
**CONSENT TO ASSIGNMENT OF GROUND LEASE FOR CHANGE OF OWNERSHIP
FROM LEHEUP PROPERTY MANAGEMENT, LLC TO HILER BUFFALO LLC**

This CONSENT TO ASSIGNMENT OF GROUND LEASE FOR CHANGE OF OWNERSHIP (the "Consent") is made and entered into this _____ day of _____, 2024, by and between HERNANDO COUNTY (the "County"), a political subdivision of the State of Florida whose mailing address is 15740 Aviation Loop Drive, Brooksville, Florida 34604, LeHeup Property Management, LLC (the "Lessee") a Florida limited liability company whose mailing address is 12132 Riverhills Drive, Tampa, FL 33617, and Hiler Buffalo LLC "Assignee", a Florida limited liability company, whose mailing address is 75 Columbia Avenue, Cedarhurst, NY 11516, who are individually and collectively referred to as the "Party" or "Parties".

RECITALS

WHEREAS, the County and Lessee KLD Partnership entered into a Ground Lease for certain real property described therein (the "Premises") dated May 1, 1984, recorded in Official Record Book 552 Page 1988 of the Public Records of Hernando County; and

WHEREAS, 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;

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, Mrs. Nita L. LeHeup died on January 28, 2020; and

WHEREAS, on 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; and

WHEREAS 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 in Official Record Book 3970, Page 1668; and

WHEREAS a further assignment of the Lease to LeHeup Property Management, LLC was executed on October 11, 2022 by the parties and recorded in the Hernando County Public Records on October 20, 2022 in Official Record Book 4232, Page 814

WHEREAS, Section 9 of the Lease, "Assignment and Sub-letting", makes the County's written consent a prerequisite to Lessee's assignment of its interest in the Lease: and

WHEREAS, the Lessee has agreed to sell its interest in the leasehold improvements situated upon the Premises to Assignee.

WHEREAS, the County consents to said assignment provided that the Assignee accepts and agrees to be bound by all terms and covenants of the Ground Lease and the Assignee further agrees to be substituted as the Lessee for all purposes under the Ground Lease.

NOW THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Consent to Assignment.** The County consents to the Lessee's sale of its interest in the leasehold improvements situated upon the Premises to Assignee on the terms and conditions set forth herein.

2. **No Modification or Waiver.** This Consent shall in no way affect any of the terms and conditions of the Lease. This Consent shall not be deemed a consent of any other assignment or a waiver of Lessor's right to require consent to any further assignments.

3. **Assignee Insurance Obligations.** Without limiting the generality of Assignee's obligations to the County under this Consent, the Assignee agrees to, and shall comply with, the insurance provisions contained in the Lease. Prior to occupying the Premises, the Assignee shall provide a certificate of insurance to the Lessor evidencing compliance with the same.

4. **Waiver of Claims.** In partial consideration for consenting to this Consent, the Lessee does hereby forever release, indemnify, and hold harmless the County, its Commissioners, officers, employees, and agents from any and all claims arising from, or connected with, the Lease or the Premises. For purposes of this paragraph, the term "Claims" means any and all claims, demands, lawsuits, judgments, demands, fines or penalties, whether known or unknown and whether liquidated or unliquidated on the date of this Consent.

5. **Survival.** All obligations of the Lessee, as provided for in the Lease, shall not cease upon the termination of the Lease which require performance beyond the assignment or termination of the Lease shall survive the termination date of the Lease.

6. **Term of Lessor's Consent.** In the event the Lessee's sale of the Premises' leasehold improvement to Assignee fails to close on or by sixty (60) days from the date of this Consent, the County's consent to the sale granted herein shall be automatically revoked and this Consent shall be null and void with the exception of Lessee's Waiver of Claims set forth in Paragraph 4, above.

7. **Condition Precedent.** The County's consent to the Lessee's sale of the Premises' leasehold improvements to Assignee is conditioned upon the Lessee's payment of all amounts due and owing under the Lease up to and through the closing date of the sale of the leasehold improvements. In the event the Lessee fails to remit payment for any amounts due and owing up to and through the closing date of the sale of the leasehold improvements, the County's consent to the sale granted herein shall be null and void with the exception of Lessee's Waiver of Claims set forth in Paragraph 4, above.

8. **Applicable Law; Venue; Attorney's Fees.** This Consent shall be governed by the laws of Florida and shall be deemed to have been prepared jointly by the Parties, and any uncertainty or ambiguity existing herein, if any, shall not be interpreted against any Party, but shall be interpreted according to the application of the rules of interpretation for arm's-length agreements. Each Party hereto shall bear its own attorneys' fees and costs in the event of any dispute, claim,

action, or appeal arising out or related to this Consent Any dispute to this Consent shall be litigated in civil court in Hernando County Florida. The Parties waive their right to a jury trial on any litigation arising out of this Consent.

9. **Notices and Communications.** All demands, approvals, consents, or notices (collectively referred to as a "notice") shall be in writing and delivered by hand or sent by registered or certified mail with return receipt requested or sent by overnight or same day courier service at the Party's respective address(es) set forth on Page 1 of this Consent. If a notice is sent through the U.S. Mail or private delivery company (e.g., FedEx, UPS), a verifiable tracking documentation such as certified receipt or overnight mail tracking receipt shall be used.

10. **Complete Agreement; Amendments; Supersedes.** This Consent represents the complete understanding between the Parties, and any prior agreements or representations, whether written or verbal, are hereby superseded. This Consent may subsequently be amended only by written instrument signed by the Parties hereto.

11. **Severability.** If any term or provision of this Consent or the application thereof to any person or circumstance shall, to any extent, be declared invalid or deemed unenforceable by a court of competent jurisdiction or superseding law, the remainder of this Consent, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of the Consent shall be valid and enforced to the fullest extent permitted by law notwithstanding the invalidity of any other term or provision hereof.

12. **Counterparts and Electronic Transmission.** This Consent may be signed in counterparts. Electronic Transmission of any signed original document, and retransmission of any signed electronic transmission, shall be the same as delivery of an original document.

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Witness our hands and seals upon the dates stated below.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

(COUNTY)

Doug Chorvat, Jr., Clerk

By: _____
Elizabeth Narverud, Chairwoman Date

ATTEST:

LEHEUP PROPERTY MANAGEMENT, LLC

(LESSEE)

[print name]

By: _____
Randall LeHeup, Manager Date

ATTEST:

HILER BUFFALO LLC

(ASSIGNEE)

Carrie Herz
[print name]

By: _____ 8/16/24
Postal Realty, its sole equity member Date
By: Postal Realty Trust, Inc., general partner
Name: Jeremy Garber
Title: Authorized Signatory

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

County Attorney

Witness our hands and seals upon the dates stated below.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

(COUNTY)

Doug Chorvat, Jr., Clerk

By: _____
Elizabeth Narverud, Chairwoman Date

ATTEST:

Amy E. Hoff
[print name]

LEHEUP PROPERTY MANAGEMENT, LLC (LESSEE)

By: _____
Randall LeHeup, Manager Date 2/21/24

ATTEST:

[print name]

HILER BUFFALO, LLC

(ASSIGNEE)

By: _____
Postal Realty LP, its sole equity member Date
and Postal Realty Trust, Inc., general partner
Name: Jeremy Garber
Title: President, Secretary, and Treasurer

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

County Attorney

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by Elizabeth Narverud, Chairwoman of the Hernando County Board of County Commissioners, who is personally known to me or who has produced _____ as identification.

Notary Public (Signature of Notary)

(Name legibly printed, typewritten or stamped)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by Randal LeHeup, as Manager of LeHeup Property Management LLC, who is personally known to me or who has produced _____ as identification.

Notary Public (Signature of Notary)

(Name legibly printed, typewritten or stamped)

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of August, 2024, by Jeremy Garber, authorized signatory of Hiler Buffalo LLC, on behalf of Postal Realty LP, its sole equity member and Postal Realty Trust, Inc., sole general partner of Postal Realty LP, who is personally known to me or who has produced _____ as identification.



Notary Public (Signature of Notary)

(Name legibly printed, typewritten or stamped)

NICHOLAS L. MILLER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01M16437438
Qualified in Nassau County
Commission Expires August 1, 2026

STATE OF FLORIDA
COUNTY OF HERNANDO

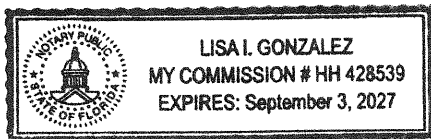
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by Elizabeth Narverud, Chairwoman of the Hernando County Board of County Commissioners, who is personally known to me or who has produced _____ as identification.

Notary Public (Signature of Notary)

(Name legibly printed, typewritten or stamped)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21st day of February, 2024, by Randall LeHeup, as Manager of LeHeup Property Management LLC, who is personally known to me or who has produced _____ as identification.



Lisa I. Gonzalez
Notary Public (Signature of Notary)
Lisa I. Gonzalez

(Name legibly printed, typewritten or stamped)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by Jeremy Garber, as President, Secretary, and Treasurer of Hiler Buffalo, LLC, on behalf of Postal Realty LP, its sole equity member and Postal Realty Trust, Inc., sole general partner of Postal Realty LP, who is personally known to me or who has produced _____ as identification.

Notary Public (Signature of Notary)

(Name legibly printed, typewritten or stamped)