

**FIRST AMENDMENT TO  
AVIATION GROUND LEASE AGREEMENT**

**THIS IS A FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT** dated this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ (the "First Amendment") between **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (the "Lessor") and **GLOBAL JETCARE, INC.**, a Florida corporation, whose address is 15421 Technology Drive, Brooksville, Florida 34604 (the "Lessee"), and the parties state:

**WHEREAS**, the **Lessor** and the **Lessee** entered into that certain Land Lease Agreement "**Agreement**" dated October 12, 2021; and,

**WHEREAS**, the **Lessee** has duly performed under the Agreement to date and is not otherwise in breach thereunder; and,

**WHEREAS**, the **Lessee** desires to modify the Agreement by increasing the amount of acreage it leases from the **Lessor** and which is defined in the Agreement as the "**Land**".

**NOW THEREFORE**, in consideration of mutual covenants herein contained, the parties agree as follows:

1. **Article 2.A.** of the Agreement is hereby amended to read (deleted text shown in strike-through; added text shown underlined):

**2.A.** Lessor leases the real property with a street address of 15421 Technology Drive, Brooksville, FL 34604, containing approximately ~~309,794 gross~~ 310,013 square feet (described as the "Original Parcel") along with 105,674 square feet (described as "Parcel A") for a combined 415,687 gross square feet, more or less, and legally described in "Exhibit A Amended" attached hereto and made a part hereof (the "**Land**") to the Lessee, and the Lessee hereby leases the Land from the Lessor pursuant to the terms and conditions in this Agreement.

2. **Article 6.A.1.** of the Agreement is hereby amended to read (deleted text shown in strike-through; added text shown underlined):

**6.A.1.** Land Rent. Lessee shall pay monthly Land Rent (1/12<sup>th</sup> of annual Land Rent) in advance and without demand, on or before the first day of each month upon commencement of the term of this Agreement pursuant to the schedule below for the first ~~five~~ ten (5 ~~10~~) years) and then adjusted, thereafter, as provided for in Section 6.A.2. herein. Land Rent shall be calculated as twelve percent (12.0%) per annum of the then current fair market appraised value for unimproved land within the applicable area or park of the Airport (see Section 6.A.2. below) and calculated on a per square foot rate using the gross square footage contained in the Survey (described in Section 2.D.), or as established by the Lessor if no Survey is obtained by the Lessee. The parties agree that the gross square footage of the ~~Land Original Parcel~~ for purposes herein is ~~309,794~~ 310,013 square feet and the gross square footage of

Parcel A is 105,674 square feet for a combined 415,687 square feet.

During the first ~~five~~ ten years of this Agreement, annual ~~Premises~~ rent shall be as follows for the Original Parcel:

Years 1-5 (December 1, 2021 – November 30, 2026)      \$0.13 cents per square foot  
Years 6-10 (December 1, 2026 – November 30, 2031)      \$0.15 cents per square foot

Beginning January 1, 2026, annual rent for Parcel A shall be as follows and will then be subject to Article 6.A.2. and 6.A.3. for Adjustment and Cap on Adjustment of Land Rent:

<u>January 1, 2026- November 30, 2026</u>	<u>\$0.25 cents per square foot</u>
<u>December 1, 2026 – November 30, 2027</u>	<u>\$0.25 cents per square foot</u>
<u>December 1, 2027 – November 30, 2028</u>	<u>\$0.25 cents per square foot</u>
<u>December 1, 2028 – November 30, 2029</u>	<u>\$0.27 cents per square foot</u>
<u>December 1, 2029 – November 30, 2030</u>	<u>\$0.27 cents per square foot</u>
<u>December 1, 2030 – November 30, 2031</u>	<u>\$0.27 cents per square foot</u>

3. The description referenced in **Exhibit "A"** to the Agreement, with the additional acreage added thereto, is attached to this First Amendment and made a part hereof. **Exhibit "A" Amended** to this First Amendment shall supersede and control over any prior description.

4. Other than the amendments and additions addressed above, all other terms, conditions and covenants of the Agreement shall remain in full force and effect.

5. This First Amendment represents the entire understanding of the parties as to the subject matters herein and may only be changed by a writing duly executed by the Lessee and the Lessor.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have executed this Second Amendment effective on the date signed by the last party hereto.

ATTEST:

GLOBAL JETCARE INCORPORATED

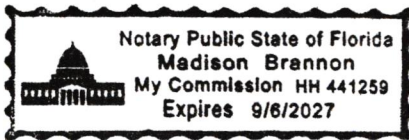
(LESSEE)

Madison Brannon  
[Print Name]

By: Bart T. Gray 28-MAY-25  
Bart T. Gray, President Date

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28<sup>th</sup> day of May, 2025 by Bart T. Gray, President of Global Jetcare Inc., who is personally known to me or who has produced Florida Driver's License ID as identification.



[Signature]  
(Signature of person taking acknowledgment)

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

(LESSOR)

Douglas A. Chorvat, Jr.  
CLERK OF CIRCUIT COURT

By: \_\_\_\_\_  
Brian Hawkins Date  
Chairman

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

[Signature]  
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 \_\_\_\_\_, 2025, Brian Hawkins, Chairman of Hernando County Board of County Commissioners, who is personally known to me or who has produced Florida Driver's License \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of person taking acknowledgment)

## EXHIBIT A AMENDED

### Legal Description

(as written on Boundary Survey performed by Coffin & McLean Assoc., Inc.)

#### LEGAL DESCRIPTION: FOR THE ORIGINAL SURVEY (WRITTEN BY COASTAL ENGINEERING)

Commence at the Northeast Corner of Lot 6, as shown on the Plat of "CORPORATE AIRPARK PHASE ONE" as recorded in Plat Book 32, Pages 3 and 4, of the Public Records of Hernando County, Florida; Thence S 84°58'26" E, a distance of 482.59 feet to the Point of Beginning; Thence continue S 84°58'26" E, a distance of 663.20 feet; Thence S 00°32'51" E, a distance of 217.10 feet; Thence S 37°27'49" E, a distance of 453.90 feet; Thence S 48°18'47" W, a distance of 349.56 feet; Thence N 41°41'13" W, a distance of 88.84 feet to a point of Curvature of a curve concave to the South, said curve having a Radius of 805.00 feet, a Delta Angle of 48°39'49", a Chord distance of 676.13 feet and a Chord Bearing of N 66°31'08" W; Thence along the Arc of said Curve a distance 697.77 feet; Thence leaving said Curve N 00°00'00" E, a distance of 533.85 feet to the Point of Beginning. Containing 11.02 Acres (480,031.20 Sq. Ft.), More or Less.

LESS:

#### LEGAL DESCRIPTION: (PARCEL "B" NOT INCLUDED)

Commence at the Northeast Corner of Lot 6, as shown on the Plat of "CORPORATE AIRPARK PHASE ONE" as recorded in Plat Book 32, Pages 3 and 4, of the Public Records of Hernando County, Florida; Thence S 84°58'26" E, a distance of 482.59 feet to the point on the Westerly Boundary Line of the Original Survey; Thence S 84°58'26" E, a distance of 663.20 feet to a point 100 feet West of Edge of Pavement for Airport Service Road; Thence S 00°32'31" E, a distance of 217.10 feet; Thence S 37°27'49" E, a distance of 453.90 feet to the Point of Beginning for Parcel "B"; Thence S 48°18'47" W, a distance of 349.56 feet to a point on Technology Drive (A 60' R/W); Thence N 41°41'13" W, a distance of 86.64 feet; Thence along the Easterly Right of Way of said Technology Drive and Along the Arc of a Curve 168.83 feet, said curve being concave Northeasterly, Having a Radius of 805.00 feet, a Central Angle of 12°00'58", a Chord Bearing and a Chord of N 47°37'31" W, 168.52 feet; Thence N 48°18'47" E, a distance of 167.50 feet; Thence S 79°50'30" E, a distance of 323.24 feet back to the Point of Beginning. Containing 1.48 Acres (64,343.65 Sq. Ft.), More or Less.

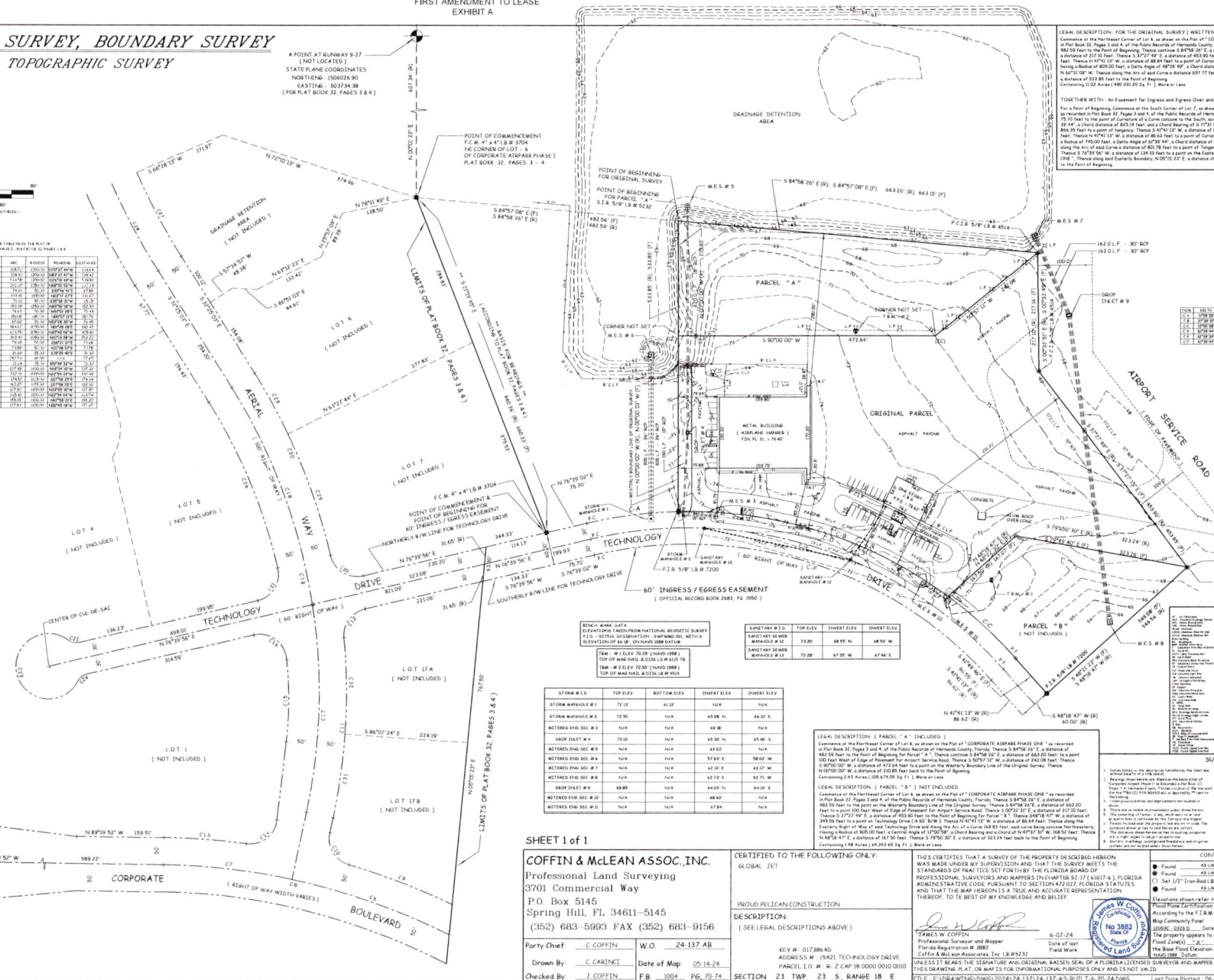


15421 TECHNOLOGY DRIVE  
FIRST AMENDMENT TO LEASE  
EXHIBIT A

A POINT AT RUNWAY 9-27 —  
( NOT LOCATED )  
STATE PLANE COORDINATES  
NORTHING : 1506026.90  
EASTING : 503734.38  
( PER PLAT BOOK 32, PAGES 3 & 4 )



SECOND CURVE TABLE FROM THE PLAT OF

[illegible]

Factor	df	SS	MS	F	p-value	Adjusted SS
C.G.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.S.	10799.99	5.90	5.90	1424.34	0.00	10799.99
C.H.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.W.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.T.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.P.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.L.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.A.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.E.	10799.99	4.35	4.35	1047.99	0.00	10799.99
C.O.	10799.99	4.35	4.35	1047.99	0.00	10799.99

[illegible]

## SURVEYOR NOTES

- [illegible]

## CONTROL &amp; CORNER LEGEND

● Found	AS LABELLED	■ Found	AS LABELLED
● Found	AS LABELLED	▲ Found	AS LABELLED
○ Set 1/2" Iron Rod LBN 5232		□ Set 4"X4" CM LBN 5232	
● Found	AS LABELLED	△ Set	AS LABELLED

Elevations shown refer to	<input type="checkbox"/> NGVD 1929	<input checked="" type="checkbox"/> NAVD 1988	<input type="checkbox"/> ASSU
Flood Plane Certification According to the FIRM Map Community Panel 12063C - 0328 D	REVISIONS BOUNDARY SURVEY TOPOGRAPHIC SURVEY		DA 6-20 6-20
Dated 02-02-12			

The property appears to be  
Flood Zone(s) "X" and  
the Base Flood Elevation is NONE  
NAVD 1988 Datum.

FILE : 24-137 CR5

Last Date Plotted : 06-21-24

SHEET 1 of 1

**COFFIN & McLEAN ASSOC., INC.**  
Professional Land Surveying  
3701 Commercial Way  
P.O. Box 5145  
Spring Hill, FL 34611-5145  
(352) 683-5993 FAX (352) 683-9156

Party Chief: <u>C. COFFIN</u>	W.O. <u>24-137 AB</u>
Drawn By: <u>C. CARINCI</u>	Date of Map: <u>05-14-</u>
Checked By: <u>J. COFFIN</u>	F.B. <u>1004</u> PG. <u>70</u>

CERTIFIED TO THE FOLLOWING ONLY:  
GLOBAL JET

PROUD PELICAN CONSTRUCTION

DESCRIPTION:  
( SEE LEGAL DESCRIPTIONS ABOVE )


KEY # : 01738640  
ADDRESS # : 15421 TECHNOLOGY DRIVE  
PARCEL I.D. # : R- Z CAP 18 0000 0010 0010  
SECTION 23 TWP. 23 S. RANGE 18 E

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 52-17 (61617-6), ADMINISTRATIVE CODE PURSUANT TO SECTION 472.07, FLORIDA STATUTES AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*James W Coffin*  
**JAMES W. COFFIN**  
Professional Surveyor and Mapper  
Florida Registration # 18862  
Coffin & McLean Associates, Inc. L.B.#5232

6-07-24  
Date of last  
Field Work

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA  
THIS DRAWING, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND  
FILE #: FLDRAWINGDWG\2024\24137\24-137-A-SUB-T-6-20-24

	<b>CONTROL &amp; CORNER LEGEND</b>	
	● Found ■ Found ○ Set 1/2" Iron Rod 1.00 32 32 ▲ Found ■ Found △ Set 4"	AS LABELED AS LABELED AS LABELED AS LABELED
	Elevations shown refer to <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/>	
	Title/Time Certification Date of this F.M. <input type="checkbox"/> 1.00 Map Community Name 100838 0218 05 Deleted 02-02-12 The property appears to be Flood Zone(s) "X" and the Base Flood Elevation is NONE 100838 0218 05 Deleted	
A LICENSED SURVEYOR AND MAPPER THIS IS NOT VALID DWG Last Date Plotted: 06-21-24		
<b>FILE</b>		<b>REVISION</b> BOUNDARY TOPOGRAPHY

AS LABELLED	
AS LABELLED	
X4" CM LB# 5232	
AS LABELLED	
NAVD 1988	<input type="checkbox"/> ASSUMED
ONS	DATA
Y SURVEY	6-20
PHIC SURVEY	6-20
: 24-137.CR5	