

**FIRST AMENDMENT TO
AVIATION GROUND LEASE AGREEMENT**

THIS IS A FIRST AMENDMENT TO THE GROUND LEASE AGREEMENT dated this 24th day of June, 2025 (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 (1/12th 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 <u>(December 1, 2021 – November 30, 2026)</u>	\$0.13 cents per square foot
Years 6-10 <u>(December 1, 2026 – November 30, 2031)</u>	\$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

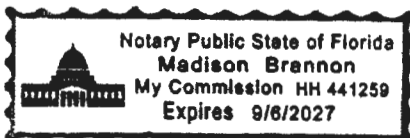
[Print Name]

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 28th 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)

[Signature]
Douglas A. Chorvat, Jr.
CLERK OF CIRCUIT COURT



By:

Brian Hawkins
Chairman

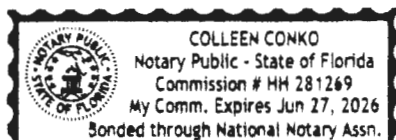
6-24-2025
Date

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 24th day of June, 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.



Colleen Conko
(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.

3175 PLATE COORDINATES
NORTHING: 9069024.98
EASTING: 903734.38
(FOR PLAT BOOK 32, PAGES 3 & 4)

N
0 40 80
SCALE: 1" = 50'
(1" LONG = 5' SCALE ON GRID)

SECTION CURVE TABLE FOR THE PLAT OF
CORPORATE DRIVE AND LOT 1, 6, 7, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 17AA, 17AB, 17AC, 17AD, 17AE, 17AF, 17AG, 17AH, 17AI, 17AJ, 17AK, 17AL, 17AM, 17AN, 17AO, 17AP, 17AQ, 17AR, 17AS, 17AT, 17AU, 17AV, 17AW, 17AX, 17AY, 17AZ, 17BA, 17BB, 17BC, 17BD, 17BE, 17BF, 17BG, 17BH, 17BI, 17BJ, 17BK, 17BL, 17BM, 17BN, 17BO, 17BP, 17BQ, 17BR, 17BS, 17BT, 17BU, 17BV, 17BW, 17BX, 17BY, 17BZ, 17CA, 17CB, 17CC, 17CD, 17CE, 17CF, 17CG, 17CH, 17CI, 17CJ, 17CK, 17CL, 17CM, 17CN, 17CO, 17CP, 17CQ, 17CR, 17CS, 17CT, 17CU, 17CV, 17CW, 17CX, 17CY, 17CZ, 17DA, 17DB, 17DC, 17DD, 17DE, 17DF, 17DG, 17DH, 17DI, 17DJ, 17DK, 17DL, 17DM, 17DN, 17DO, 17DP, 17DQ, 17DR, 17DS, 17DT, 17DU, 17DV, 17DW, 17DX, 17DY, 17DZ, 17EA, 17EB, 17EC, 17ED, 17EE, 17EF, 17EG, 17EH, 17EI, 17EJ, 17EK, 17EL, 17EM, 17EN, 17EO, 17EP, 17EQ, 17ER, 17ES, 17ET, 17EU, 17EV, 17EW, 17EX, 17EY, 17EZ, 17FA, 17FB, 17FC, 17FD, 17FE, 17FF, 17FG, 17FH, 17FI, 17FJ, 17FK, 17FL, 17FM, 17FN, 17FO, 17FP, 17FQ, 17FR, 17FS, 17FT, 17FU, 17FV, 17FW, 17FX, 17FY, 17FZ, 17GA, 17GB, 17GC, 17GD, 17GE, 17GF, 17GG, 17GH, 17GI, 17GJ, 17GK, 17GL, 17GM, 17GN, 17GO, 17GP, 17GQ, 17GR, 17GS, 17GT, 17GU, 17GV, 17GW, 17GX, 17GY, 17GZ, 17HA, 17HB, 17HC, 17HD, 17HE, 17HF, 17HG, 17HH, 17HI, 17HJ, 17HK, 17HL, 17HM, 17HN, 17HO, 17HP, 17HQ, 17HR, 17HS, 17HT, 17HU, 17HV, 17HW, 17HX, 17HY, 17HZ, 17IA, 17IB, 17IC, 17ID, 17IE, 17IF, 17IG, 17IH, 17II, 17IJ, 17IK, 17IL, 17IM, 17IN, 17IO, 17IP, 17IQ, 17IR, 17IS, 17IT, 17IU, 17IV, 17IW, 17IX, 17IY, 17IZ, 17JA, 17JB, 17JC, 17JD, 17JE, 17JF, 17JG, 17JH, 17JI, 17JJ, 17JK, 17JL, 17JM, 17JN, 17JO, 17JP, 17JQ, 17JR, 17JS, 17JT, 17JU, 17JV, 17JW, 17JX, 17JY, 17JZ, 17KA, 17KB, 17KC, 17KD, 17KE, 17KF, 17KG, 17KH, 17KI, 17KJ, 17KK, 17KL, 17KM, 17KN, 17KO, 17KP, 17KQ, 17KR, 17KS, 17KT, 17KU, 17KV, 17KW, 17KX, 17KY, 17KZ, 17LA, 17LB, 17LC, 17LD, 17LE, 17LF, 17LG, 17LH, 17LI, 17LJ, 17LK, 17LL, 17LM, 17LN, 17LO, 17LP, 17LQ, 17LR, 17LS, 17LT, 17LU, 17LV, 17LW, 17LX, 17LY, 17LZ, 17MA, 17MB, 17MC, 17MD, 17ME, 17MF, 17MG, 17MH, 17MI, 17MJ, 17MK, 17ML, 17MN, 17MO, 17MP, 17MQ, 17MR, 17MS, 17MT, 17MU, 17MV, 17MW, 17MX, 17MY, 17MZ, 17NA, 17NB, 17NC, 17ND, 17NE, 17NF, 17NG, 17NH, 17NI, 17NJ, 17NK, 17NL, 17NM, 17NO, 17NP, 17NQ, 17NR, 17NS, 17NT, 17NU, 17NV, 17NW, 17NX, 17NY, 17NZ, 17OA, 17OB, 17OC, 17OD, 17OE, 17OF, 17OG, 17OH, 17OI, 17OJ, 17OK, 17OL, 17OM, 17ON, 17OO, 17OP, 17OQ, 17OR, 17OS, 17OT, 17OU, 17OV, 17OW, 17OX, 17OY, 17OZ, 17PA, 17PB, 17PC, 17PD, 17PE, 17PF, 17PG, 17PH, 17PI, 17PJ, 17PK, 17PL, 17PM, 17PN, 17PO, 17PP, 17PQ, 17PR, 17PS, 17PT, 17PU, 17PV, 17PW, 17PX, 17PY, 17PZ, 17QA, 17QB, 17QC, 17QD, 17QE, 17QF, 17QG, 17QH, 17QI, 17QJ, 17QK, 17QL, 17QM, 17QN, 17QO, 17QP, 17QQ, 17QR, 17QS, 17QT, 17QU, 17QV, 17QW, 17QX, 17QY, 17QZ, 17RA, 17RB, 17RC, 17RD, 17RE, 17RF, 17RG, 17RH, 17RI, 17RJ, 17RK, 17RL, 17RM, 17RN, 17RO, 17RP, 17RQ, 17RR, 17RS, 17RT, 17RU, 17RV, 17RW, 17RX, 17RY, 17RZ, 17SA, 17SB, 17SC, 17SD, 17SE, 17SF, 17SG, 17SH, 17SI, 17SJ, 17SK, 17SL, 17SM, 17SN, 17SO, 17SP, 17SQ, 17SR, 17SS, 17ST, 17SU, 17SV, 17SW, 17SX, 17SY, 17SZ, 17TA, 17TB, 17TC, 17TD, 17TE, 17TF, 17TG, 17TH, 17TI, 17TJ, 17TK, 17TL, 17TM, 17TN, 17TO, 17TP, 17TQ, 17TR, 17TS, 17TT, 17TU, 17TV, 17TW, 17TX, 17TY, 17TZ, 17UA, 17UB, 17UC, 17UD, 17UE, 17UF, 17UG, 17UH, 17UI, 17UJ, 17UK, 17UL, 17UM, 17UN, 17UO, 17UP, 17UQ, 17UR, 17US, 17UT, 17UU, 17UV, 17UW, 17UX, 17UY, 17UZ, 17VA, 17VB, 17VC, 17VD, 17VE, 17VF, 17VG, 17VH, 17VI, 17VJ, 17VK, 17VL, 17VM, 17VN, 17VO, 17VP, 17VQ, 17VR, 17VS, 17VT, 17VU, 17VV, 17VW, 17VX, 17VY, 17VZ, 17WA, 17WB, 17WC, 17WD, 17WE, 17WF, 17WG, 17WH, 17WI, 17WJ, 17WK, 17WL, 17WM, 17WN, 17WO, 17WP, 17WQ, 17WR, 17WS, 17WT, 17WU, 17WV, 17WW, 17WX, 17WY, 17WZ, 17XA, 17XB, 17XC, 17XD, 17XE, 17XF, 17XG, 17XH, 17XI, 17XJ, 17XK, 17XL, 17XM, 17XN, 17XO, 17XP, 17XQ, 17XR, 17XS, 17XT, 17XU, 17XV, 17XW, 17XX, 17XY, 17XZ, 17YA, 17YB, 17YC, 17YD, 17YE, 17YF, 17YG, 17YH, 17YI, 17YJ, 17YK, 17YL, 17YM, 17YN, 17YO, 17YP, 17YQ, 17YR, 17YS, 17YT, 17YU, 17YV, 17YW, 17YX, 17YY, 17YZ, 17ZA, 17ZB, 17ZC, 17ZD, 17ZE, 17ZF, 17ZG, 17ZH, 17ZI, 17ZJ, 17ZK, 17ZL, 17ZM, 17ZN, 17ZO, 17ZP, 17ZQ, 17ZR, 17ZS, 17ZT, 17ZU, 17ZV, 17ZW, 17ZX, 17ZY, 17ZZ, 17AA, 17AB, 17AC, 17AD, 17AE, 17AF, 17AG, 17AH, 17AI, 17AJ, 17AK, 17AL, 17AM, 17AN, 17AO, 17AP, 17AQ, 17AR, 17AS, 17AT, 17AU, 17AV, 17AW, 17AX, 17AY, 17AZ, 17BA, 17BB, 17BC, 17BD, 17BE, 17BF, 17BG, 17BH, 17BI, 17BJ, 17BK, 17BL, 17BM, 17BN, 17BO, 17BP, 17BQ, 17BR, 17BS, 17BT, 17BU, 17BV, 17BW, 17BX, 17BY, 17BZ, 17CA, 17CB, 17CC, 17CD, 17CE, 17CF, 17CG, 17CH, 17CI, 17CJ, 17CK, 17CL, 17CM, 17CN, 17CO, 17CP, 17C

[illegible][illegible][illegible]

CONTROL & CORNER LEGEND	
<input type="checkbox"/> Found AS LABELED <input type="checkbox"/> Found AS LABELED <input type="checkbox"/> Set 1/2" Iron Rod 1/4" Dia 5/16"	<input type="checkbox"/> Found AS LABELED <input type="checkbox"/> Set 4/8" x 24" Gal LWP 1/2"
<input type="checkbox"/> Found AS LABELED <input type="checkbox"/> Set 1/2" Iron Rod 1/4" Dia 5/16"	<input type="checkbox"/> Found AS LABELED <input type="checkbox"/> Set 4/8" x 24" Gal LWP 1/2"
Elevation shown refer to: Final Flood Certification: According to 7.2.8.8 Mo Community Permit NCN009-1928-0 - Dated 05-04-17 The property appears to be the Base Elevation of _____ and the Base Flood Elevation is _____	
ONLY AND DATED 12-01-1962 ONLY AND DATED 12-01-1962 ONLY AND DATED 12-01-1962	


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. CARINCE</u>	Date of Map: <u>05-14-2004</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 # : 017386-60 ADDRESS # : 15421 TECHNOLOGY PARCEL I.D. # : R- Z CAP 18 0000	
SECTION	23 TWP 23 S. RANGE 11

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY HEREIN WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 1, ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.02 AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.


 JAMES W. COFFIN
 Professional Surveyor and Mapper
 Florida Registration No. 38882
 C.E. McLean Associates, Inc. LB 037332

6-07-24
 Date of Field Work

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF THE SURVEYOR OR MAPPER, THIS DRAWING, MAP, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.

Anti-Human Trafficking Affidavit

In compliance with Fla. Stat. § 787.06(13), this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with Hernando County or any of its subordinate units (the "Governmental Entity").

1. My name is Bart Gray and I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with Global Jetcare, a non-governmental entity (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of Nongovernmental Entity.
3. Neither Nongovernmental Entity, nor any of its subsidiaries or affiliates, uses *coercion* for *labor* or *services*, as such italicized terms are defined in Fla. Stat. § 787.06, as it may be amended from time to time.
4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. This declaration is made pursuant to Fla. Stat. § 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I Bart Gray, declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NAUGHT.

GLOBAL JETCARE, INC.

Name of Nongovernmental Entity

Bart T. Gray

Printed Name of Affiant

President

Title of Affiant

Bart T. Gray
Signature of Affiant

28-MAY-25
Date