

EXHIBIT B

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 8/15/12

Contract/Lease Control #: L82-0016-PW

Bid #: N/A

Contract/Lease Type: REVENUE

Award To/Lessee: OKALOOSA ISLAND LEASE HOLDERS ASSN

Lessor: OKALOOSA COUNTY

Effective Date: 8/26/1982 ^{5365.00} ANNUAL

LEASE# L82-0016-PW
OKALOOSA ISLAND LEASEHOLDERS ASSOC.
2ND BEACH BOAT BASIN & RAMP
EXPIRES: 08/01/2017

Term: EXPIRES: 08/01/2017

Description of Contract/Lease: 2ND BEACH BOAT BASIN & BOAT RAMP

Department Manager: BCC

Department Monitor: JIM CURRY

Monitor's Telephone #: 689-5007

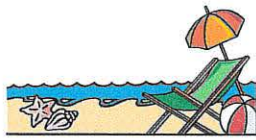
Monitor's FAX #: 689-5025

Date Closed:

11/19/2002 BCC APPROVED AT THE LEASHOLDERS REQUEST THE LEASE CHANGING FROM INDEFINITE TO 5 YEARS EXPIRING 11/19/2007.

OKALOOSA ISLAND LEASE HOLDER ASSN
ATTN: MS. CATHY TAYLOR
405 COBIA AVENUE
FT WALTON BEACH, FL 32548

cattaylor1@cox.net



OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION, INC.

P.O. BOX 4323

FORT WALTON BEACH, FL 32549

Webpage: www.oilaweb.com

June 30, 2017

✓ TO: Commissioner Carolyn Ketchel, Chairman
Board of County Commissioners
1804 Lewis Turner Blvd, Suite 100
Fort Walton Beach, Florida 32547

SUBJECT: Payment of the Annual Okaloosa Island Boat Basin Lease Fee and Proof of Liability Insurance

Dear Commissioner Ketchel,

Attached is a check (No. 1857) in the amount of \$365 from the Okaloosa Island Leaseholders Association Basin Committee (OILABC) in payment for the annual lease fee for the Boat Basin on Okaloosa Island for the period of August 1, 2017 thru August 1, 2018.

Also attached is the Certificate of Liability Insurance (Provider: Gilmore Insurance & Bonding), Policy No. 78211543, for the policy period of May 16, 2017 to May 16, 2018.

If you have any questions concerning the lease or the liability insurance, please contact Carol Edlund, Treasurer of the Okaloosa Island Leaseholders Association Basin Committee, at 664-6583.

Best regards,

Tripp Tolbert, President
Okaloosa Island Leaseholders Association

cc: Commissioner Graham Fountain, Vice-Chairman
Commissioner Trey Goodwin
Commissioner Nathan Boyles
Commissioner Kelly Windes
County Administrator Mr. John Hofstad
Amy Allen, Parks Coordinator, Public Works/Parks Dept
Charles Powell, Purchasing Department
Carol Edlund, Treasurer, OILAB

Two Attachments:

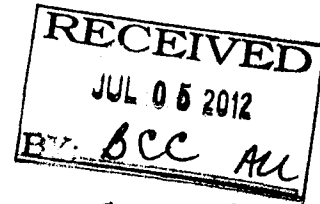
1. OILA Basin Committee Check No. 1857 in the Amount of \$365 for Payment of Annual Boat Basin Lease for August 1, 2017 to August 1, 2018
2. Certificate of Liability Insurance for the Okaloosa Island Leaseholders Association (Provider Gilmore Insurance and Bonding) Policy No. 78211543 for Policy Period May 16, 2017 to May 16, 2018

OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION, INC.

P.O. BOX 8116

FORT WALTON BEACH, FL 32548

Webpage: www.oilaweb.com



BOARD OF DIRECTORS

Cathy Taylor
President
406 Cobia Avenue
Ft Walton Beach, FL 32548
598-9679
cattaylor1@cox.net

Jim Simpson
Vice-President/Treasurer
624B Pelican Drive
Ft Walton Beach, FL 32548
585-2116
sanleanna@cox.net

Paula Hudson
Secretary
529 Dolphin Ave
Ft Walton Beach, FL 32548
243-8569
Pnh2859@aol.com

Carol Edlund
P.O. Box 638
Ft Walton Beach, FL 32548
664-6583

Kathy Foster
849 Tarpon Drive
Ft Walton Beach, FL 32548
244-4490
fosterpk@gnt.net

Trisha LaBahn
330 Bluefish Drive, Unit 204
Ft Walton Beach, FL 32548

Tripp Tolbert
1500 Miracle Strip Pkwy NE
Ft Walton Beach, FL 32548
243-9161
tripp@tolbertgroup.com

TO: ✓ Commissioner Don Amunds, Chairman
Board of County Commissioners
1804 Lewis Turner Blvd, Suite 100
Fort Walton Beach, Florida 32547

DATE: June 30, 2012

SUBJECT: Payment of the Annual Okaloosa Island Boat Basin Lease Fee

Dear Commissioner Roberts,

Attached is a check (#1838) in the amount of \$365 from the Okaloosa Island Leaseholders Association Basin Committee (OILABC) in payment for the annual lease fee for the Boat Basin on Okaloosa Island for the period of August 1, 2012 thru August 1, 2013.

If you have any questions, please contact me at 585-2116 or Cathy Taylor, Treasurer of the Okaloosa Island Leaseholders Association Basin Committee, at 598-9679.

Best regards,

Jim Simpson, Vice-President
Okaloosa Island Leaseholders Association

cc: Commissioner Dave Parisot, Vice-Chairman
Commissioner Bill Roberts
Commissioner Wayne Harris
Commissioner James Campbell
County Administrator Mr. Jim Curry
Cathy Taylor, Treasurer, OILABC

FILED
DON W. HOWARD
2012 JUL 5 PM 4 13
CLERK OF CIRCUIT COURT
OKALOOSA COUNTY, FL.
CRESTVIEW, FL.

LEASE# L82-0016-PW
OKALOOSA ISLAND LEASEHOLDERS ASSOC.
2ND BEACH BOAT BASIN & RAMP
EXPIRES: 08/01/2017

Jack Allen

From: Amy Allen
Sent: Wednesday, August 15, 2012 3:19 PM
To: Jack Allen
Cc: John Hofstad; James Puckett
Subject: FW: Okaloosa Island Boat Basin Lease
Attachments: OLILABC Lease 063012 and payent.pdf

Jack,
Please see the email below and the attached letter concerning the renewal of the lease of the boat basin by OILA.

Please let me know if additional information is required concerning this matter.

Thank you!



Amy Allen
Parks Coordinator
1759 S Ferdon Blvd.
Crestview, FL 32536
Office (850) 423-4887
Cell (850) 546-0598
Fax (850) 689-5786

The only people you should ever try to get 'even with'
are those who have helped you.

Please note: Due to Florida's very broad public records laws, most written communications to or from County employees regarding County business are public records, available to the public and media upon request. Therefore, this e-mail communication, including your email address, may be subject to public disclosure and public record retention requirements.

From: Amy Allen
Sent: Thursday, July 26, 2012 2:05 PM
To: John Hofstad
Cc: James Puckett
Subject: RE: Okaloosa Island Boat Basin Lease

John,
Attached is a copy of the letter that OILA sent in with payment (\$365.00 check) for the boat basin lease fee through August 1, 2013. OILA would like to continue the lease and I have not received any objection from the Commissioners or Mr. Curry. It is my understanding that the lease automatically renews for the next five years (through August 1, 2017) unless one party presents an objection in writing 30 prior to the renewal date.

Jack Allen, CPPB
Purchasing Services Manager
Okaloosa County, FL
850-689-5960
jallen@co.okaloosa



Amy Allen
Parks Coordinator
1759 S Ferdon Blvd.
Crestview, FL 32536
Office (850) 423-4887
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From: John Hofstad
Sent: Wednesday, July 25, 2012 8:24 AM
To: James Puckett
Cc: Amy Allen
Subject: RE: Okaloosa Island Boat Basin Lease

Okay, here's the obvious question...where is it and what is it utilized for? Also, will OILA continue to pay the lease fee?



John Hofstad
Public Works Director
Okaloosa County Public Works
1759 South Ferdon Blvd.
Office (850) 423-4826 Fax (850) 689-5786

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From: James Puckett
Sent: Wednesday, July 25, 2012 8:21 AM
To: John Hofstad
Subject: FW: Okaloosa Island Boat Basin Lease

Mr. Hofstad,

I asked Amy to provide the background on the Boat Basin Lease. I know there has been some discussion on whether to continue this or not. It is set to automatically renew next Wednesday. I am providing for your information.

James

Jack Allen, CPPB
Purchasing Services Manager
Okaloosa County, FL
850-689-5960
jallen@co.okaloosa

From: Amy Allen
Sent: Tuesday, July 24, 2012 4:50 PM
To: James Puckett
Subject: Okaloosa Island Boat Basin Lease

In 2002 the BCC approved the request made by the Okaloosa Island Leaseholders Association (OILA) to extend the Okaloosa Island Boat Basin Lease from 1 year intervals to 5 year intervals. OILA held the lease from 2002 to 2007 and in 2007 the lease was automatically renewed to August 1, 2012. The lease will automatically renew again and be extended to August 1, 2017 if no objection is received from either party within 30 days of the renewal date. The annual lease fee is \$365.00 which OILA has submitted each year. Per Purchasing's database this lease was formerly monitor by Mr. Curry but has been reassigned to John Hofstad- PW.

I await direction concerning this matter.



Amy Allen
Parks Coordinator
1759 S Ferdon Blvd.
Crestview, FL 32536
Office (850) 423-4887
Cell (850) 546-0598
Fax (850) 689-5786

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*Jack Allen, CPPB
Purchasing Services Manager
Okaloosa County, Fl
850-689-5960
jallen@co.okaloosa*



OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION, INC.

P.O. BOX 8116

FORT WALTON BEACH, FL 32548

Webpage: www.oilaweb.com

TO: Commissioner Bill Roberts, Chairman
Board of County Commissioners
1804 Lewis Turner Blvd, Suite 100
Fort Walton Beach, Florida 32547

DATE: July 19, 2009

SUBJECT: Payment of the Annual Okaloosa Island Boat Basin Lease Fee

Dear Commissioner Roberts,

Attached is a check (#1816) in the amount of \$365 from the Okaloosa Island Leaseholders Association Basin Committee (OILABC) in payment for the annual lease fee for the Boat Basin on Okaloosa Island for the period of August 1, 2009 thru August 1, 2010.

If you have any questions, please contact me at 243-8359 or Cathy Taylor, Treasurer of the Okaloosa Island Leaseholders Association Basin Committee, at 598-9679.

Best regards,

A handwritten signature in cursive script that reads "Paula Hudson".

Paula Hudson, President
Okaloosa Island Leaseholders Association

cc: Commissioner Wayne Harris, Vice-Chairman
Commissioner Don Amunds
Commissioner John Jannazo
Commissioner James Campbell
County Administrator Mr. Jim Curry
✓ Cathy Taylor, Treasurer, OILABC

O. I. L. A. BASIN COMMITTEE *C. C. Taylor* 1816
406 Cabell Ave. P.O. Box 32548
850-548-7679 7-15-2009

DEBIT *Waller County Commission* \$365.00
Three hundred sixty five and 00/100

Paul Basin *Chairman* *Catherine A Taylor*
CO63205664 82 405 1816 0000036500

O. I. L. A. BASIN COMMITTEE *C. C. Taylor* 1817
406 Cabell Ave. P.O. Box 32548
850-548-7679 7-15-2009

DEBIT *Area* \$240.00
Two hundred forty and 00/100

Summitt *Catherine A Taylor*
CO63205664 82 405 1817

1816 \$365.00 07/31/2009

1817 \$240.00 08/04/2009

Change case put this on next week FWB Agenda.
Thanks
Jesse

LEASE # L82-0016-BCC20-05
AMENDMENT #1

RECEIVED
SEP 23 2002
BY: *All 6911-02*

#416

CHANGES LEASE FROM INDEFINITE TO
September 18, 2002 FIVE (5) YEAR LEASE
EXPIRING 11/19/2007.

Commissioner Jackie Burkett
Board of County Commissioners
1804 Lewis Turner Boulevard Suite 100
Fort Walton Beach, FL 32547

Re: Lease of Okaloosa Island Boat Basin

Dear Commissioner Burkett.

The county currently leases the Second Beach Boat Basin to the Okaloosa Island Leaseholders Association on a yearly basis with renewal occurring each July.

This past year the OILA Boat Basin Committee made a financial commitment of \$10,019.17 for major repairs, i.e. installation of new decking, new walkways, electrical upgrading and silt fencing. We would like to see this capital outlay protected and request that the annual lease now in effect be extended to a five-year lease.

It is felt that the extended lease period would encourage greater contribution of time and equity if the membership could be assured of continuing access to the basin after making such investments.

Sincerely,

Kathy Foster, President
Okaloosa Island Leaseholders Association
849 Tarpon Drive
Fort Walton Beach, FL 32548-6007
850-244-4490
fosterpk@gnt.net

L82-0016-BCC20-05
LESSEE: OKALOOSA ISLAND LEASEHOLDERS ASSN
2ND BEACH BOAT BASIN/RAMP
EXPIRES: 11/19/2007

- cc Commissioner Shirley Ransom
- Commissioner Nick Nicholson
- Commissioner Paul Riggs
- Commissioner Karen Baker
- Mr. John Dowd, Esq.
- Mr. Chris Holley, County Manager
- Ms. Danielle Slaterpryce, Director of Public Works
- Mr. James Puckett, County Engineer

Board of County Commissioners

Meeting Summary
November 19, 2002

Mr. Newman C. Brackin, Clerk of Courts, administered the oath of office to the new Commissioners; Mr. Bill Roberts, Commissioner District 3, Ms. Elaine Tucker, Commissioner District 2 and Ms. Paula Riggs, Commissioner District 4.

Mr. Holley presented each of the new commissioners with certificate's, and welcomed each of them.

Mr. Newman C. Brackin, presented Mr. Gary Stanford with the Certificate of excellence in Financial Reporting for FY 02. This was the 15th year this award has been presented to the Finance Director.

1. Employee Service Awards were presented by the County Manager as follows:

5 year award - Daniel J. Williams, Water & Sewer Department.
Dennis Campbell, Corrections.

10 year award - Brenda Roney, Water & Sewer Department.

15 year award - Randy Sims, Information Systems Department.

25 year award - Greg Foss, Engineering Department.

2. Public Hearing was held to adopt the revised Flood Insurance Rate Maps and associated Flood Insurance Study completed by the Federal Emergency Management Agency, with an effective date of December 6, 2002. 5 ayes.

3. **VISITOR:**

Mr. Don Gates, property owner Gap Creek S/D, addressed the board about concerns he has with regards to the Gap Creek Basin. He stated for a good number of years the basin was prestigious creek for children to swim, but now it become a place for mosquito's and litter. Mr. Gates stated that at one time he was the President for Gap Creek, but there was no longer a homeowner's association. He further stated that the county has not performed any dredging nor any maintenance to the creek. Mr. Gates stated that he felt that the county could use inmate help in cleaning up the basin.

Commissioner Riggs asked Danielle Slaterpryce, Public Works Director to address the

issue of the ponds in the Gap Creek area.

Ms. Slaterpryce stated that the county has used inmate help in cleaning up the basin, and the outfall in Gap Creek comes from all of the Subdivisions in the area. She further stated her department would do their best in obtaining a dredging permit for the pond.

4. The minutes for October 22, 2002, Regular Meeting were approved as presented. 5 ayes.
5. Richard Brannon, Purchasing Director requested approval of the ranking of architectural, engineering and aviation planning firms for the Airport System and allow negotiations with the top three firms to establish annual contracts. **4 ayes, Mr. Burkett abstaining.**
The top three selections are:
 - a.. LPA Group of Tallahassee
 - b. Wilbur Smith Associates of Orlando
 - c. PBS&J of Orlando
6. Darrel Jones, Director of TDC, requested approval of the deductive change orders (Order # 00014 to the original GMP through purchase orders for the requisition of construction materials. 5 ayes.
7. Dino Villani, Director of Public Safety requested approval of the adoption of a resolution approving the EMS County Grant and authorize the Chairman to execute all documents necessary during the term of the grant. 5 ayes.

Requested approval for payment for the special operations vehicle based on an agreement between Okaloosa County Board of County Commissioners and the Okaloosa Fire Rescue Organization in the amount of \$58,000.00. 5 ayes.

8. Larry Caskey, Director, Department of Corrections requested approval for the following items.
 - a.. Approved the Project Change Order to \$83,317.00 to the GMP for the Jail expansion to include the cost of the parking lot expansion. The Original estimate for the parking lot was \$95,000.00. 5 ayes.
 - b Approved the request to pursue a subgrant from the Florida Department Of Law Enforcement for a Residential Substance Abuse Treatment (RSAT) program for inmates held in the Okaloosa County Jail and Authorize the expenditure of the additional money to complete the Match. The amount of the grant is \$100,000.00, including a 25% Match of \$25,000.00. Okaloosa County Judges met on October 30, 2002, and agreed to partially fund the grant match from Drug Abuse Monies in the amount of \$12,500.00.

Additional funding in the amount of \$12,500.00 is available in the Prisoner Benefit Fund. 5 ayes.

9. Jerry Sealy, Airports Director presented the following items for approval:
 - a. Approved the request to grant Gulf Power an easement to conduct installation and relocation of lines at the Bob Sikes Airport and authorize the Chairman to execute all related documents. 5 ayes.
 - b. Approved the Assignment of Lease from Smart Lease, L.L.C. to James Massey for Lot 3 Block 7 at the Destin/Ft. Walton Beach Airport. 5 ayes.
 - c. Approved an Amended Lease Agreement with U.S. Airways Express' which will extend their lease through September 30, 2003, and authorize the new rates and charges included therein. 5 ayes.
 - d. Item number 4 on the agenda was pulled.
 - e. Item number 5 on the agenda was pulled.
 - f. Approved the request to advertise for bids to provide rental car service at the Destin Airport. 5 ayes.

10. Pat Blackshear, Director of Growth Management presented the following items for approval:
 - a. Approved the request for contract amendments to the FY 1999 Florida Defense Infrastructure Grant Agreements and authorize the Chairman to execute all related documents. 5 ayes.
 - b. Approved the reappoint of Danny Hart and Spence King to the Code Enforcement Board. 5 ayes.
 - c. Approved the request for a 6 month extension for Modification #1, FDCA Contract #01-6P-01-56-15-010 Master Stormwater Plan Contract, extending the agreement end date to April 27, 2003. 5 ayes.

11. Danielle Slaterpryce, Director Public Works presented the following items for approval:
 - a. Approved for the Chairman to execute the Household Waste Cooperative Agreements with FDEP and all related documents. 5 ayes.
 - b. Approved the request of Old River Road Change Orders 1,2,5,6,7 and 8 and deny change orders 3 & 4. 5 ayes.
 - c. Approved the Resolution in support of the funding and construction of a pedestrian sidewalk along Denton Boulevard and south of Racetrack Road. 5 ayes.
 - d. Approved a grant proposal through the Florida Coastal Management Program (FCMP) for the construction of up to three new dune over walks on Okaloosa Island. The construction costs have been estimated at \$100,000.00. The grant provides a 50% match to 50% local match. Public Works has requested and received approval from the Tourist Development Council to provide the \$50,000.00 local match. Public Works will prepare plans and specifications, and acquire all necessary permits. 5 ayes.
 - e. Approved the request from Michael Whitfield to vacate two (2) easements located off Mooney Road in District Three. 5 ayes.
 - f. Ms. Slaterpryce briefed the commissioner's on the status of the PD&E Study for U.S. 98 at Hurlburt Field. The County entered into an agreement with the State of Florida through a Defense Infrastructure Grant to provide engineering services for PD&E. The Task Order was divided into two (2) phases. Phase 1, which is funded through the \$300,000.00 Defense Infrastructure Grant is for the Project Development and Environment Study. The objective of the study is to provide documented information necessary to reach a decision on the feasibility, location, and conceptual design of a proposed interchange on U.S. 98 at the main entrance to Hurlburt Field. The factors considered include traffic analysis, social impacts, environmental impacts, aesthetic considerations and engineering analysis. The study conforms to the FDOT Project Development and Environment Manual for Federal Aid Highway Projects. No action was necessary.
 - g. Approved the contract DIG-023-09 for Phase II of the PD&E study at Hurlburt Field Gate and US 98 for \$150,000.00. The Hurlburt Field grant will be administered by Danielle Slaterpryce, Public Works Department. All reports, requests for funds, etc. will be coordinated with Brenda Bailey, Finance Department. HDR Engineering, Inc. was retained by the Board of County Commissioners to provide the engineering services for this project in March 2002. 5 ayes.

- h. Approved the request to allow staff to continue to apply for Water Project Funding Grants for four (4) projects; Lake Silver Restoration (\$500,000), Kyser Mill Road - Paving and Drainage Improvements (\$200,000), Jack Stokes - Paving and Drainage Improvements (\$200,000), and Hare Street - Paving and Drainage Improvements (\$200,000). 5 ayes.

Ms. Slaterpryce updated the commissioners on the status of the Lake Silver Project. She stated that the Federal Emergency Management Agency has rejected the county's appeal to reverse the agency's earlier denial of a deadline extension to build a new dam on the lake. She stated that she was not going to let it go without a fight, and that she planned to personally hand deliver the appeal to Atlanta. FEMA denied the request for an 18-month extension prior to the June deadline and rejected the county's first appeal on October 9. She stated that the County has until December 9 to file a second appeal.

Mr. Andrew Wheeler read a prepared statement, asking the board for immediate assistance in support of the now failing Lake Silver Project.

- 12. Joey Crews, Water & Sewer Department, presented the following item for approval:

- a. Approved the request to advertise for bids for miscellaneous fire hydrant improvements. 5 ayes.

- 13. Gary Stanford, Finance Director, requested approval of an update of Summary of Significant Accounting Policies in accordance with Governmental Accounting Standards Board Statement 34. 5 ayes.


- 14. Chris Holley, County Manager, presented the following items for approval:

- a. Requested approval of the 2003 Winter Calender for public hearings, workshops and regular meetings of the Board of County Commissioners. 5 ayes.

Mr. Holley read a letter from Sheriff Morris, requesting authorization to hold a Public Hearing amending the Water Craft Ordinance. 5 ayes.

Approved the amendment to the County Manager's Contract for Disability Insurance in amount of \$2,377.00 increasing up to \$3,166.00 over a ten (10) year period. 5 ayes.

OLD BUSINESS:

 Approved the request from the Okaloosa Island Leaseholders Association to amend the lease for the Second Beach Boat Basin. 3 ayes. Commissioner Roberts voting nay and Commissioner Burkett abstaining.

NEW BUSINESS:

Approved the Public Event, for the YMCA 1st Annual Santa Run on December 14, 2002 from 7:00 a.m. tp 4:00 p.m. starting and finishing at the Fort Walton Beach YMCA, sponsored by the Fort Walton Beach YMCA. 5 ayes.

LEASE AGREEMENT

1. PARTIES.

This Agreement is made between OKALOOSA COUNTY, a political subdivision of the State of Florida, hereinafter called Lessor, and the OKALOOSA ISLAND LEASEHOLDERS' ASSOCIATION, hereafter called Lessee, said lease to be administered by the Okaloosa Island Leaseholders' Basin Committee, a committee approved by the auspices of the Okaloosa Island Leaseholders' Association.

2. DESCRIPTION OF REAL PROPERTY.

Lessor leases to Lessee, and Lessee leases from Lessor, that certain boat basin and appurtenant property and improvements at the north end of the Second Beach Park or Freeway in Santa Rosa Island Subdivision, as recorded in the Official Records of Okaloosa County, Florida.

3. USE.

Lessee shall utilize the aforesaid property as a non-profit boat basin for the occupants of Santa Rosa Island Subdivision and at least two slips for transient County residents utilizing the same for periods not in excess of twenty four hours. All fees collected shall be utilized for the maintenance and improvement of the boat basin and insurance for the operation of the same.

4. TERM.

The term of this lease shall be for a period of one year and shall automatically be renewed unless either party gives written notice at least thirty days prior to the expiration of any annual term.

5. RULES AND REGULATIONS.

Lessee shall adopt rules and regulations governing the utilization of the aforesaid real property which shall be approved by Lessor and constitute an appendix to this lease. Said rules and regulations may be amended at any time upon obtaining the approval of Lessor.

6. RENT.

The total rent shall be One Dollar (\$1.00) per day, or

\$365 annual payable within thirty days of any anniversary date of this lease.

7. UTILITIES AND OTHER EXPENSES.

Lessee shall be responsible for payment of all utilities and other operating expenses associated with its utilization of the aforesaid property.

8. MECHANICS' LIENS.

Lessee shall not make any repairs or construct any improvements on the leased property which will give rise to a mechanics' or laborers' lien on the aforesaid property, and all parties dealing with Lessee are hereby put on notice of this condition.

9. INSURANCE.

Lessee shall furnish to County at no cost to County a liability insurance policy in the amount of at least \$1,000,000.00 written by an insurance company authorized to do business in the State of Florida. Members of the Board of County Commissioners, Okaloosa County, and the officers of the Board of Governors, Okaloosa Island Leaseholders' Association shall be held free of any personal liabilities regarding the functions of this Boat Basin.

10. MAINTENANCE.

Lessee will, at its sole expense, keep and maintain the premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal hereof.

11. ASSIGNMENT.

Lessee shall not assign its rights pursuant hereto to any other person, firm, corporation, or other legal entity.

12. COMMERCIAL ACTIVITY.

Lessee shall not permit any commercial activity to be conducted on the leased premises other than its rental of slips.

13. CONDITION OF PREMISES.

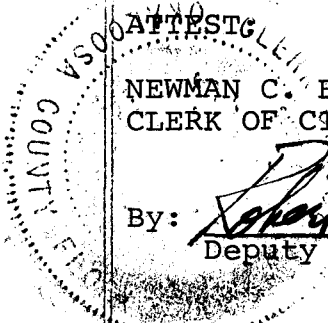
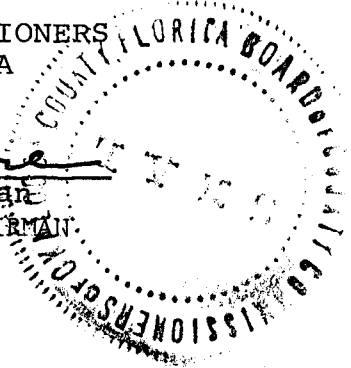
Lessee stipulated that it has examined the premises and accepts the same in an "as is" condition, and Lessor makes no

warranty in any way, form, or fashion as to their suitability for Lessee's anticipated use.

IN WITNESS WHEREOF, I have hereunto set my hand and seal by authority of the Board of County Commissioners of Okaloosa County, Florida, this 21st day of July, 1987.

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA

By: Don E. Ware
JOE MOSIER, Chairman
DON E. WARE, VICE CHAIRMAN



ATTEST
NEWMAN C. BRACKIN
CLERK OF CIRCUIT COURT

By: [Signature]
Deputy Clerk

Signed and sealed in the presence of:

Betty Diverse
Joan C. Gilotte

IN WITNESS WHEREOF, the Lessee has hereunto set its hand and seal this 5 day of August, 1987.

OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION

By: [Signature]

Signed and sealed in the presence of:

[Signature]
[Signature]

LEASE AGREEMENT

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3. USE.

Lessee shall utilize the aforesaid property as a non-profit boat basin for the residents of Santa Rosa Island Subdivision and at least two slips for transient County residents utilizing the same for periods not in excess of twenty four hours. All fees collected shall be utilized for the maintenance and improvement of the boat basin and insurance for the operation of the same.

4. TERM.

The term of this lease shall be for a period of one year and shall automatically be renewed annually unless either party gives written notice at least thirty days prior to the expiration of any annual term.

5. RULES AND REGULATIONS.

Lessee shall adopt rules and regulations governing the utilization of the aforesaid real property which shall be approved by Lessor and constitute an appendix to this lease. Said rules and regulations may be amended at any time upon obtaining the approval of Lessor.

6. RENT.

The total rent shall be One Dollar (\$1.00) per annum payable within thirty days of any anniversary date of this lease.

7. UTILITIES AND OTHER EXPENSES.

Lessee shall be responsible for payment of all utilities and other expenses associated with its utilization of the aforesaid property.

8. MECHANICS' LIENS.

Lessee shall not make any repairs or construct any improvements on the leased property which will give rise to a mechanics' or laborers' lien on the aforesaid property, and all parties dealing with Lessee are hereby put on notice of this condition.

9. INSURANCE.

Lessee shall furnish to County at no cost to County a liability insurance policy written by an insurance company authorized to do business in the State of Florida covering the County's liability in the event of any injury or damages to any person, persons, other entity, or property utilizing the said boat basin or on the premises thereof in the minimum amount of \$100,000.00 per person and \$200,000.00 per occurrence.

10. MAINTENANCE.

Lessee will, at its sole expense, keep and maintain the premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal hereof.

11. ASSIGNMENT.

Lessee shall not assign its rights pursuant hereto to any other person, firm, corporation, or other legal entity.

12. COMMERCIAL ACTIVITY.

Lessee shall not permit any commercial activity to be conducted on the leased premises other than its rental of slips.

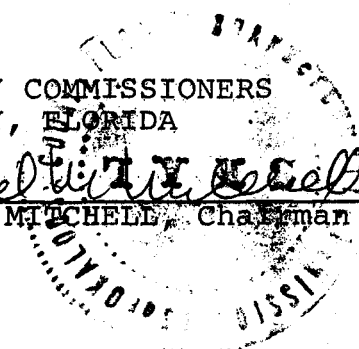
13. CONDITION OF PREMISES.

Lessee stipulated that it has examined the premises and accepts the same in an "as is" condition, and Lessor makes no warranty in any way, form, or fashion as to their suitability for Lessee's anticipated use.

IN WITNESS WHEREOF, I have hereunto set my hand and seal by authority of the Board of County Commissioners of Okaloosa County, Florida, this 31st day of August, 1982.

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA

By: Michael M. Mitchell
MICHAEL M. MITCHELL, Chairman



ATTEST:

NEWMAN C. BRACKIN
CLERK OF CIRCUIT COURT

Robert M. Moore
Deputy Clerk

Signed and sealed in the presence of:

Janice A. Mack
Nancy L. Horne

IN WITNESS WHEREOF, the Lessee has hereunto set its hand and seal this 26 day of August, 1982.

OKALOOSA ISLAND LEASEHOLDERS ASSOCIATION

By: Ronald Adams

Signed and sealed in the presence of:

Helen M. Elwell
William J. Ford