

EXHIBIT B

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 5/31/2000 9/21/15
Contract/Lease Control #: L00-0143-PW
LEASE# L00-0143-PW
MICHAEL WOODHAM
RICKY STREET BOAT RAMP
EXPIRES: 04/14/2015

Bid #: N/A Contract/Lease Type: REVENUE ^{EXPIRED}

Award To/Lessee: MICHAEL WOODHAM

Lessor:

Effective Date: 4/15/2000

Term: EXPIRES 4/14/2020 *9c*

Description of Contract/Lease: RICKY STREET BOAT RAMP

Department Manager: ENGINEERING

Department Monitor: JAMES PUCKETT

Monitor's Telephone #: 689-5772

Monitor's FAX #: 689-5715

Date Closed:

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 11/13/2019

Contract/Lease Control #: L00-0143-PW

Procurement#: NA

Contract/Lease Type: EXPENDITURE

Award To/Lessee: MICHAEL WOODHAM

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 04/15/2000

Expiration Date: 04/14/2025

Description of Contract/Lease: RICKY STREET BOAT RAMP

Department: PW

Department Monitor: AUTREY

Monitor's Telephone #: 850-689-5772

Monitor's FAX # or E-mail: JAUTREY@MYOKALOOSA.COM

Closed:

Cc: BCC RECORDS



CONTRACT/LEASE RENEWAL FORM

Date: October 10, 2019
 Company: Michael Woodham
 Attn:
 Address: 235 Matties Way
 City, St, Zip: Destin, FL 32541
 RE: Ricky Street Boat Ramp Parking Area

LEASE # L00-0143-PW
 MICHAEL WOODHAM
 RICKY STREET BOAT RAMP
 EXPIRES: 04/14/2025

Dear: Mr. Woodham:

The Okaloosa County Board of County Commissioners agrees to renew the subject contract/lease, # L00-0143-PW for an additional term. The contract renewal period will be April 14, 2020 to April 14, 2025. The annual budgeted amount for this contract is \$3,000.00. All other terms and conditions of the original agreement shall remain in full force and effect through the duration of this renewal.

If you are in agreement, please sign below and return this form along with a current Certificate of Insurance listing Okaloosa County as co-insured (if applicable).

COUNTY REPRESENTATIVES

AUTHORIZED COMPANY REPRESENTATIVE

Dept. Director
 Signature: [Signature]

PROPERTY
 Contractor: [Signature]
 OWNER

Date: 10/14/19

Approved By: [Signature]
 (as prescribed below on item 1)

Approved By: _____

Date: 10/21/2019

Approved By: _____
 (as prescribed below on item 1)

Title: PROPERTY OWNER

Date: _____

Date: 10-31-2019

County Department Instructions:

- 1) Obtain signatures from Department Director, authorized Company Representative and then Purchasing Manager <\$25K and less, OMB Director \$25K to \$50K, County Administrator <\$100K and less or Board >\$100K, as necessary. If Board approval is required, the Chairman and County Administrator's signatures are required. Make sure the company provides a current Certificate of Insurance. (If applicable).
- 2) Keep a copy of this form for your records.
- 3) Send original to Contracts and Lease Coordinator at Purchasing Department.
 If you have any questions please contact the Purchasing Manager at 850-689-5960, Fax: 850-689-5970



CONTRACT/LEASE RENEWAL FORM

Date: February 4, 2015

Michael Woodham
235 Matties Way
Destin, FL 32541

LEASE # L00-0143-PW
MICHAEL WOODHAM
RICKY STREET BOAT RAMP PARKING AREA
EXPIRES: 04/14/2020

RE: Ricky Street Boat Ramp Parking Area

Dear Mr. Woodham:

The Okaloosa County Board of County Commissioners agrees to renew the subject contract/lease, # **L00-0143-PW** for an additional term. The contract renewal period will be **April 14, 2015 to April 14, 2020**. The annual budgeted amount for this contract is **\$ 3,000.00**.

If you are in agreement, please sign below and return this form along with a current Certificate of Insurance listing Okaloosa County as co-insured (if applicable).

COUNTY REPRESENTATIVES

Dept. Director
Signature: 


Approved By: _____
(as prescribed below on item 1)

Approved By: _____
(as prescribed below on item 1)
NATHAN D. BOYLES, CHAIRMAN

Date: ~~MARCH 17, 2015~~
OCC approval 4-7-15

County Department Instructions:

AUTHORIZED REPRESENTATIVE

Property Owner: 

Approved By: _____

Title: PROPERTY OWNER

Date: FEBRUARY 6, 2015

1) Obtain signatures from Department Director, authorized Company Representative and then Purchasing Director <\$25K and less, County Administrator <\$50K and less or Board >\$50K, as necessary. If Board approval is required, the Chairman and County Administrator's signatures are required. Make sure the company provides a current Certificate of Insurance. (If applicable).

2) Keep a copy of this form for your records.

3) Send original to Purchasing Services Coordinator.

If you have any questions please contact the Purchasing Director at 850-689-5960, Fax: 850-689-5998.



CONTRACT/LEASE RENEWAL FORM

Date: February 4, 2015

**LEASE # L00-0143-PW
MICHAEL WOODHAM
RICKY STREET BOAT RAMP PARKING AREA
EXPIRES: 04/14/2020**

Michael Woodham
235 Matties Way
Destin, FL 32541

RE: Ricky Street Boat Ramp Parking Area

Dear Mr. Woodham:

The Okaloosa County Board of County Commissioners agrees to renew the subject contract/lease, # **L00-0143-PW** for an additional term. The contract renewal period will be **April 14, 2015 to April 14, 2020**. The annual budgeted amount for this contract is **\$ 3,000.00**.

If you are in agreement, please sign below and return this form along with a current Certificate of Insurance listing Okaloosa County as co-insured (if applicable).

COUNTY REPRESENTATIVES

AUTHORIZED REPRESENTATIVE

Dept. Director
Signature: _____

Property Owner: Mike Woodham

Approved By: _____
(as prescribed below on item 1)

Approved By: _____

Approved By: _____
(as prescribed below on item 1)
NATHAN D. BOYLES, CHAIRMAN

Title: PROPERTY OWNER

Date: MARCH 17, 2015
BCC approval 4-7-15

Date: FEBRUARY 6, 2015

County Department Instructions:

- 1) Obtain signatures from Department Director, authorized Company Representative and then Purchasing Director <\$25K and less, County Administrator <\$50K and less or Board >\$50K, as necessary. If Board approval is required, the Chairman and County Administrator's signatures are required. Make sure the company provides a current Certificate of Insurance. (If applicable).
- 2) Keep a copy of this form for your records.
- 3) Send original to Purchasing Services Coordinator.
If you have any questions please contact the Purchasing Director at 850-689-5960, Fax: 850-689-5998.

Jack Allen

From: James Puckett
Sent: Thursday, April 15, 2010 5:24 AM
To: Jack Allen; Sheri Whitman
Subject: RE: L00-0143-PW.pdf

Please renew. This is the parking area at Ricky Street Boat Ramp.

James Puckett
Resources Project Manager, CPSI
1759 S. Ferdon Blvd.
Crestview, Fl. 32536
850-689-5772

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: Jack Allen
Sent: Wednesday, April 14, 2010 2:18 PM
To: Sheri Whitman
Cc: James Puckett
Subject: L00-0143-PW.pdf

Hey Sheri,

Here's a copy of the Lease agreement. It has an automatic renewal clause that expires in 5 year increments. Today was the expiration date. Please reply to this e-mail as confirmation to renew and set the expiration date to 4/14/2015.

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

LEASE# L00-0143-PW
MICHAEL WOODHAM
RICKY STREET BOAT RAMP
EXPIRES: 04/14/2015

STATE OF FLORIDA
COUNTY OF OKALOOSA

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into by and between OKALOOSA COUNTY, a Political Subdivision of the State of Florida, (hereinafter referred to as "County"), and MICHAEL WOODHAM, (hereinafter referred to as "Lessor").

WITNESSETH:

WHEREAS, the Lessor owns a parcel of property in Okaloosa County desired by the County to be utilized for parking facilities for boat trailers and vehicles used in conjunction with the Ricky Street Boat Ramp; and,

WHEREAS, the Lessor has agreed to lease the property to the County for said use.

NOW THEREFORE, for and in consideration of the covenants and agreements herein set forth, the parties do hereby agree as follows:

1. **LEASED PREMISES.** The Lessor hereby expressly leases to the County the following described real property situated in Okaloosa County, Florida, to-wit:

"As per Exhibit A, attached hereto."

2. **LEASE TERM AND COMMENCEMENT.** This Lease shall be for a term of five (5) years commencing on the date of execution hereof by the last party hereto, and shall automatically be renewed for additional five (5) year terms in accordance with the terms and conditions hereof, unless either party gives the other party notice at least six (6) months prior to the expiration of any five year term hereof .

3. **CONSIDERATION.** The consideration for this Lease shall be Three Thousand (\$3,000) Dollars per annum payable within thirty (30) days of the date of execution hereof, and annually on a similar date.

4. **SCOPE OF USE OF PROPERTY.** The Property shall be utilized by County for a parking facility for boat trailers and vehicles used in conjunction with the Ricky Street Boat Ramp.

5. **IMPROVEMENTS.** The County shall have the right, at its

cost, to erect or permit to be erected on said property such improvements or modifications as are reasonably necessary for furthering the permitted uses of said property.

6. **INDEMNITY.** The County shall exercise its privileges hereunder at its own risk and expense. The County shall indemnify and hold harmless Lessor from any and all liability resulting from the utilization of the property in accordance herewith.

7. **LIENS.** The County shall not make any contract or agreement for the construction, alteration, repair or maintenance on said property of any improvements now or hereafter erected thereon unless such contract or agreement is in writing and contains an express waiver by such contractor of any and all claims for mechanic's or materialmen's liens against the property or any improvements now or hereafter erected thereon. Notice is hereby given that no contractor, subcontractor, or anyone else who may furnish any material, service or labor for any improvements, alterations or repairs at any time shall be or may become entitled to any lien whatsoever.

8. **OPENING AND CLOSING.** The County shall erect signs on the premises reflecting the opening and closing times of the parking facility and the fact that it is to be utilized only for parking for persons utilizing the Ricky Street Boat Ramp. In addition the County shall post signs prohibiting littering and shall further utilize it best efforts to enforce these limitations.

9. **SANITATION.** The County shall place garbage receptacles and periodically empty same and exercise it best efforts to keep the premises maintained in a clean and sanitary condition and all laws, rules or regulation of the State, or County will be adhered to.

10. **ASSIGNMENT.** The County will not assign or transfer any interest in this Lease to a third party.

11. **BUILDINGS.** The County shall not construct any building or other structure on the premises without the written consent of Lessor.

12. **INSPECTION.** Lessor shall have the right of access to the premises for inspection at all reasonable times.

13. **BREACH.** Should the County fail to correct any

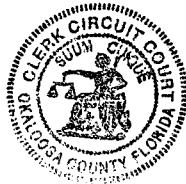
OKALOOSA COUNTY, FLORIDA

ATTEST:

Paula L. Riggs
PAULA L. RIGGS
CHAIRMAN



NEWMAN C. BRACKIN
NEWMAN C. BRACKIN
Clerk of Circuit Court



STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 22nd day of May, 2000, by MICHAEL WOODHAM. He is personally known to me and did not take an oath.

NOTARY PUBLIC



James W. Puckett
MY COMMISSION # CC867733 EXPIRES
July 29, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

SIGN: *James W. Puckett*
PRINT: JAMES W. PUCKETT
State of Florida (Seal)
My Comm. Expires:

STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 23rd day of May, 2000, by Paula L. Riggs and Gary J. Stanford as Chairman and Deputy Clerk of the Board of County Commissioners of Okaloosa County, Florida, on behalf of the County. They are personally known to me and did not take an oath.

NOTARY PUBLIC



SIGN: *Norma J. Jones*
PRINT: Norma J. Jones
State of Florida (Seal)
My Comm. Expires:

ATTACHMENT A

THE EASTERLY 25.00 FEET OF THE NORTHERLY 80.00 FEET OF LOT 7, BLOCK 2A,
HARRIS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS
OF OKALOOSA COUNTY, FLORIDA .