

ASSIGNMENT OF LEASEHOLD INTEREST

The undersigned authorized representative for the LESSOR, HERNANDO COUNTY BOARD OF COMMISSIONERS, hereby executes this Assignment of Ground Lease based upon the following information:

RECITALS

1. On May 1, 1984, the LESSOR, HERNANDO COUNTY BOARD OF COMMISSIONERS, and the LESSEE, KLD PARTNERSHIP, entered into a Ground Lease for the property located at 16150 Aviation Loop, Brooksville, Florida, that was recorded in Hernando County Official Records at Book 552, Page 1988, more specifically described by the legal description attached hereto as Exhibit A. (hereinafter referred to as the "Lease").

2. 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.

3. 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.

4. 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.

5. Mrs. Nita L. LeHeup died on January 28, 2020.

6. Upon 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. See attached copy of Letters of Administration, Exhibit B.

7. The Lease is now an asset of the Estate of Nita L. LeHeup and is so listed as part of the inventory of Mrs. LeHeup's Estate Administration, as Mrs. LeHeup prior to her death was the sole successor in interest to the interests of the LESSEE under the Lease.

WHEREFORE, the above paragraphs of the Recital are herein incorporated and acknowledged by the LESSOR and the LESSEE;

WHEREFORE, the LESSOR here by acknowledges that the Estate of Nita L. LeHeup is the successor in interest to the original LESSEE; and

WHEREFORE, the LESSOR hereby shall execute this Assignment pursuant to provisions of Section 9 of the Lease for the purpose of clarifying the current successor in interest to the rights and duties of the LESSEE under the Lease.

All terms and conditions of the Lease are hereby ratified and the duties and responsibilities of the LESSOR and LESSEE to the Lease shall continue on the terms and conditions as provided in the Lease. The LESSOR and LESSEE agree that this assignment shall be recorded in the Official Records of Hernando County, Florida with the LESSEE paying all costs of recordation.

IN WITNESS HEREOF, the LESSOR has caused this Assignment of Lease to be executed by the authorized representative of the LESSOR, as of the date stated below.

HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

By: [Signature]

Print Name: John Allacco

Print Title: Chairman

Dated: March 23, 2021

Attest:

Susan Bueus, Deputy Clerk
for Douglas A. Chorvat, Jr.

Print Name: Douglas A. Chorvat, Jr.

Print Title: Clerk of Circuit Court



Agreed and approved by :

Estate of Nita L. LeHeup

By: [Signature]

Randall L. LeHeup, Personal Representative

Personal Representative

Dated: 2-3-21

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY [Signature]

County Attorney's Office

EXHIBIT A

Lots 8 and 9 of the Hernando County Airport Industrial Park, Unit 1, as recorded in the
Plat Book 17, Pages 80-83, Public Records of Hernando County, Florida.

EXHIBIT "B"

IN THE CIRCUIT COURT FOR HILLSBOROUGH
COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

NITA LINDSEY LEHEUP
A/K/A NITA L. LEHEUP
Deceased.

File No. 20-CP-001783
Division

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, NITA LINDSEY LEHEUP A/K/A NITA L. LEHEUP, a resident of HILLSBOROUGH County, Florida, died on January 28, 2020, owning assets in the State of Florida, and

WHEREAS, Randall L. LeHeup has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Randall L. LeHeup duly qualified under the laws of the State of Florida to act as personal representative of the estate of NITA LINDSEY LEHEUP A/K/A NITA L. LEHEUP, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on _____, 2020.

20-CP-001783 9/29/2020 10:12:14 PM
20-CP-001783 9/29/2020 10:12:14 PM

STATE OF FLORIDA COUNTY OF HILLSBOROUGH
THIS IS TO CERTIFY THAT THE FOREGOING
IS A TRUE AND CORRECT COPY OF THE
DOCUMENT ON FILE IN MY OFFICE AND
THE SAME IS IN FULL FORCE AND EFFECT
THIS 7 DAY OF Oct 20 20



PAT FRANK
CLERK OF THE CIRCUIT COURT
E. J. Anseton
AS DEPUTY CLERK

VIVIAN T. CORVO, Circuit Judge

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



BY: Sue Burns D.C.
THIS 24th DAY OF March 21

Nathan L. Townsend, P.A.



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February 11, 2021

VIA U.S. MAIL

Kevin Daugherty
Airport Manager
15800 Flight Path Drive
Brooksville, FL 34604

Re: Estate of Nita LeHeup

Dear Mr. Daugherty:

Please find enclosed the Original signed Assignment of Leasehold Interest for the land lease related to the LeHeups at the Brooksville Airport.

I understand that this will be signed via Hernando County Board of Commissioners, and then recorded. If you require any additional information or documentation, please contact me directly.

Thank you for your attention to this matter.

Sincerely,

NATHAN L. TOWNSEND, P.A.

Nathan L. Townsend, President

Encls.

Cc: Randall LeHeup, Personal Rep.

