

For recording use only

Prepared by: & Return to:  
Hernando County BOCC  
Gina Grimmer  
15800 Flight Path Dr.  
Brooksville, FL 34614  
Consideration: \$900,000.00

**CONSENT TO ASSIGNMENT OF GROUND LEASE FOR CHANGE OF OWNERSHIP  
FROM ANARAK CORPORATION TO PREMIER SURGE PROTECTION, INC.**

This CONSENT TO ASSIGNMENT OF GROUND LEASE FOR CHANGE OF OWNERSHIP (the "Consent") is made and entered into this 9th day of April, 2024, by and between HERNANDO COUNTY (the "County"), a political subdivision of the State of Florida whose mailing address is 15470 Flight Path Drive, Brooksville, Florida 34604, ANARAK CORPORATION, (the "Lessee") a Florida corporation whose mailing address is 15151 Technology Drive, and PREMIER SURGE PROTECTION, INC. "Assignee"), a Florida corporation, whose mailing address is 5500 E. Loop 820 S., Ste 205, Fort Worth, TX 76119, who are individually and collectively referred to as the "Party" or "Parties".

**RECITALS**

WHEREAS, the County and Anarak Corporation entered into a Ground Lease for certain real property described therein (the "Premises") dated April 6, 1999, recorded in Official Record Book 1261, Page 941 of the Public Records of Hernando County; and

WHEREAS, Section 9 of the Lease, "Assignment and Subletting", 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.

Witness our hands and seals upon the dates stated below.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

(COUNTY)

Hidi Kuyper, Deputy Clerk  
Doug Chorvat, Jr., Clerk  


By: EN 4-9-2024  
Elizabeth Narverud, Chairwoman Date

ATTEST:

ANARAK CORPORATION

(LESSEE)

Tyler Stapleton  
[print name] Tyler Stapleton

By: John Rakuciewicz 3-5-24  
John Rakuciewicz, President Date

ATTEST:

PREMIER SURGE PROTECTION, INC.

(ASSIGNEE)

Tyler Stapleton  
[print name] Tyler Stapleton

By: Jeff Edwards 3-7-24  
Jeff Edwards, Vice President Date

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

[Signature]  
County Attorney

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

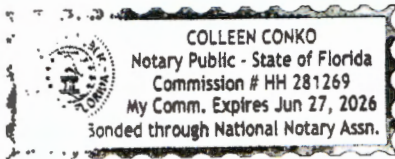


BY: Hidi Kuyper D.C.  
THIS 10 DAY OF April 20 24



STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9<sup>th</sup> day of April, 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.



Colleen Conko  
Notary Public (Signature of Notary)  
Colleen Conko  
(Name legibly printed, typewritten or stamped)

STATE OF FLORIDA  
COUNTY OF HERNANDO

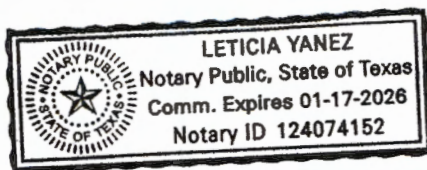
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5<sup>th</sup> day of March, 2024, by John Rakucwicz, as President of Anarak Corporation., who is personally known to me or who has produced FL/DL as identification.



Lisa M. Clark  
Notary Public (Signature of Notary)  
Lisa M. Clark  
(Name legibly printed, typewritten or stamped)

STATE OF Texas  
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7<sup>th</sup> day of March, 2024, by Jeff Edwards, as Vice President of Premier Surge Protection, Inc., who is personally known to me or who has produced TX/DL as identification.



Leticia Yanez  
Notary Public (Signature of Notary)  
Leticia Yanez  
(Name legibly printed, typewritten or stamped)