litem Program assigned to work child abuse cases and for no other purpose without the prior written consent of Landlord.

2. **TERM.** The term of this lease shall commence on March 1, 2016 and terminate on February 29, 2017.

3. **RENT.** Tenant shall pay Landlord annual rent in the amount of Eleven Dollars and Eighty Five Cents (\$11.85) per square foot of rentable space. Rentable space shall consist of the agency office plus a prorated share of common area. Additionally, Tenant shall pay Landlord a monthly fee of Twenty Five Dollars (\$25.00) per telephone used by Tenant. Annual rent of Twenty One Thousand One Hundred and Twenty Eight dollars and fifty five cents (\$21,128.55) shall be divided by twelve (12) and shall be paid on the first day of each month during the term of this lease, with said payments to be made by personal delivery or by mailing by United States mail to the Landlord's office, postmarked no later than the first day of each month during the term of the lease. The Tenant shall be responsible for all sales or other use tax purposes by any governmental authority, if any.

4. **PARKING.** It is agreed that Tenant employees, customers, guests and invitees shall have the right to park, without charge, throughout the original term of this lease and any renewal term hereof on any parcel adjacent to the building.

5. **USE.** Tenant shall use the premises as an office through which services will be delivered in association with child abuse investigation, prosecution and/or treatment. The premises shall not be used for any other purpose without prior written consent of the Landlord. Tenant agrees that no use consuming abnormally high utility or other service costs shall be permitted in the premises.

Personnel assigned to the office will have unlimited access (24 hours per day) to the building.

6. **COMPLIANCE.** Tenant agrees to observe all laws and governmental regulations applicable to its use of the premises.

7. **ALTERATIONS.** Tenant agrees that except for the Tenant improvements contemplated herein, they will make no alterations to the premises without the prior written consent of the Landlord.

8. **FACILITY MANAGEMENT PLAN.** Tenant agrees to adhere to policies and procedures as outlined Facility Management Plan. A copy of same is attached hereto.

9. **HAZARDS.** Tenant shall not use, nor permit to be used, the premises for any purpose which shall increase the existing rate of insurance upon the building, or cause the cancellation of any insurance policy covering said building, or sell or permit to be kept, used or sold in or about said premises any article which may be prohibited by Landlord insurance policies. Tenant shall not commit any waste upon the premises, nor cause any public or private nuisance or other act which may disturb the quiet enjoyment of any other tenant, nor shall Tenant allow said premises be used for any improper, immoral, unlawful or unsafe purpose, including, but not limited to, the storage of any flammable material, nor shall Tenant use any apparatus, machinery or device in or on said premises which shall make any noise or set up any vibration which can be detected by other tenants, or which shall in any way be a detriment to said building. Tenant further agrees that except for the tenant improvements contemplated herein, Tenant will not install or construct within the premises or building electrical wires, water or drain pipes, machinery to other permanently installed devices, including, but not limited to, alarm systems, private music systems, or special ventilation, without the prior consent of Landlord.

10. **CARE OF THE PREMISES.** Tenant agrees to take good care of the premises.

11. **LIABILITY.** Tenant agrees that Landlord shall not be liable for any damages or injury to persons or property out of the use of the premises by Tenant employees, invitees or visitors except that occasioned by the negligence or act of Landlord employees, servants, contractors, or subcontractors. Tenant will indemnify and hold Landlord harmless from any and all claims and/or loss on account of any such damage or injury; but Tenant shall not be liable for any damage or injury occasioned by any failure of Landlord to comply with their obligation hereunder or by reason of the negligence of Landlord employees, servants, contractors or subcontractors.

12. **RIGHT TO INSPECT.** Tenant agrees to permit Landlord and its authorized representatives to enter allotted space at any time for the purpose of inspecting the same, or for the making of any necessary repairs for which Landlord is responsible or feels are necessary for the safety and preservation of the premises or for the performance of any work therein which may be necessary to comply with any laws or regulations of any public authority.

13. **REPAIRS AND MAINTENANCE.** Landlord agrees that it shall at its cost and expense, maintain the parking area described in paragraph 4, the parcel in which the premises is located, the building in which the premises are located, and the premises, and every part thereof, in good, first class condition, except that Tenant shall make any repairs or replacement necessitated by damage caused by Tenant or its employees, agents, invitees or visitors. Provided, however, if Tenant fails to make such repairs or replacements promptly, Landlord may, at its sole option, make such repairs or replacements after at least ten (10) days prior written notice to Tenant and Tenant shall repay the cost thereof to Landlord on demand.

**14. UTILITIES.** Landlord agrees to provide at its expense, to or for the premises, adequate heat, electricity, water, air conditioning, replacement lighting tubes and bulbs, trash removal service, and sewage disposal service. Landlord agrees to provide telephone lines and telephones to tenant for the rental amount set forth in paragraph 3 herein. In the event of any interruption or malfunction for any reason of any utility or service; however, such interruption or malfunction, if restored within a reasonable time, shall not entitle Tenant to be relieved from any of its obligations hereunder, or grant Tenant the right of setoff or recoupment of rent, or be considered to be a breach by Landlord of any damage. Should any of the equipment or machinery break down, or for any cause beyond the reasonable control of the Landlord cease to function properly, Landlord shall use reasonable diligence to repair same promptly, but Tenant shall have no claim for rebate of rent or damages on account of any interruptions in service occasioned thereby or resulting therefrom for the length of time reasonable required for the repair thereof.

**15. DESTRUCTION OF PROPERTY.** If at any time during the term of this lease, the premises or any part of the building or parcel shall be damaged or destroyed by fire in such a way as not to render the same unfit for the conduct of Tenant business or so as not to injure Tenant business, then Landlord shall promptly and through the exercise of reasonable diligence repair and restore such damage, at Landlord expense, to the condition in which they existed immediately prior to the damage or destruction. In such case there shall be no abatement of rent.

**16. ASSIGNMENT AND SUBLETTING.** Tenant may not sublet or assign its interest hereunder. In the event that this lease is terminated as herein permitted, Landlord shall refund to Tenant any prepaid rent (accrued as of the date of damage or destruction) less any sum then owing Landlord by Tenant. If Landlord is required hereunder to repair or reconstruct the premises, then the lease term shall be extended by a period of time equal to the period of time reasonably required to complete such repair and construction.

**17. DEFAULT.** Should Tenant at any time be in default on the payment of rent or other monetary obligation, and if said default continues for a period of ten (10) days after written notice from Landlord, or should Tenant be in default in the performance of other of its obligations herein and should such default continue for thirty (30) days after written notice thereof from Landlord specifying the particulars of such default; or should Tenant vacate and abandon the premises, then and in any such events, the Landlord besides other rights or remedies it may have, shall, at its option, have the immediate right of reentry and after five (5) days prior written notice to Tenant, may remove all persons and property from the premises. Such property may be removed and stored at a public warehouse or elsewhere at the cost of, and for the account of Tenant.

Should the Landlord select to remove the renter, this lease shall be deemed terminated, provided however, the Landlord shall be entitled to damages against Tenant for the measure of damages provided by law, namely the difference between the rent for the balance of the term of this lease under this contract following day of reentry and the amount of rent the Landlord receives during such period from any subsequent tenant of the premises. The Landlord shall in such event have no obligations to relet the premises. Should the Landlord at any time terminate this lease under the Landlord's express rights set forth herein for any breach, in addition to any other remedy it may have, it may recover from Tenant all damages incurred by reason of such breach, including the cost of recovering the premises.

18. **REDELIVERY OF PREMISES.** Tenant agrees to redeliver to the Landlord the physical possession of the premises at the end of the term hereof, or any extension thereof in good condition, excepting reasonable wear and tear, and damage of fire or from any other cause not attributable to the willful or negligent act of Tenant, or its employees, agents, invitees or visitors.

19. **HOLDING OVER.** Any holding over after expiration of the term of this lease shall be deemed to constitute a tenancy from month to month only, and shall be on the same terms and conditions as herein specified, so far as applicable, and at a monthly rental equal to 110% the rental and other charges stated herein for the primary term of this lease.

20. **RECORDABLE ACCEPTANCE.** Tenant agrees to give a letter of acceptance and memorandum of lease in recordable form upon commencement of this lease.

21. **RADON GAS NOTIFICATION.** Pursuant to Florida Statutes §404.056(8) you are hereby given the following notice:

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 public health unit.

22. **WAIVER.** The waiver by either party of a breach of any provision of this lease agreement, or the terms incorporated herein, shall not operate or be construed as a waiver of any subsequent breach thereof.

23. **CAPTIONS.** The captions and title appearing in this Lease Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of the articles, paragraphs or sections of this Lease Agreement nor in any way affect this Lease Agreement.

24. **GENDER.** For purposes of this Lease Agreement, singular pronouns shall include the plural and masculine pronouns shall include the feminine. The term "person " or "persons" shall be defined as an individual, partnership, corporation or any other entity recognized by law.

25. **NOTICE.** All notices, claims, certificates, requests, demands and other communications hereunder shall be in writing and will be deemed to have been given if delivered by hand, prepaid telegram or mailed (register or certified mail, postage prepaid, return receipt requested or any means of express mail with confirmed delivery) as follows:

If to Tenant:

**Santa Rosa County Administrator  
On behalf of Guardian Ad Litem  
6495 Caroline Street  
Milton, FL 32572**

If to Landlord: **Executive Director  
Santa Rosa Kids' House, Inc.  
5643 Stewart Street  
Milton, FL 32570**

26. **BINDING EFFECT.** This Lease Agreement shall be binding upon the parties, their heirs, personal representatives, successors, and assigns.

27. **SURVIVAL.** All recitals, representations, warranties and lease agreements of the parties continued herein or in any of the Exhibits, Schedules, lease agreements or documents referred to herein which are not in conflict with the terms of this Lease Agreement, are true, shall survive the termination or expiration of this Lease Agreement or any other lease agreement referred to herein and be enforceable as to the parties here.

28. **ATTORNEY'S FEES.** In connection with any breach, default, collection, or litigation, including appellate proceedings, arising out of this Lease Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. The Landlord acknowledges and understands that the Tenant is a State Agency. Since the Tenant's funding is solely dependent upon the appropriation process of the Florida Legislature, Landlord and Tenant acknowledge that if for any reason beyond the Tenant's control, the portion of the Tenant's funding allocated for rent is terminated, cut, removed, reduced significantly, or otherwise withheld or not made available to the Tenant, the Tenant shall have the right to terminate this Lease Agreement on at least thirty (30) days written notice to the Landlord or the Landlord's agent.

29. **MISCELLANEOUS PROVISIONS.** This Lease Agreement contains the entire lease agreement of the parties and may not be modified except in writing signed by the parties. Typewritten or handwritten provisions inserted in the Lease Agreement shall control all printed provisions in conflict therewith. This Lease Agreement may be executed in counterparts each of which shall be deemed the original and all of which together constitute but one and the same instrument.

**LANDLORD:**

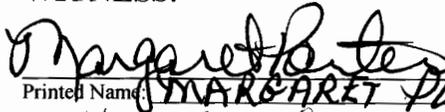
**SANTA ROSA KIDS' HOUSE, INC.**



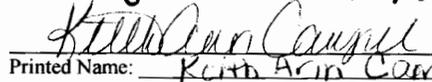
Wendell Hall, Chairman

Santa Rosa Kids' House Board of Directors

**WITNESS:**



Printed Name: MARGARET PORTER



Printed Name: Keith Arin Campbell

**TENANT:**  
**SANTA ROSA COUNTY, FLORIDA**

**ATTEST:**

**BY:** \_\_\_\_\_  
Lane Lynchard, Chairman

\_\_\_\_\_  
Donald C. Spencer, Clerk

## LEASE AGREEMENT FOR WORK SPACE

This Lease Agreement is entered into on February \_\_, 2016, by and between **Santa Rosa Kids House, Inc.** (hereinafter referred to as the "Landlord") and **Santa Rosa County on behalf of the Office of State Attorney, First Judicial Circuit** (hereinafter referred to as the "Tenant").

In consideration of the covenants, representations and warranties set forth below, the parties agree as follows:

1. **THE PREMISES.** Landlord hereby agrees to lease to Tenant the following described premises:

1179 square feet, located at 5643 Stewart Street, Milton, Florida, to house members of the Office of State Attorney, First Judicial Circuit assigned to work child abuse cases and for no other purpose without the prior written consent of Landlord.

2. **TERM.** The term of this lease shall commence on March 1, 2016 and terminate on February 29, 2017.

3. **RENT.** Tenant shall pay Landlord annual rent in the amount of Eleven Dollars and Eighty Five Cents (\$11.85) per square foot of rentable space. Rentable space shall consist of the agency offices plus a prorated share of common area. Additionally, Tenant shall pay Landlord a monthly fee of Twenty Five Dollars (\$25.00) per telephone used by Tenant. Annual rent of Thirteen Thousand Nine Hundred Seventy Two Dollars and Fifty Cents (\$13,972.50) shall be divided by 12 and shall be paid on the first day of each month during the term of this lease with said payments to be made by personal delivery or by mailing by United States mail to the Landlord's office, postmarked no later than the first day of each month during the term of the lease. The Tenant shall be responsible for all sales or other use tax purposes by any governmental authority, if any.

4. **PARKING.** It is agreed that Tenant employees, customers, guests and invitees shall have the right to park, without charge, throughout the original term of this lease and any renewal term hereof on any parcel adjacent to the building.

5. **USE.** Tenant shall use the premises as an office through which services will be delivered in association with child abuse investigation, prosecution and/or treatment. The premises shall not be used for any other purpose without prior written consent of the Landlord. Tenant agrees that no use consuming abnormally high utility or other service costs shall be permitted in the premises.

Personnel assigned to the office will have unlimited access (24 hours per day) to the building.

6. **COMPLIANCE.** Tenant agrees to observe all laws and governmental regulations applicable to its use of the premises.

7. **ALTERATIONS.** Tenant agrees that except for the Tenant improvements contemplated herein, they will make no alterations to the premises without the prior written consent of the Landlord.

8. **FACILITY MANAGEMENT PLAN.** Tenant agrees to adhere to policies and procedures as outlined Facility Management Plan. A copy of same is attached hereto.

9. **HAZARDS.** Tenant shall not use, nor permit to be used, the premises for any purpose which shall increase the existing rate of insurance upon the building, or cause the cancellation of any insurance policy covering said building, or sell or permit to be kept, used or sold in or about said premises any article which may be prohibited by Landlord insurance policies. Tenant shall not commit any waste upon the premises, nor cause any public or private nuisance or other act which may disturb the quiet enjoyment of any other tenant, nor shall Tenant allow said premises be used for any improper, immoral, unlawful or unsafe purpose, including, but not limited to, the storage of any flammable material, nor shall Tenant use any apparatus, machinery or devise in or on said premises which shall make any noise or set up any vibration which can be detected by other tenants, or which shall in any way be a detriment to said building. Tenant further agrees that except for the tenant improvements contemplated herein, Tenant will not install or construct within the premises or building electrical wires, water or drain pipes, machinery to other permanently installed devices, including, but not limited to, alarm systems, private music systems, or special ventilation, without the prior consent of Landlord.

10. **CARE OF THE PREMISES.** Tenant agrees to take good care of the premises.

11. **LIABILITY.** Tenant agrees that Landlord shall not be liable for any damages or injury to persons or property out of the use of the premises by Tenant employees, invitees or visitors except that occasioned by the negligence or act of Landlord employees, servants, contractors, or subcontractors. Tenant will indemnify and hold Landlord harmless from any and all claims and/or loss on account of any such damage or injury; but Tenant shall not be liable for any damage or injury occasioned by any failure of Landlord to comply with their obligation hereunder or by reason of the negligence of Landlord employees, servants, contractors or subcontractors.

12. **RIGHT TO INSPECT.** Tenant agrees to permit Landlord and its authorized representatives to enter allotted space at any time for the purpose of inspecting the same, or for the making of any necessary repairs for which Landlord is responsible or feels are necessary for the safety and preservation of the premises or for the performance of any work therein which may be necessary to comply with any laws or regulations of any public authority.

13. **REPAIRS AND MAINTENANCE.** Landlord agrees that it shall at its cost and expense, maintain the parking area described in paragraph 4, the parcel in which the premises is located, the building in which the premises are located, and the premises, and every part thereof, in good, first class condition, except that Tenant shall make any repairs or replacement necessitated by damage caused by Tenant or its employees, agents, invitees or visitors. Provided, however, if Tenant fails to make such repairs or replacements promptly, Landlord may, at its sole option, make such repairs or replacements after at least ten (10) days prior written notice to Tenant and Tenant shall repay the cost thereof to Landlord on demand.

14. **UTILITIES.** Landlord agrees to provide at its expense, to or for the premises, adequate heat, electricity, water, air conditioning, replacement lighting tubes and bulbs, trash removal service, and sewage disposal service. Landlord agrees to provide telephone lines and telephones to tenant for the rental amount set forth in paragraph 3 herein. In the event of any interruption or malfunction for any reason of any utility or service; however, such interruption or malfunction, if restored within a reasonable time, shall not entitle Tenant to be relieved from any of its obligations hereunder, or grant Tenant the right of setoff or recoupment of rent, or be considered to be a breach by Landlord of any damage. Should any of the equipment or machinery break down, or for any cause beyond the reasonable control of the Landlord cease to function properly, Landlord shall use reasonable diligence to repair same promptly, but Tenant shall have no claim for rebate of rent or damages on account of any interruptions in service occasioned thereby or resulting therefrom for the length of time reasonable required for the repair thereof.

15. **DESTRUCTION OF PROPERTY.** If at any time during the term of this lease, the premises or any part of the building or parcel shall be damaged or destroyed by fire in such a way as not to render the same unfit for the conduct of Tenant business or so as not to injure Tenant business, then Landlord shall promptly and through the exercise of reasonable diligence repair and restore such damage, at Landlord expense, to the condition in which they existed immediately prior to the damage or destruction. In such case there shall be no abatement of rent.

16. **ASSIGNMENT AND SUBLETTING.** Tenant may not sublet or assign its interest hereunder. In the event that this lease is terminated as herein permitted, Landlord shall refund to Tenant any prepaid rent (accrued as of the date of damage or destruction) less any sum then owing Landlord by Tenant. If Landlord is required hereunder to repair or reconstruct the premises, then the lease term shall be extended by a period of time equal to the period of time reasonably required to complete such repair and construction.

17. **DEFAULT.** Should Tenant at any time be in default on the payment of rent or other monetary obligation, and if said default continues for a period of ten (10) days after written notice from Landlord, or should Tenant be in default in the performance of other of its obligations herein and should such default continue for thirty (30) days after written notice thereof from Landlord specifying the particulars of such default; or should Tenant vacate and abandon the premises, then and in any such events, the Landlord besides other rights or remedies it may have, shall, at its option, have the immediate right of reentry and after five (5) days prior written notice to Tenant, may remove all persons and property from the premises. Such property may be removed and stored at a public warehouse or elsewhere at the cost of, and for the account of Tenant.

Should the Landlord select to remove the renter, this lease shall be deemed terminated, provided however, the Landlord shall be entitled to damages against Tenant for the measure of damages provided by law, namely the difference between the rent for the balance of the term of this lease under this contract following day of reentry and the amount of rent the Landlord receives during such period from any subsequent tenant of the premises. The Landlord shall in such event have no obligations to relet the premises. Should the Landlord at any time terminate this lease under the Landlord's express rights set forth herein for any breach, in addition to any other remedy it may have, it may recover from Tenant all damages incurred by reason of such breach, including the cost of recovering the premises.

18. **REDELIVERY OF PREMISES.** Tenant agrees to redeliver to the Landlord the physical possession of the premises at the end of the term hereof, or any extension thereof in good condition, excepting reasonable wear and tear, and damage of fire or from any other cause not attributable to the willful or negligent act of Tenant, or its employees, agents, invitees or visitors.

19. **HOLDING OVER.** Any holding over after expiration of the term of this lease shall be deemed to constitute a tenancy from month to month only, and shall be on the same terms and conditions as herein specified, so far as applicable, and at a monthly rental equal to 110% the rental and other charges stated herein for the primary term of this lease.

20. **RECORDABLE ACCEPTANCE.** Tenant agrees to give a letter of acceptance and memorandum of lease in recordable form upon commencement of this lease.

21. **RADON GAS NOTIFICATION.** Pursuant to Florida Statutes §404.056(8) you are hereby given the following notice:

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 public health unit.

22. **WAIVER.** The waiver by either party of a breach of any provision of this lease agreement, or the terms incorporated herein, shall not operate or be construed as a waiver of any subsequent breach thereof.

23. **CAPTIONS.** The captions and title appearing in this Lease Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of the articles, paragraphs or sections of this Lease Agreement nor in any way affect this Lease Agreement.

24. **GENDER.** For purposes of this Lease Agreement, singular pronouns shall include the plural and masculine pronouns shall include the feminine. The term "person " or "persons" shall be defined as an individual, partnership, corporation or any other entity recognized by law.

25. **NOTICE.** All notices, claims, certificates, requests, demands and other communications hereunder shall be in writing and will be deemed to have been given if delivered by hand, prepaid telegram or mailed (register or certified mail, postage prepaid, return receipt requested or any means of express mail with confirmed delivery) as follows:

If to Tenant:

**Santa Rosa County Administrator  
On behalf of Office of State Attorney  
6495 Caroline Street, Suite D  
Milton, FL 32572**

If to Landlord: **Executive Director  
Santa Rosa Kids' House, Inc.  
5643 Stewart Street  
Milton, FL 32570**

26. **BINDING EFFECT.** This Lease Agreement shall be binding upon the parties, their heirs, personal representatives, successors, and assigns.

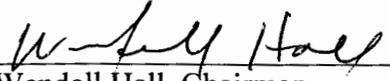
27. **SURVIVAL.** All recitals, representations, warranties and lease agreements of the parties continued herein or in any of the Exhibits, Schedules, lease agreements or documents referred to herein which are not in conflict with the terms of this Lease Agreement, are true, shall survive the termination or expiration of this Lease Agreement or any other lease agreement referred to herein and be enforceable as to the parties here.

28. **ATTORNEY'S FEES.** In connection with any breach, default, collection, or litigation, including appellate proceedings, arising out of this Lease Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. The Landlord acknowledges and understands that the Tenant is a State Agency. Since the Tenant's funding is solely dependent upon the appropriation process of the Florida Legislature, Landlord and Tenant acknowledge that if for any reason beyond the Tenant's control, the portion of the Tenant's funding allocated for rent is terminated, cut, removed, reduced significantly, or otherwise withheld or not made available to the Tenant, the Tenant shall have the right to terminate this Lease Agreement on at least thirty (30) days written notice to the Landlord or the Landlord's agent.

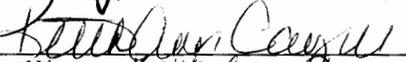
29. **MISCELLANEOUS PROVISIONS.** This Lease Agreement contains the entire lease agreement of the parties and may not be modified except in writing signed by the parties. Typewritten or handwritten provisions inserted in the Lease Agreement shall control all printed provisions in conflict therewith. This Lease Agreement may be executed in counterparts each of which shall be deemed the original and all of which together constitute but one and the same instrument.

**LANDLORD:**

**SANTA ROSA KIDS' HOUSE, INC.**

  
\_\_\_\_\_  
Wendell Hall, Chairman  
Santa Rosa Kids' House Board of Directors

**WITNESS:**

  
Printed Name: MARGARET PORTER  
  
Printed Name: Keith Ann Campbell

**TENANT:**  
**SANTA ROSA COUNTY, FLORIDA**

**ATTEST:**

**BY:** \_\_\_\_\_  
Lane Lynchard, Chairman

\_\_\_\_\_  
Donald C. Spencer, Clerk