

## ASSIGNMENT OF LEASEHOLD INTEREST

The undersigned authorized representative for the LESSOR, HERNANDO COUNTY BOARD OF COMMISSIONERS, hereby executes this Assignment of Ground Lease based upon the following information:

### RECITALS

1. On May 1, 1984, the LESSOR, HERNANDO COUNTY BOARD OF COMMISSIONERS, and the LESSEE, KLD PARTNERSHIP, entered into a Ground Lease for the property located at 16150 Aviation Loop, Brooksville, Florida, that was recorded in Hernando County Official Records at Book 552, Page 1988, more specifically described by the legal description attached hereto as Exhibit A. (hereinafter referred to as the "Lease").

2. The original term of the Lease was for a period of forty (40) years, with an option by the LESSEE for an additional twenty (20) year term. Further, the LESSEE and LESSOR acknowledge that the option for the additional twenty (20) year term was exercised by the LESSEE on September 29, 2019.

3. During the term of the Lease, on October 1, 1998 the KLD Partnership was dissolved by the remaining parties to the Partnership and the Lease was assigned to Mr. Fred J. LeHeup, and his wife, Nita L. LeHeup.

4. Mr. Fred J. LeHeup died on July 28, 2006, and as a result of his passing all of the interest in the Lease passed to his spouse, Nita L. LeHeup.

5. Mrs. Nita L. LeHeup died on January 28, 2020.

6. Upon September 29, 2020, Randall L. LeHeup was appointed the Personal Representative of the Estate of Nita L. LeHeup by the Circuit Court of Hillsborough County, Florida.

7. The Lease is now an asset of the Estate of Nita L. LeHeup and is so listed as part of the inventory of Mrs. LeHeup's Estate Administration, as Mrs. LeHeup prior to her death was the sole successor in interest to the interests of the LESSEE under the Lease. An assignment of the Lease to the Estate of Nita L. LeHeup was executed by the parties and recorded in the Hernando County Public Records on March 24, 2021, Instrument #2021020166 at Book #3970, Page 1668, see attached copy as Exhibit B, attached hereto.

8. The Personal Representative of the Estate of Nita L. LeHeup wishes to further assign the Lease and the interests of the LESSEE to a newly formed Florida Limited Liability Company known as the LeHeup Property Management, LLC, in order to streamline the future management of the Lease and distribution of Mrs. Nita LeHeup's interest as LESSEE among the beneficiaries of the Estate.

WHEREFORE, the above paragraphs of the Recital are herein incorporated and acknowledged by the LESSOR and the LESSEE;

WHEREFORE, the LESSOR here by approves the assignment by the Estate of Nita L. LeHeup as the successor in interest to the original LESSEE, to the LeHeup Property Management, LLC, a Florida Limited Liability company; and

WHEREFORE, the LESSOR hereby shall execute this Assignment pursuant to provisions of Section 9 of the Lease for the purpose of consenting to the assignment and assumption of the rights and duties of the LESSEE by LeHeup Property Management, LLC, a Florida limited liability company under the Lease.

WHEREFORE, the duly appointed Manager of LeHeup Property Management, LLC, a Florida limited liability company hereby shall execute this Assignment pursuant to Section 9 of the Lease for the purpose of assuming all of the rights and duties of the LESSEE under the terms of the Lease.

All terms and conditions of the Lease are hereby ratified and the duties and responsibilities of the LESSOR and LESSEE to the Lease shall continue on the terms and conditions as provided in the Lease. The LESSOR and LESSEE agree that this assignment shall be recorded in the Official Records of Hernando County, Florida with the LESSEE paying all costs of recordation.

IN WITNESS HEREOF, the LESSOR has caused this Assignment of Lease to be executed by the authorized representative of the LESSOR, as of the date stated below.

**HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Attest:

\_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

**Agreed and approved by :**

Estate of Nita L. LeHeup

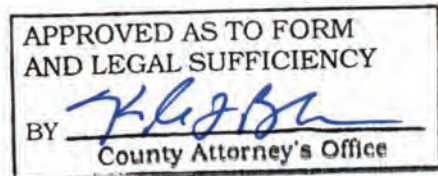
By: Randall L. LeHeup, P.R.  
Randall L. LeHeup, Personal Representative

Dated: 7/20/22

LeHeup Property Management, LLC

By: Randall L. LeHeup  
Randall L. LeHeup, PR, Final Manager

Dated: 7/20/22



**EXHIBIT A**

Lots 8 and 9 of the Hernando County Airport Industrial Park, Unit 1, as recorded in the Plat Book 17, Pages 80-83, Public Records of Hernando County, Florida.

EXHIBIT "B"

Assignment of Leasehold Interest

## ASSIGNMENT OF LEASEHOLD INTEREST

The undersigned authorized representative for the LESSOR, HERNANDO COUNTY BOARD OF COMMISSIONERS, hereby executes this Assignment of Ground Lease based upon the following information:

### RECITALS

1. On May 1, 1984, the LESSOR, HERNANDO COUNTY BOARD OF COMMISSIONERS, and the LESSEE, KLD PARTNERSHIP, entered into a Ground Lease for the property located at 16150 Aviation Loop, Brooksville, Florida, that was recorded in Hernando County Official Records at Book 552, Page 1988, more specifically described by the legal description attached hereto as Exhibit A. (hereinafter referred to as the "Lease").

2. The original term of the Lease was for a period of forty (40) years, with an option by the LESSEE for an additional twenty (20) year term. Further, the LESSEE and LESSOR acknowledge that the option for the additional twenty (20) year term was exercised by the LESSEE on September 29, 2019.

3. During the term of the Lease, on October 1, 1998 the KLD Partnership was dissolved by the remaining parties to the Partnership and the Lease was assigned to Mr. Fred J. LeHeup, and his wife, Nita L. LeHeup.

4. Mr. Fred J. LeHeup died on July 28, 2006, and as a result of his passing all of the interest in the Lease passed to his spouse, Nita L. LeHeup.

5. Mrs. Nita L. LeHeup died on January 28, 2020.

6. Upon September 29, 2020, Randall L. LeHeup was appointed the Personal Representative of the Estate of Nita L. LeHeup by the Circuit Court of Hillsborough County, Florida. See attached copy of Letters of Administration, Exhibit B.

7. The Lease is now an asset of the Estate of Nita L. LeHeup and is so listed as part of the inventory of Mrs. LeHeup's Estate Administration, as Mrs. LeHeup prior to her death was the sole successor in interest to the interests of the LESSEE under the Lease.

WHEREFORE, the above paragraphs of the Recital are herein incorporated and acknowledged by the LESSOR and the LESSEE;

WHEREFORE, the LESSOR here by acknowledges that the Estate of Nita L. LeHeup is the successor in interest to the original LESSEE; and

WHEREFORE, the LESSOR hereby shall execute this Assignment pursuant to provisions of Section 9 of the Lease for the purpose of clarifying the current successor in interest to the rights and duties of the LESSEE under the Lease.

All terms and conditions of the Lease are hereby ratified and the duties and responsibilities of the LESSOR and LESSEE to the Lease shall continue on the terms and conditions as provided in the Lease. The LESSOR and LESSEE agree that this assignment shall be recorded in the Official Records of Hernando County, Florida with the LESSEE paying all costs of recordation.

IN WITNESS WHEREOF, the LESSOR has caused this Assignment of Lease to be executed by the authorized representative of the LESSOR, as of the date stated below.

**HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

By: [Signature]  
Print Name: John Allocco  
Print Title: Chairman  
Dated: March 23, 2021

Attest:

Susan Buzus, Deputy Clerk  
for Douglas A. Chorvat, Jr.  
Print Name: Douglas A. Chorvat, Jr.  
Print Title: Clerk of Circuit Court



Agreed and approved by :

Estate of Nita L. LeHeup

By: [Signature] Personal Representative  
Randall L. LeHeup, Personal Representative

Dated: 2-3-21

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
BY [Signature]  
County Attorney's Office

**EXHIBIT A**

Lots 8 and 9 of the Hernando County Airport Industrial Park, Unit 1, as recorded in the Plat Book 17, Pages 80-83, Public Records of Hernando County, Florida.

EXHIBIT "B"

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

NITA LINDSEY LEHEUP  
A/K/A NITA L. LEHEUP  
Deceased.

File No. 20-CP-001783  
Division

LETTERS OF ADMINISTRATION  
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, NITA LINDSEY LEHEUP A/K/A NITA L. LEHEUP, a resident of HILLSBOROUGH County, Florida, died on January 28, 2020, owning assets in the State of Florida, and

WHEREAS, Randall L. LeHeup has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Randall L. LeHeup duly qualified under the laws of the State of Florida to act as personal representative of the estate of NITA LINDSEY LEHEUP A/K/A NITA L. LEHEUP, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on \_\_\_\_\_, 2020.

20-CP-001783 9/29/2020 10:12:14 PM  
20-CP-001783 9/29/2020 10:12:14 PM

STATE OF FLORIDA - COUNTY OF HILLSBOROUGH  
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE IN MY OFFICE AND THE SAME IS IN FULL FORCE AND EFFECT THIS 7 DAY OF Oct 20 20



PAT FRANK  
CLERK OF THE CIRCUIT COURT  
HILLSBOROUGH COUNTY, FLORIDA

VIVIAN T. CORVO, Circuit Judge

CERTIFIED TO BE A TRUE COPY  
DOUG CHORVAT, JR.  
CLERK OF COURTS



BY Sue Buzza D.C.  
THIS 24<sup>th</sup> DAY OF March 21