

**Amendment Two to
Lease Agreement
Between
Alachua County
and
State of Florida Department of Environmental Protection,
Division of Recreation and Parks**

This Amendment Two to Lease Agreement ("Amendment") is made and entered into this ____ day of _____, 2013, by and between **ALACHUA COUNTY**, a political subdivision of the State of Florida, as "**Lessor**," and the **STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF RECREATION AND PARKS**, as "**Lessee**," authorizing Lessee to manage a certain parcel as part of Paynes Prairie Preserve State Park.

WITNESSETH THAT:

WHEREAS, Lessor and Lessee entered into a lease agreement ("Lease Agreement") on May 8, 2007, for Lessor-owned 25-acre property being managed by Lessee as part of Paynes Prairie Preserve State Park, and

WHEREAS, On April 20, 2011, Lessor and Lessee amended the Lease Agreement to add the Lessor-owned "Edwards Parcel," located adjacent to Paynes Prairie Preserve State Park, and

WHEREAS, Lessor owns a certain property known as "the Teuton Parcel," also located adjacent to Paynes Prairie Preserve State Park, and

WHEREAS, Lessor is desirous to lease the Teuton Parcel to Lessee to manage as part of Paynes Prairie Preserve State Park, and

WHEREAS, Lessee is willing to manage the Teuton Parcel as part of Paynes Prairie Preserve State Park.

NOW THEREFORE, Lessor and Lessee, in consideration of the mutual benefits flowing from each to the other, do hereby agree as follows:

1. The legal description of the Leased Premises set forth in Exhibit "A" of the Lease Agreement is hereby amended to include the Teuton Parcel which is more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

2. Paragraph 8 is revised in its entirety to read: Contacts. Whenever either party desires or is required to give notice to the other, notice must be given in writing and either delivered personally, transmitted via facsimile transmission, mailed postage prepaid, electronic mail or sent by overnight courier to the following address or to such other address as is designated by the party:

Matthew Klein
Office of Park Planning
Division of Recreation and Parks
State of Florida Department of Environmental Protection
3900 Commonwealth Blvd, M.S. 525
Tallahassee, Florida 32399
Tel: (850) 245-2080

Ramesh Buch

Alachua County
408 West University Avenue,
Suite 106
Gainesville, FL 32601
(352) 264-6804

3. It is understood and agreed by **Lessor** and **Lessee** that in each and every respect the terms of the Lease Agreement, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by **Lessor** and **Lessee** as of the date of this Amendment.

4. It is understood and agreed by **Lessor** and **Lessee** that this Amendment is hereby binding upon **Lessor** and **Lessee** and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Amendment Two to be executed on the day and year first above written.

“Lessor”

ALACHUA COUNTY, FLORIDA
By its BOARD OF COUNTY COMMISSIONERS

By: _____
Mike Byerly, Chair

Witness

Print/Type Witness Name

Witness

Print/Type Witness Name

(OFFICIAL SEAL)
ATTEST:

By: _____
J.K. Irby, Clerk

Approved for Form

County Attorney

"Lessee"

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF RECREATION AND PARKS

Witness _____ By: _____ Lewis P. Scruggs, Chief Office of Park Planning

Print/Type Witness Name

Witness

Print/Type Witness Name

State of Florida County of Leon

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Lewis P. Scruggs as Chief, Office of Park Planning, on behalf of the Division of Recreation and Parks, State of Florida Department of Environmental Protection. He is personally known to me.

Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

Approved for Form and Legality

DEP Attorney

Exhibit "A"

Legal Description
Teuton Property

That portion of that certain tract of land described in Official Records Book 3376, page 89 of the Public Records of Alachua County, Florida, lying southerly of the southwesterly right-of-way line of State Road No. 20. Official Records Book 3376, page 89 of the Public Records of Alachua County, Florida

Commence 15 feet East of NW corner of Section, run South 1013 feet to RR right of way, East 172 feet North 1013 feet to North line of Section, West 172 feet to beginning, Section 19, Township 10 South, Range 21 East, of the Public Records of Alachua County, Florida. See Tax Deed recorded on O.R. Book 152, page 143, of the Public Records of Alachua County, Florida;

Less: A parcel of land in Section 19, Township 10 South, Range 21 East, Alachua County, Florida being more particularly described as follows:

Commence on the North line of Section 19, Township 10 South, Range 21 East, at a point 59.48 feet Easterly from the Northwest corner of said Section 19; thence run South 88°35'03" West along the North line of said Section 19, a distance of 51.93 feet to a point on the Westerly Right of Way line of State Road No. 20, said point being on the arc of a curve concave Northeasterly having a radius of 1,959.86 feet; thence Southeasterly along said Westerly right of way line and along the arc of said curve through an angle of 00°45'47", a distance of 26.10 feet, said arc being subtended by a chord bearing and distance of Section 17 14'58" East, 26.10 feet to the POINT OF BEGINNING; thence continue Southeasterly along said Westerly right to way line and along the arc of said curve through an angle of 12°49'01", a distance of 433.42 feet, said arc being subtended by a chord bearing and distance of South 24°02'22" East, 437.50 feet; thence South 00°51'15" East, a distance of 240.53 feet to a point on the arc of a curve concave Northeasterly having a radius of 1,637.27 feet; thence Northwesterly along the arc of said curve through an angle of 03°39'09", a distance of 104.38 feet, said arc being subtended by a chord bearing and distance of North 35°09'29" West, 104.36 feet to the end of said curve, and to the beginning of a curve concave Northeasterly having a radius of 2,089.86 feet; thence Northwesterly along the arc of said curve through an angle of 06°25'44", a distance of 234.50 feet, said arc being subtended by a chord bearing and distance of North 30°07'02" West, 234.37 feet; thence North 00°40'12" West, a distance of 352.03 feet to the POINT OF BEGINNING. Containing 1.136 acres, more or less.

ALSO BEING DESCRIBED AS:

A portion of the Northwest 1/4 of Section 19, Township 10 South, Range 21 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 10 South, Range 21 East, Alachua County, Florida and run thence North 88°34'30" East, along the north line of said Section 19, a distance of 15.00 feet to the northwest corner of that certain tract of land as described in Official Records Book 3376, page 89 of the Public Records of Alachua County, Florida; thence South 00°53'47" East, along the west line of said certain tract of land, 15.00 easterly of (measured perpendicular) and parallel with the west boundary of said Section 19, a distance of 380.65 feet to a point on the southwesterly right-of-way line of State Road No. 20 and the Point of Beginning; thence continue South 00°53'47" East, along said west line of said certain tract of land, 645.32 feet to a point on the former northerly right-of-way line of the Seaboard Coast Line Railroad (60' Right-of-Way); thence South 77°53'59" East, along said former northerly right-of-way line, 176.52 feet; thence North 00°53'47" West, parallel with said west boundary of Section 19 and along the east line of said certain tract of land, 396.85 feet to a point on said southwesterly right-of-way line of State Road No. 20, said point lying on the arc of a curve, concave northeasterly, having a radius of 1637.27 feet; thence northwesterly, along said southwesterly right-of-way line and along the arc of said curve, through a central angle of 03°40'43", an arc distance of 105.12 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 35°10'01" West, 105.10 feet, the end of said curve being the beginning of a curve concave northeasterly, having a radius of 2089.86 feet; thence northwesterly, along the arc of said curve and along said southwesterly right-of-way line, through a central angle of 06°19'49", an arc distance of 230.90 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of North 30°09'45" West, 230.78 feet.

Containing 2.021 acres (88,018 square feet), more or less.