

CORPORATE HANGAR LEASE AGREEMENT

THIS IS A LEASE AGREEMENT (the "Agreement") dated as of ____ day of _____, 2025, between **Hernando County**, a political subdivision of the State of Florida (the "**Lessor**" or the "**County**") whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 and FHSC Real Property I, LLC, d/b/a Tampa General Hospital (the "**Lessee**") whose mailing address is PO Box 1289, Tampa, FL 33601-1289.

WHEREAS, the Brooksville - Tampa Bay Regional Airport (the "Airport") is subject to the requirements of various federal laws and regulations including, without limitation, the Surplus Property Act of 1944, as amended, the Federal Property and Administrative Services Act of 1949, as amended, and the rules and orders promulgated by the Federal Aviation Administration (the FAA); and,

WHEREAS, FAA Compliance Order No. 5190.6A, including but not limited to Chapter 4 thereof, require that surplus property airports (which includes the Airport herein) generate revenue, income or its functional equivalent to the airport; and,

WHEREAS, pursuant to a directive of Congress, as a surplus airport property, the Airport is subject to compliance review by the FAA and the United States Department of Transportation Inspector General Office; and,

WHEREAS, FAA Compliance regulations require that use of Surplus Airport Property be authorized by a written instrument providing for payment of fair, reasonable and non-discriminatory fees, rentals or other user charges; and,

WHEREAS, all leases at the Airport are further governed by Chapter 3 of the Hernando County Code of Ordinances.

NOW THEREFORE, the **Lessor** and the **Lessee** hereby agree as follows:

The above recitals are incorporated herein and made a part hereof.

SECTION 1 - PREMISES

1.A. The **Lessor** hereby leases the real property with a street address of 2535 Rescue Way, Brooksville, FL 34604, together with the existing building located therein, consisting of approximately 1,440 square feet of interior support space, together with shared hangar space and certain improvements such as parking and ramp space (collectively, the "Premises").

EXECUTION VERSION

1.B. The **Lessor** represents and warrants that the Premises, including the interior support space, shared hangar space, parking and ramp space were constructed in accordance with all applicable building codes and standards in effect at the time of construction.

SECTION 2 - LEASE TERM

2.A. This Agreement shall be effective upon the last date signed by the **Lessor** and the **Lessee** (the "Effective Date"). The lease term for the Premises shall commence on the 1st day of April and shall end on March 31, 2030 (the "Expiration Date").

SECTION 3 - SECURITY DEPOSIT

3.A. The **Lessee** has deposited with the **Lessor** the sum of One Thousand Five Hundred dollars (\$1,500) (the "Security Deposit"), the receipt of which is acknowledged by Lessor. The Security Deposit shall be held by the **Lessor** as security for **Lessee's** performance of all the terms, covenants, and conditions of this Agreement during the term hereof. The Security Deposit may only be applied to unpaid rent, damages beyond normal wear and tear, or other actual costs incurred by **Lessor** due to a material default by the **Lessee**.

3.B. If the **Lessee** defaults with respect to any provision of this Agreement, including but not limited to the payment of any rent, the **Lessor** may, but shall not be obligated to, apply or retain all or any portion of said Security Deposit after providing **Lessee** with at least fifteen (15) days prior written notice specifying the default and allowing **Lessee** an opportunity to cure. The Security Deposit shall be used for unpaid amounts due to the **Lessor** or to reimburse or to compensate the **Lessor** for any liability, cost, defense, loss or actual damages which the **Lessor** may suffer or incur by reason thereof.

3.C. The **Lessor** shall, within thirty (30) days after the Expiration Date or earlier termination of the lease term hereof and after the **Lessee** has vacated the Premises, return to the **Lessee** that portion of the Security Deposit not used or applied by the **Lessor**. Said Security Deposit shall not accrue interest to the **Lessee**.

SECTION 4 - RENT

4.A. **Lessee** shall pay **Lessor** the following Base Rent:

4.A.1. **Lessee** shall pay Monthly Base Rent (1/12th of Annual Base 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 five (5) year(s):

	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>
Year 1	\$31,680.00	\$2,640.00

EXECUTION VERSION

Year 2	\$32,630.40	\$2,719.20
Year 3	\$33,609.31	\$2,800.78
Year 4	\$34,617.59	\$2,884.80
Year 5	\$35,656.12	\$2,971.34

4.A.2. In the event of any renewals, the Annual Base Rent shall be negotiated between the **Lessor** and the **Lessee**, based upon the fair market value rent of the Premises at the time of renewal, as a precondition for the renewal option taking effect. In the event that the **Lessor** and the **Lessee** are unable to agree on the Annual Base Rent for the renewal period, at least ninety (90) days prior to the Expiration Date of this Agreement, then this Agreement shall terminate, and the **Lessee** shall surrender the Premises to the **Lessor** as provided elsewhere in this Agreement. However, prior to offering the Premises to any third party, **Lessee** shall have the right of first refusal to renew the Agreement under the same or substantially similar terms for at least two months prior to the Expiration Date of this Agreement.

4.B. Base Rent shall be due monthly (1/12th of the Annual Base Rent) and shall be due and payable on the first day of each month. A ten percent (10%) penalty will be applied to all rents received after 5:00 p.m. on the tenth (10th) day of the month. The **Lessee** is separately responsible for all applicable taxes, sales tax, late fees, special assessments, fire assessment fees, etc.

4.C. The acceptance by the **Lessor** of any payment from the **Lessee** in an amount less than that which is due shall in no way affect **Lessor's** rights under this Agreement and shall in no way constitute an accord and satisfaction, waiver, or estoppel upon the **Lessor**. However, any such payments shall be properly credited toward the outstanding balance of Base Rent.

4.D. **Lessee** owns and manages its own 8,000-gallon Jet A fuel tank. The **Lessee** shall pay **Lessor** a fuel flowage rate of seven cents (\$.07) per gallon for each and every gallon delivered to **Lessee**. The fuel flowage fee shall be calculated based on the bill of lading and shall be payable monthly along with other fees.

SECTION 5 - USE OF PREMISES

5.A. The **Lessee** shall use the Premises for the storage of **Lessee**-owned or managed aircraft and related support equipment, office space and temporary sleeping quarters for employees of **Lessee**, Tampa General Hospital, or **Lessee's** permitted assigns and sublessees. Additionally, **Lessee** may perform equipment repair, aviation-related maintenance and activities, including training, administrative functions, and emergency response coordination, as well as any other ancillary or aviation-related activities reasonably necessary for its operations, without additional approvals. No other use shall be permitted without the prior written consent

EXECUTION VERSION

of the manager of the Airport (the "Airport Manager"), which shall not be unreasonably withheld, conditioned, or delayed.

5.B. The **Lessee** shall comply with all present and future laws, ordinances, orders, rules and regulations or zoning classifications of any lawful governmental authority, agency or other public or private regulatory authority having jurisdiction over the Premises or the operation thereof. In the event of a new law or regulation that requires modification of **Lessee's** operations or the Premises, the **Lessee** shall have a reasonable period of time, not less than ninety (90) days or as required by law, to comply unless immediate compliance is required for health or safety reasons.

5.C. The **Lessee** shall not commit or permit any act to be committed in or about the Premises which knowingly or negligently results in any damage to the Premises, damages Airport property or causes actual harm to others, or in any way constitutes a nuisance or interferes with the rights of other Airport tenants.

5.D. The **Lessee** shall comply with all federal, state and local requirements concerning the disposition of sump drained fuel. The **Lessee** is responsible should any fine, penalty or judgment be assessed against the **Lessor** solely and directly as a result of the **Lessee's** actions. **Lessee** shall not be held responsible for environmental conditions or contamination not directly caused by its actions, nor for pre-existing conditions at the Premises.

5.E. As used herein, the term "hazardous material" shall mean any hazardous or toxic substance, material or waste (including, without limitation, asbestos) which, now or in the future, is determined by any state, federal or local governmental authority to be capable of posing a risk of injury to health, safety or property and/or the use and/or disposal of which is regulated by any governmental authority. The **Lessee** shall not cause or permit any hazardous material to be brought upon, kept or used in or about the Premises by the **Lessee**, its sub-tenants, agents, employees, contractors or invitees, unless permitted by, and used or stored in accordance with, any required permits and applicable laws. If the **Lessee** breaches its obligations, as herein above set forth, the **Lessor** shall provide written notice to the **Lessee** specifying the breach, and the **Lessee** shall have thirty (30) days from the receipt of written notice to remove and properly dispose of the hazardous materials, all at the **Lessee's** sole cost and expense and in compliance with a removal and disposal plan in conformity with applicable laws.

SECTION 6 - UTILITIES, CONNECTIONS, FEES AND SERVICES

6.A. The **Lessee** shall pay for all water, gas, heat, electricity, light, power, sewer charges, fire protection fees, telephone service, and all other services and utilities supplied or

EXECUTION VERSION

provided to the Premises. The **Lessee** shall pay for all connection charges and deposits in connection with such utility services.

SECTION 7 - DELIVERY OF POSSESSION

7.A. The **Lessee** hereby acknowledges it has had adequate opportunity to inspect the proposed Premises. The **Lessor** makes no warranty or representation to the **Lessee**, and the **Lessee** agrees that the **Lessor** has made no representation, respecting the condition of the Premises, or applicable zoning laws and regulations, except as expressly provided herein. The **Lessor** represents and warrants that the Premises are in compliance with all applicable zoning, building, fire, and environmental codes as of the Effective Date.

SECTION 8 - INSURANCE

8.A. At all times while this Agreement remains in force, the **Lessor** will maintain fire and casualty insurance on the improvements located on the Premises in such amount deemed acceptable to **Lessor**; however, the **Lessee** shall reimburse the **Lessor** its cost of said casualty insurance for such policy pertaining to the Premises or in such pro rata share if coverage is provided under a master or umbrella policy. The **Lessee** agrees to pay the **Lessor** such amount within thirty (30) days of receipt of invoice from the **Lessor**.

8.B. At all times while this Agreement remains in force, the **Lessee**, at the **Lessee's** sole expense, shall maintain the following insurance with a Best's rating of 'A' or better:

8.B.1. Workers Compensation/Employer's Liability. The minimum limits of insurance (inclusive of any amount provided by an umbrella or excess policy) shall be as required by law.

8.B.2. Liability. At all times while this Agreement remains in force, the **Lessee**, at the **Lessee's** sole expense, shall maintain with respect to the Premises, primary insurance coverage in an amount not less than One Million Dollars (\$1,000,000) in general liability insurance (per occurrence) and Two Million Dollars (\$2,000,000) (general aggregate) as per the 2012 Insurance Requirements established by the County. In addition, the **Lessee**, at the **Lessee's** sole expense, shall provide Products/Completed Operations liability insurance in an amount not less One Million Dollars (\$1,000,000) (per occurrence) and Two Million Dollars (\$2,000,000) (general aggregate) and Hangarkeepers Legal Liability in an amount not less One Million Dollars (\$1,000,000) (each aircraft/each occurrence). The **Lessee** shall endorse "Hernando County Board of County Commissioners" as an additional insured on the General Liability Insurance policy. All insurance shall have a Best's Rating of "A" or better. Insurance Certificates shall be provided to the Airport Manager prior to any use or occupation of the Premises. Notwithstanding the foregoing, the parties agree that the existence of insurance is

EXECUTION VERSION

not intended to relieve the **Lessee**, its employees or agents of any duty as may be imposed under this Agreement or under applicable law. Notwithstanding the minimum insurance requirements above, the Airport Manager is authorized to reduce the general aggregate insurance limit to One Million Dollars when Umbrella Liability insurance is provided, or such other reduction as approved with the concurrence of the County Administrator.

Reduction Sought. Type/Reason: _____

Approval: _____ . (Airport Manager Initials)

Approval _____ . (County Administrator)

8.B.3. Auto Liability Coverage shall be provided for all tagged vehicles. The minimum limits of insurance (inclusive of any amounts provided by an umbrella or excess policy) covering the work performed pursuant to this Agreement shall be \$500,000.

8.C. The **Lessee** shall deliver to the **Lessor** certificates or binders evidencing the existence of the insurance upon execution of this Agreement and shall be obligated to provide evidence of continuing coverage throughout the term of this Agreement. The insurance binder shall provide that the insurance carrier shall notify the **Lessor** twenty (20) days prior to the date of expiration of coverage thereunder. The **Lessee** shall notify the **Lessor** in writing a minimum of twenty (20) days in advance in the event of future insurability cancellation.

8.D. Failure to maintain required insurance and to provide continuing evidence of insurance to the **Lessor** is a material breach of this Agreement and shall be grounds for the **Lessor** to take immediate action to evict the **Lessee** pursuant to applicable law. In addition to any other remedies available to the **Lessor** under this Agreement or applicable law, lapse of insurance coverage required herein on leasehold improvements and/or for liability shall subject the **Lessee** to a penalty of five hundred dollars (\$500.00) to be added to the amount of rent due for the first rental period after notice to the **Lessor** of such lapse.

SECTION 9 - INDEMNIFICATION

9.A. The **Lessee** shall indemnify, defend, and save the **Lessor** harmless against any and all claims, suits, demands, actions, fines, damages, and liabilities, and all cost and expenses thereof arising out of injury to persons (including death) or property occurring in, on, or about, or arising out of the Premises if caused or occasioned wholly or in part by any acts or omissions, to the extent caused by the negligence or willful misconduct of the **Lessee**, its agents, contractors, subcontractors, employees, subtenants, or invitees. In any litigation arising from this Agreement, the parties to such litigation shall bear their own attorney's fees, costs, and litigation expenses. Further, the **Lessee** shall provide the **Lessor** with written notice of any such happening causing injury to persons or property.

EXECUTION VERSION

9.B. The **Lessor** shall indemnify, defend, and save the **Lessee** harmless against any and all claims, suits, demands, actions, fines, damages, and liabilities, and all cost and expenses thereof arising out of injury to persons (including death) or property occurring in, on, or about, or arising out of, the Premises, if caused or occasioned wholly or in part by any acts or omissions, to the extent caused by the negligence or willful misconduct of the **Lessor**, its agents, contractors, subcontractors, employees, subtenants, or invitees. In any litigation arising from this Agreement, the parties to such litigation shall bear their own attorney's fees, costs, and litigation expenses. Further, the **Lessor** shall provide the **Lessee** with written notice of any such happening causing injury to persons or property.

9.C. The **Lessor** shall not be liable for any injury or damage to persons or property resulting from fire, explosion, steam, gas, electricity, water, rain, or leaks from the Premises or from pipes, appliances, plumbing works, roof, street, subsurface or from any other place or by dampness or by any other cause of whatever nature, except to the extent such damage is caused by the negligence or failure of the **Lessor** in accordance with this Agreement. The **Lessor** shall not be liable for any damage caused by other tenants or persons in the Premises, occupants of adjacent property, the public, or such damage caused by operations in construction of any public or private work.

9.D. All property of the **Lessee** or any others kept or stored on the Premises shall be so kept or stored at the risk of the **Lessee** only and the **Lessee** shall hold the **Lessor** harmless from any claims arising out of the damage to the same, except to the extent such damage results from the negligence or willful misconduct of the **Lessor**. Without limiting the provisions of this paragraph, the **Lessor** shall not be liable for any damage to fixtures, merchandise, property of whatever kind of the **Lessee**, caused by fire or any other insurable hazard regardless of the nature or cause and including, non-exclusively, fire, wind, flood, water-damage, acts of God, disasters, war, acts of terrorism, and aviation accidents, and the **Lessee** does hereby expressly release the **Lessor** from all liability for such, damage of all items covered in this paragraph, except where such damage is caused by the negligence or failure of the **Lessor** to fulfill its maintenance obligations under this Agreement.

9.E. The parties agree that the damages for any tort claim or action are limited to actual damages, incidental damages, costs, and case expenses. In no event shall the parties be liable for consequential, special, indirect, punitive or exemplary damages, costs, expenses, or losses (including, without limitation, lost profits and opportunity costs).

SECTION 10 - PROTECTION AGAINST LIENS

10.A. The **Lessee** shall keep the Premises free from any and all liens arising out of any work performed, materials furnished, or obligations incurred by the **Lessee**. In the event the **Lessee** fails to discharge any such lien within thirty (30) days following written notice and

EXECUTION VERSION

demand by the **Lessor** for removal of such lien, the **Lessor**, in addition to all remedies provided herein and by law or in equity, has the right but not the obligation to discharge the lien by means of bond or posting security. If the **Lessor** acts to discharge or secure any lien caused by the **Lessee**, then the **Lessee** shall reimburse the **Lessor** on demand, for all reasonable sums paid and all costs and expenses reasonably incurred by the **Lessor** involving such lien together with interest on the total expenses and costs at the maximum rate allowed by law.

SECTION 11 - COMMON AREAS

11.A. The **Lessor** agrees that the **Lessee** shall have the right, throughout the term of this Agreement running from the Effective Date herein, to use, in common with others entitled to similar use thereof, all of the common use areas of the Airport that may from time to time be constructed or maintained, including but not limited to all taxi lanes, service drives and sidewalks for ingress and egress to and from the Premises and all parking areas provided by the **Lessor**. The **Lessor** shall regularly and properly maintain all such common areas in good, usable condition throughout the term of this Agreement. The **Lessor** may temporarily close the common areas in order to make any necessary repairs. The **Lessor** reserves the right, in its commercially reasonable discretion, to modify, alter, remove, reduce, redesign or to make changes, additions, alterations, improvements or installments in or to the common areas or any portion thereof; provided, however, that no obstruction of the **Lessee's** right of reasonable and uninterrupted access to the Premises shall be caused by any of the above changes.

SECTION 12 - SIGNS

12.A. No signs will be installed on the exterior of the building without the prior written consent of the Airport Manager and in compliance with the Hernando County Sign Regulations.

SECTION 13 - ALTERATIONS BY LESSEE

13.A. The **Lessee** shall make no structural changes respecting the Premises except by and with the prior written consent of the **Lessor**, which consent shall not be unreasonably withheld, conditioned, or delayed. Any written request by the **Lessee** to the **Lessor** to make any alterations, additions or improvements shall in each instance be accompanied by plans and specifications for such alterations (the "Alterations") in such detail as the **Lessor** may reasonably require. All Alterations to the Premises shall be made or installed in accordance with applicable laws and codes. **Lessor's** approval of the plans for any alterations, additions or improvements to be constructed by the **Lessee** shall in no event create any responsibility or liability on the part of the **Lessor** for their completeness, design sufficiency or compliance with any and all applicable laws, rules and regulations of any governmental authorities.

EXECUTION VERSION

13.B. All Alterations, including, without limitation: partitions; walls; railings; carpeting; floor and wall coverings; and other fixtures (excluding, however, the **Lessee's** trade fixtures as described in Section 15 herein), shall, when made or installed, at once become the property of the **Lessor**, unless otherwise agreed to in writing by both parties prior to installation, and shall remain for the benefit of the **Lessor** at the Expiration Date or earlier termination of this Agreement, in as good order and condition as they were when made or installed, reasonable wear and tear excepted.

13.C. In the event of making such Alterations as herein provided, the **Lessee** shall indemnify and save harmless the **Lessor** from all expenses, liens, claims or damages to either persons or property arising out of or resulting from the undertaking or making of such Alterations. The **Lessor**, as a condition of approving any Alterations, may require the **Lessee** to remove any alterations and to restore the Premises to its original condition, ordinary wear and tear excepted, provided that such requirement is in writing at the time of approval.

SECTION 14 - MAINTENANCE OF PREMISES

14.A. The **Lessor** shall keep and maintain the roof over the Premises and the structural portions of the Premises in good order, condition and repair and shall complete any required repairs within a commercially reasonable time after receiving written notice from the **Lessee**. In the event any damage thereto shall have been caused by any act or negligence of the **Lessee**, its employees, agents, invitees or contractors, then such damage shall be repaired by the **Lessee** to the reasonable satisfaction of the **Lessor**.

14.B. Except as provided in Section 14.A., at all times while this Agreement remains in force, the **Lessee** shall keep and maintain in good order, condition and repair the Premises and every part thereof, including, without limitation: the interior walls; floors and ceilings; the exterior and interior portions of all doors, windows, glass, security gates, landscaping, utility facilities, plumbing and sewage facilities within the Premises, fixtures, heating, air-conditioning including exterior mechanical equipment, and interior and exterior electrical equipment serving the Premises, including compliance with all applicable building codes. However, the **Lessee** shall not be responsible for capital repairs or replacements of HVAC, electrical, plumbing, or structural systems, except to the extent damage is caused by the **Lessee's** negligence.

SECTION 15 - TRADE FIXTURES AND EQUIPMENT

15.A. Provided the **Lessee** is not in default under this Agreement, any trade fixtures installed in the Premises, at the **Lessee's** sole expense, shall remain the **Lessee's** personal property and the **Lessee** shall have the right at any time during the term of this Agreement to remove such trade fixtures. Upon removal of any trade fixtures, the **Lessee** shall immediately restore the Premises to substantially the same condition as they were when received by the

EXECUTION VERSION

Lessee, ordinary wear and tear excepted. Any trade fixtures not removed at termination or end of this Agreement become, at **Lessor's** sole election, the property of the **Lessor**, provided that the **Lessor** gives the **Lessee** written notice of such election and allows the **Lessee** a period of thirty (30) days following lease expiration to remove the trade fixtures. If the **Lessee** does not remove the fixtures within this period, they shall be deemed abandoned.

SECTION 16 - COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS

16.A. The **Lessee** will use the Premises and conduct or allow any activities upon the Premises only in compliance with all applicable laws and governmental regulations, together with those regulations generally applicable to Airport tenants as adopted from time to time by the Aviation Authority and the County after due public notice and hearing.

SECTION 17 - AIRPORT MATTERS

17.A. This Agreement is subordinate to the provisions of the deed and other instruments from the United States of America conveying title to the Airport or otherwise imposing restrictions of record concerning use and operation of the Airport. This Agreement is further governed by all rules, regulations, and orders of the Federal Aviation Administration, including but not limited to Compliance Order 5190.6A, as amended from time to time, relative to the operation of surplus airport property (which includes the Airport herein). In the event any regulatory change materially impairs **Lessee's** ability to operate as originally intended under this Agreement, the parties shall negotiate in good faith to adjust the Agreement terms accordingly.

SECTION 18 - EXCLUSIVE RIGHTS

18.A. Notwithstanding any other provision of this Agreement, it is expressly understood and agreed that the rights granted under this Agreement are non-exclusive, and the **Lessor** herein reserves the right to grant similar privileges, licenses or use to another operator(s), tenant(s) and/or licensee(s) in other portion(s) of the Airport property.

SECTION 19 - NON-DISCRIMINATION

19.A. The **Lessee** for itself, its heirs, personal representatives, successors in interest and assigns, as a part of the consideration hereof does hereby covenant and agree that in the event facilities are constructed, maintained or otherwise operated on said property described in this Agreement for a purpose which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the **Lessee** shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR, Part 21, Non-Discrimination in Federally Assisted

EXECUTION VERSION

Programs of the Department of Transportation, as said regulations may be amended or renumbered.

SECTION 20 - STANDARD PROTECTION CLAUSES

20.A. The **Lessor** reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property herein described together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating at the Brooksville - Tampa Bay Regional Airport.

20.B. The **Lessee** expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the herein described real property to such a height so as to comply with Federal Aviation Regulations, Part 77, as said regulations may be amended.

20.C. The **Lessee** expressly agrees for itself, its successors and assigns, to prevent any use of the herein described real property which would interfere with or adversely affect the operation or maintenance of the airport or the air traffic there over, or otherwise constitute an airport hazard.

SECTION 21 - COVENANTS

21.A. As a part of the consideration for this lease, the **Lessee** covenants and agrees:

21.A.1. To further pay or discharge all taxes, assessments, penalties, charges, rates, or liens directly attributable to the **Lessee's** use and occupancy of the Premises which may, for the period following the Effective Date of this lease, be levied, assessed, charged, imposed, or claimed on or against said Premises or any improvements or fixtures thereon or appurtenances thereto, or any part thereof, or against the Owner or Owners of said land or the improvements, by reason of said ownership, by whatsoever authority levied, assessed, charged, imposed, claimed, and whether the same be on or against the property herein leased, its improvements, fixtures, or appurtenances, or any part thereof, or on or against the income from said land or its improvements, it being the intention of the parties to this lease that the rents herein reserved shall constitute a net income to the **Lessor** from said land herein leased, equal in amount to said rents.

21.A.2. That if the building is destroyed or rendered untenable by fire or other unavoidable accident through no fault of the **Lessee**, the **Lessor** shall make appropriate repairs or replacement within no later than twelve (12) months or such period which is commercially

EXECUTION VERSION

reasonable and practicable under the circumstances. If repairs are not commenced within ninety (90) days after such casualty or are not completed within twelve (12) months, **Lessee** shall have the right to terminate this Agreement upon thirty (30) days' written notice to **Lessor** without penalty.

21.A.3. That in the event the **Lessee**, without the prior written consent of the **Lessor**, shall sell, assign or in any manner encumber or pledge this lease, or if the **Lessee** shall fail to comply with any statute, ordinance, rule, order, regulation or requirement of the Federal or State governments, or Hernando County, or any of its departments, or bureaus applicable to said Premises, the **Lessor** may, if it elects, at any time thereafter, terminate this lease or any of the terms thereof, on giving the **Lessee** fifteen (15) days notice thereof in writing of its intention to do so, and upon giving such notice the lease or those terms thereof shall terminate, expire and come to an end on the date fixed in this lease for the termination and expiration thereof. However, if **Lessee** cures the default within fifteen (15) days of receipt of the notice mentioned above, then **Lessor's** right to terminate this lease shall be abated, provided, however, if said default cannot be cured within fifteen (15) days upon **Lessee's** exercise of reasonable diligence, **Lessee** shall have such longer time as is reasonably necessary to cure said default provided that **Lessee** commences said cure within said fifteen (15) day period and thereafter diligently prosecutes said cure to completion.

21.A.4. That if at any time prior to the date fixed as the commencement of the term of this lease or if at any time during the term hereby demised there shall be filed by or against **Lessee** in any court pursuant to any law either of the United States or of any State, a petition in bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of **Lessee's** property, or if **Lessee** makes an assignment for the benefit of creditors, this lease, at the option of the **Lessor**, exercised within a reasonable time after written notice of the happening of any one or more of such events, may be canceled and terminated. In such event neither **Lessee** nor any person claiming through or under **Lessee** by virtue of any statute or of order of any court shall be entitled to possession or to remain in possession of the Premises demised but shall forthwith quit and surrender the Premises. **Lessor**, in addition to the other rights and remedies it has by virtue of any other provision herein or elsewhere in this lease contained or by virtue of any statute or rule of law, may retain as liquidated damages any rent, security, deposit of monies received by it from **Lessee** or others in behalf of **Lessee**.

21.B. As a part of the consideration for this lease, the **Lessor**, upon its part, hereby covenants and agrees as follows:

21.B.1. That the **Lessee** may quietly hold and enjoy the Premises hereby leased without any interruption by the **Lessor**, or any persons claiming through or under it.

EXECUTION VERSION

21.B.2. That the **Lessor** is unaware of any particular circumstances or information affecting or bearing upon the environmental condition of the Premises, but **Lessor** affirms that, to the best of its knowledge, the condition of the property is suitable for the uses permitted herein and that **Lessor** has not disposed of any hazardous materials on the Premises.

21.B.3. **Lessor** agrees that it will not seek payment or contribution from **Lessee** for any claims or costs of any environmental related clean-up or environmental remediation with respect to the Premises where such claims or costs are the result of activities on the Premises prior to the commencement of this Agreement; or where such claims or cost were not caused, influenced, or contributed to by **Lessee**, its employees, agents, contractors, or persons acting under the direction or control of **Lessee**.

21.B.4. Nothing in the foregoing is intended for **Lessor** to relinquish any of its rights as a sovereign local government and **Lessor** expressly reserves all rights and defenses under applicable sovereign immunity law.

SECTION 22 - DAMAGE TO PREMISES

22.A. If the Premises shall be damaged to the extent of less than twenty-five percent (25%) of the cost of replacement value, by fire or other casualty during the term of this Agreement, except for the last six (6) months of this Agreement, then the **Lessor** shall cause such damage to be repaired or restored without unreasonable delay. During the period of repair, rent shall be equitably abated based on the portion of the Premises rendered unusable. If the damage to the Premises occurs during the last six (6) months of this Agreement, then the **Lessor** shall have the option to: (a) terminate this Agreement by giving written notice of termination to the **Lessee** within sixty (60) days after the date of the casualty; or (b) cause such damage to be repaired or restored without unreasonable delay.

22.B. If the Premises shall be damaged to the extent of more than twenty-five percent (25%) of the cost of replacement, by fire or other casualty, then the **Lessor** may compel repair of such damage and restoration of improvements without unreasonable delay. If repairs have not commenced within ninety (90) days of the date of damage, the **Lessee** shall have the right to terminate the Agreement without penalty upon thirty (30) days' notice. The **Lessee** shall give the **Lessor** immediate written notice of any fire or other casualty on the Premises.

22.C. The **Lessee**, at the **Lessee's** sole expense, may obtain rental insurance to cover its loss for any period that the Premises may be wholly or partially untenable or otherwise unusable hereunder.

SECTION 23 - SURRENDER OF PREMISES

EXECUTION VERSION

23.A. Upon the Expiration Date or earlier termination of this Agreement, the **Lessee** shall quit and surrender the Premises to the **Lessor** in the same condition as when received, ordinary wear and tear excepted, together with all keys and combinations to all locks and all improvements, alterations, additions and equipment at any time made or installed in, upon or to the Premises (except personal property and trade fixtures installed at the **Lessee's** expense), all of which shall thereupon become the property of the **Lessor** without any subsequent claim by the **Lessee**. The **Lessee** agrees to repair any damage caused by the removal of the **Lessee's** personal property or trade fixtures. If the **Lessee** fails to remove any personal property or trade fixtures within thirty (30) days after lease termination, said property shall, at **Lessor's** reasonable discretion, be deemed abandoned and become the property of the **Lessor**, or the **Lessor** shall have the right to remove and store such property at the expense of the **Lessee**, after providing **Lessee** with a written notice and a reasonable opportunity to retrieve the property. Any such removal and storage costs shall be reasonable and limited to actual expenses incurred by the **Lessor**. All expenses incurred by the **Lessor** in the removal and storage of the **Lessee's** personal property or trade fixtures shall be reimbursed by the **Lessee** on demand. The provisions of this Section shall survive the Expiration Date or earlier termination of this Agreement.

SECTION 24 - HOLDING OVER

24.A. If the **Lessee** remains in possession of the Premises, or any part thereof, after any termination of this Agreement, then the **Lessee** shall be deemed only a tenant-at-will and shall be subject to immediate eviction and removal, with limiting any other remedies the **Lessor** may have. The **Lessor** may, in addition to any other rights, without limiting, which it may have hereunder or at law or in equity, elect in its sole option and discretion to treat any such holding over as the creation of a month-to-month tenancy subject to all of the terms and conditions set forth in this Agreement, except that the rent shall be increased to one hundred twenty five percent (125%) of the final monthly rent.

SECTION 25 - EVENTS OF DEFAULT AND REMEDIES

25.A. The occurrence of any one or more of the following events shall constitute a default on the part of the **Lessee**: (1) the **Lessee** fails to pay when due any Monthly Base Rent or any other sum of money payable hereunder within ten days after such payment is due and such failure continues for a period of thirty (30) days after written notice from **Lessor** to **Lessee**; (2) the **Lessee** breaches or fails to comply with any other term, provision, covenant or condition of this Agreement and such breach or failure shall continue for a period of fifteen days or more after written notice thereof from the **Lessor**; (3) the **Lessee** transfers, assigns, sublets, mortgages, pledges or encumbers this Agreement, the Premises, or any interest in the whole or in any portion thereof in violation of the provisions hereunder; (4) the **Lessee** abandons, deserts or vacates the Premises; or (5) a receiver is appointed to take possession of all or

EXECUTION VERSION

substantially all of the assets of the **Lessee**, or an assignment is made by **Lessee** for the benefit of its creditors, or any action is taken or suffered by the **Lessee** under any insolvency, bankruptcy or reorganization act.

25.B. Upon the occurrence of any of the above events of default, the **Lessor** shall have the option to perform any one or more of the following, in addition to, and not in limitation of, any other remedy or right permitted by law or in equity: (1) the **Lessor** may at once or any time thereafter, without notice to the **Lessee** or any other person, re-enter and repossess the Premises and remove all persons and effects therefrom, using such forces as may be needed without being deemed guilty in any manner of trespass or forcible entry or detainer; (2) the **Lessor** may at once or any time thereafter, without notice to the **Lessee** or any other person, re-enter the Premises and cure, correct or repair any condition which shall constitute a failure on the **Lessee's** behalf to keep, observe, perform, satisfy or abide by any term, condition, covenant, agreement or obligation of this Agreement or any alteration, amendment, change or addition thereto, and the **Lessee** shall fully reimburse and compensate the **Lessor** upon demand for any costs and expenses incurred in connection with such cure, correction or repair; (3) the **Lessor** may at once or any time thereafter either declare this Agreement to be terminated without prejudice to any and all rights which the **Lessor** may have against the **Lessee** for rents, damages or breach of this Agreement, or attempt to relet the Premises on such terms as the **Lessor** shall determine. **Lessor** shall make commercially reasonable efforts to re-let the Premises before holding **Lessee** liable for any remaining lease obligation. Such reletting shall not be considered as a surrender or acceptance back of the Premises or a termination of this Agreement, and the **Lessee** shall pay the **Lessor** any deficiency between the amount received, if any, from such reletting after such amount is applied first to **Lessor's** expenses in connection with re-entry, taking possession and reletting, including brokerage fees and commissions, alterations and redecorating as the **Lessor** may deem appropriate to prepare the Premises for reletting, and the amount of Monthly Base Rent payable by the **Lessee** hereunder. The foregoing remedies shall be available to **Lessor** on giving the **Lessee** fifteen (15) days' notice thereof in writing of its intention. However, if **Lessee** cures the default within fifteen (15) days of receipt of the notice mentioned above, then **Lessor's** foregoing remedies shall be abated, provided, however, if said default cannot be cured within thirty (30) days upon **Lessee's** exercise of reasonable diligence, **Lessee** shall have such longer time as is reasonably necessary to cure said default provided that **Lessee** commences said cure within said fifteen (15) day period and thereafter diligently prosecutes said cure to completion.

25.C. The **Lessee** hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of the **Lessee** being evicted or dispossessed for any cause, or in the event of the **Lessor** obtaining possession of the Premises by reason of the violation by the **Lessee** of any of the covenants and conditions of this Agreement or otherwise.

EXECUTION VERSION

25.D. Any obligation imposed by law upon the **Lessor** to re-let the Premises shall be subject to the permitted uses provided in this Agreement, and the **Lessor** may re-let the Premises on such terms and conditions as the **Lessor** may deem advisable. The failure of the **Lessor** to relet or, if the Premises are relet, to collect the rent under such reletting shall not release or affect the **Lessee's** liability for damages under this Agreement.

25.E. Unless otherwise specified in this Agreement, no remedy of the **Lessor** or the **Lessee** shall be considered exclusive of any other remedy, but each shall be distinct, separate and cumulative with all other available remedies. Each remedy available under this Agreement or at law or in equity may be exercised by the **Lessor** or the **Lessee** from time to time as often as the need may arise. No course of dealing between the **Lessor** and the **Lessee** or any delay or omission of the **Lessor** or the **Lessee** in exercising any right arising from the other party's default shall impair such right or be construed to be a waiver of a default.

25.F. The occurrence of any one or more of the following events shall constitute a default on the part of the **Lessor**: (1) The **Lessor** fails to perform or observe any term, covenant, agreement, or condition of this Agreement and such failure continues for a period of thirty (30) days after written notice from **Lessee** to **Lessor** specifying the default, provided that if such default cannot reasonably be cured within thirty (30) days, **Lessor** shall have such additional time as is reasonably necessary to cure the default, so long as **Lessor** promptly commences and diligently pursues such cure; (2) The **Lessor** fails to maintain the common areas, utilities, or other essential services, resulting in a material interference with **Lessee's** use and enjoyment of the Premises, and fails to remedy such condition within a commercially reasonable timeframe after written notice from **Lessee**; (3) The **Lessor's** actions, negligence, or willful misconduct result in a governmental order, regulatory violation, or code enforcement action against the Premises that materially affects **Lessee's** operations, and **Lessor** fails to cure such condition within thirty (30) days of written notice from **Lessee**; (4) The **Lessor** unlawfully interferes with or restricts **Lessee's** quiet enjoyment, access to, or use of the Premises in violation of this Agreement.

25.G Upon the occurrence of any of the above events of default, the **Lessee** shall have the option to perform any one or more of the following, in addition to, and not in limitation of, any other remedy or right permitted by law or in equity: (1) If the **Lessor** fails to perform a required repair, maintenance obligation, or other duty under this Agreement within the cure period set forth above, **Lessee** may, but is not obligated to, perform such obligation on behalf of the **Lessor**, and deduct the reasonable cost of such performance, including any related expenses, from the next installment(s) of rent due hereunder. **Lessor** shall reimburse **Lessee** for such costs within thirty (30) days of receiving an invoice; (2) If a **Lessor's** default materially impairs **Lessee's** ability to use the Premises for its intended purpose and **Lessor** fails to cure the default within the required timeframe, **Lessee** shall be entitled to an equitable abatement of rent until such default is cured; (3) If a **Lessor's** default remains uncured for more than ninety

EXECUTION VERSION

(90) days after notice, and such default materially affects **Lessee's** rights or ability to operate from the Premises, **Lessee** shall have the right to terminate this Agreement upon thirty (30) days' written notice to **Lessor**, without penalty.

SECTION 26 - VENUE; GOVERNING LAW; ATTORNEYS' FEES

26.A. Any dispute, claim, action, or appeal arising under this Agreement shall be brought in civil court in Hernando County, Florida. This Agreement shall be governed by the laws of Florida and shall be deemed to have been prepared jointly by the **Lessor** and the **Lessee**, and any uncertainty or ambiguity existing herein, if any, shall not be interpreted against either party, but shall be interpreted according to the application of the rules of interpretation for arm's-length agreements. Each party hereto agrees to bear their own attorneys' fees and costs in the event of any dispute, claim, action, or appeal arising out of or related to this Agreement.

SECTION 27 - FORCE MAJEURE

27.A. In the event either party hereto shall be delayed, hindered or prevented from the performance of any act required hereunder, by reason of governmental restrictions, scarcity of labor or materials, failure of power, strikes, riots, war, acts of God, or any other reason beyond the reasonable control of the party delayed, hindered or prevented from performing the act, then the performance of such act shall be excused for the period of the delay, and the period for performance of any such act shall be extended for a period equivalent to the period of such delay.

SECTION 28 - NOTICES

28.A. All notices, consents, waivers, demands, requests or other instruments required or permitted by this Agreement shall be deemed to have been sufficiently served if the same shall be in writing and placed in the United States mail, via certified mail or registered mail, return receipt requested, with proper postage prepaid and addressed to the other party hereto to the following addresses:

If to **Lessor**: Hernando County Administration
 15470 Flight Path Drive
 Brooksville, Florida 34604

If to **Lessee**: FHSC Real Property I, LLC
 PO Box 1289
 Tampa, FL 33601
 Attention: Senior Director, Strategic Assets & Real Estate

With a copy to: Carlton Fields
4221 W. Boy Scout Blvd. Ste. 1000
Tampa, FL 33607-5780
Attn: James J. Kennedy, III

SECTION 29 - ASSIGNMENT AND SUBLETTING

29.A. The **Lessee** may not assign, transfer, sublet, mortgage, pledge or encumber this Agreement or the Premises, in whole or in part without the prior written consent of the **Lessor**, which shall not to be unreasonably withheld, conditioned, or delayed. This does not exclude 3rd party service agreements pertaining to all lawful business conducted by **Lessee** as approved in Section 5.A above. Notwithstanding the foregoing, **Lessee** may assign this Lease or sublease the Premises without **Lessor's** consent (each, a "Permitted Transfer") to (a) any affiliate of **Lessee**, (b) any entity into which **Lessee** is merged or with which **Lessee** is consolidated, (c) any entity which acquires substantially all of **Lessee's** business and assets, or (d) Med-Trans Corporation ("Med-Trans") or a similar entity providing substantially similar services as Med-Trans, provided that: (i) **Lessee** is not in default beyond any applicable notice and cure period, (ii) the proposed transferee's use of the Premises remains consistent with the permitted use in this Agreement, and (iii) the transferee agrees in writing to be bound by all terms and conditions of this Agreement. For the purposes hereof, an "affiliate" shall mean any entity that controls, is controlled by, or is under common control with **Lessee**. Upon a Permitted Transfer, **Lessee** shall be released from all rights and obligations under the Agreement.

SECTION 30 - SUCCESSORS

30.A. This Agreement and the covenants and conditions contained herein shall be binding upon and inure to the benefit of the **Lessor** and its successors and assigns and shall be binding upon the **Lessee** and its successors.

SECTION 31 - ENTIRE AGREEMENT

31.A. This Agreement and the Exhibits hereto set forth the entire understanding between the **Lessor** and the **Lessee** concerning the subject matter of this Agreement and incorporate all prior negotiations and understandings, either oral or written. No alteration, amendment, change or addition to this Agreement shall be binding upon either party unless in writing and executed and delivered by both the **Lessor** and the **Lessee**.

SECTION 32 - SEVERABILITY

EXECUTION VERSION

32.A. If any term or provision of this Agreement 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 Agreement, 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 this Agreement shall be valid and enforced to the fullest extent permitted by law notwithstanding the invalidity of any other term or provision hereof.

SECTION 33 - RECORDING OF LEASE AGREEMENT

33.A. This Agreement shall be recorded at the **Lessee's** expense.

SECTION 34 - DESIGNATION OF LESSOR AGENT

34.A. This **Lessor** designates and the **Lessee** acknowledges that the Airport Manager shall perform on behalf of the **Lessor** all administrative acts required under this Agreement. However, the **Lessor** remains fully responsible for compliance with all obligations under this Agreement, and any decision or action by the Manager of the Airport shall be deemed an action of the **Lessor**.

34.B. The Manager of the Airport may enter the Premises only in accordance with the access provisions set forth in Section 35, including compliance with reasonable prior notice requirements and minimizing disruption to **Lessee's** operations. Any entry onto the Premises shall be solely for purposes related to this Agreement and shall not unreasonably interfere with **Lessee's** quiet enjoyment or business activities.

34.C. The Manager of the Airport shall not have unilateral authority to modify, terminate, or waive any terms of this Agreement without the express written authorization of the **Lessor** and the mutual written consent of **Lessee**.

SECTION 35 - ACCESS TO PREMISES

35.A. The **Lessor** and its authorized representatives and agents shall have the right to enter the Premises, upon providing at least twenty-four (24) hours prior written notice to **Lessee**, during all regular business hours, and in emergencies at all times, for the purpose of making repairs, installing utilities, providing services to the Premises, or making inspections or showing the same to prospective purchasers, lessors, or lenders. Such entry shall be conducted in a manner that does not unreasonably interfere with **Lessee's** business operations, and **Lessor** shall use reasonable efforts to minimize any disruption to **Lessee's** activities.

SECTION 36 - QUIET ENJOYMENT

EXECUTION VERSION

36.A. The **Lessee**, so long as **Lessee** does not default in the performance of any of the terms of this Agreement, shall peaceably and quietly hold, occupy and enjoy the Premises, during the term hereof without any hindrance by the **Lessor**.

SECTION 37 – RADON GAS

37.A **Lessor** hereby notifies **Lessee** of the following:

RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

SECTION 38 - EXECUTION IN COUNTERPARTS

38.A. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The remainder of this page is intentionally left blank.

EXECUTION VERSION

IN WITNESS WHEREOF, the **Lessor** and the **Lessee** have caused this Agreement to be executed in their respective names and their respective seals to be hereunto affixed and attested by their duly authorized officers.

ATTEST:

FHSC Real Property I, LLC

LESSEE



By: Mark Runyon 5/1/2025
Mark Runyon, Chief Financial Officer Date

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of May, 2025, by Mark Runyon as Chief Financial Officer of FHSC Real Property I, LLC who is personally known to me or who has produced _____ as identification.



Sarah Millan
(Signature of person taking acknowledgment)
Sarah Millan
(Name typed, printed or stamped)

LESSOR

By: _____
 Brian Hawkins, Chairman _____ Date _____

Jon Jouben
County Attorney

The foregoing instrument was acknowledged before me by means of ____physical presence or ____online notarization this ____ day of _____, 2025 by Brian Hawkins, Chairman of Hernando County Board of County Commissioner who is personally known to me or who has produced _____ as identification

(Signature of person taking acknowledgement)

(Name typed, printed or stamped)