

SEVENTH ADDENDUM TO GROUND LEASE AGREEMENT

THIS SEVENTH ADDENDUM TO GROUND LEASE AGREEMENT is entered into on February 11, 2025, by and between **Hernando County, a political subdivision of the State of Florida**, 15470 Flight Path Dr., Brooksville, FL 34604, hereinafter "Lessee" and **Press Properties, LLC**, 11 N. Main Street, Brooksville, FL 34601, hereinafter "Lessor" and collectively the "Parties,"

SECTION 1. TERM - The Parties hereby agree to extend the Lease term for an additional three (3) years, commencing on June 14, 2025 and expiring at midnight on June 14, 2028. During any time prior to the expiration date stated herein, the parties may agree to extend the term of the lease by entering into an addendum to this seventh addendum and the original lease agreement.

SECTION 2. RENT - The LESSEE'S base monthly rent shall increase 3% percent above the last year of the Sixth Addendum to Ground Lease Agreement (\$826.88) rounded to the nearest dollar. The rent will be **\$852.00** monthly, beginning with the June 14, 2025, rent payment. On each anniversary of the Seventh Addendum to Ground Lease Agreement, the rent shall increase automatically by three (3) percent of the base rent, rounded to the nearest whole dollar.

ALL OTHER TERMS AND CONDITIONS within the original Ground Lease Agreement dated June 14, 2016, are hereby restated, and remain in full force and effect and are hereby extended to the Term set forth within this addendum, no further modifications have been agreed to by the parties.

**Board of County Commissioners,
Hernando County, Florida, as Lessee**

Attest: *Nidia Kuzniec*
fa Douglas A. Chorvat, Jr., Clerk



[Signature]
Brian Hawkins
Chairman

Approved as to form and Legal Sufficiency

[Signature]
County Attorney's Office

Press Properties, LLC, as Lessor

Witness: _____
Print Name: _____
Address: _____

By: _____
Print Name: _____
Print Title: _____

Witness: _____
Print Name: _____
Address: _____
