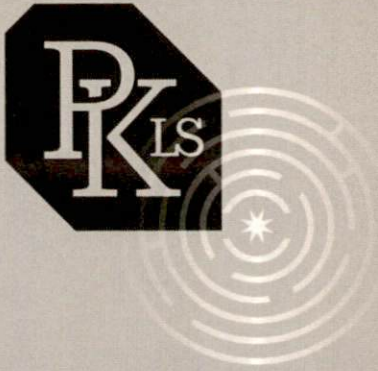




PK LEGAL SERVICES LLC

September 23, 2026

David Kraus
County Manager
Columbia County
P.O. Box 1529
Lake City, Florida 32056-1529

SENT VIA EMAIL: dkraus@columbiacountyfla.com

RE: Engagement Agreement for Legal Services

Dear Mr. Kraus:

On December 4, 2025, the Board of County Commissioners of Columbia County, Florida, (the County) approved an engagement letter for legal services with Balch & Bingham, LLP. As you know, the scope of this engagement is for legal representation of the County's Planning & Zoning Board and Board of Adjustment (the Boards). This engagement is ongoing with myself, Patrick W. Krechowski, as the sole attorney representing the Boards and working with the County's planning staff.

The purpose of this engagement letter is to transfer the above referenced matter from Balch & Bingham, LLP to PK Legal Services, LLC. I am the sole law partner and co-manager of PK Legal Services, LLC, which is a Florida registered company. The previously approved scope of services will remain the same, as will the rate and fee structure, both of which are set forth below. I am delighted to continue serving the County and appreciate both your and the Commission's consideration.

Scope of Engagement. I have been engaged to advise the County's Planning & Zoning Board, Board of Adjustment and County Building and Zoning Department in land use, zoning, building and related matters. My acceptance of this engagement does not involve an undertaking to represent the County in any other matter.

Fees. PK Legal Services, LLC ("PK Legal") will bill monthly for the time and resources devoted to this matter at a flat, monthly amount of \$10,000.00. This flat fee shall cover all work dedicated to the above described scope of work, with no limit on the number of hours worked per month. This flat fee rate does not include any work associated with litigation, adversarial proceedings involving "opposing" counsel or interested parties, or special projects. the Standard Terms of Representation.

Standard Terms of Representation. Additional information regarding fees and other important matters appears in the enclosed Standard Terms of Representation, which are incorporated as part of this letter and which you should review carefully before agreeing to our engagement. Please indicate your acceptance of the terms of this letter and the Standard Terms of Representation by signing and returning a copy of this letter. Please do not hesitate to contact me with any questions.

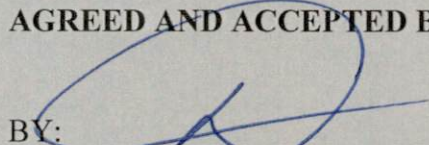
Sincerely,

Patrick W. Krechowski

Patrick W. Krechowski, Esq.

C: Joel Foreman, County Attorney (joel@foreman.law)

AGREED AND ACCEPTED BY:

BY: 

David Kraus, County Manager
Columbia County, Florida

DATE: 9/29/24

Standard Terms of Representation

Entire Agreement

The engagement letter and these Standard Terms of Representation constitute the entire agreement between you and PK Legal Services, LLC regarding my representation of you as described in the Scope of Services. They supersede any prior understandings and agreements, written or oral, and may not be changed by any subsequent billing requirements, outside counsel guidelines, or other communication without my consent.

Represented Parties

I represent Columbia County as identified in the engagement letter and Scope of Services. Representation of any associates or affiliates must be identified and mutually agreed upon. Representation of Columbia County does not prohibit this firm from representing other clients of the firm provided such representation is not directly adverse to Columbia County and does not otherwise create a conflict of interest. This firm may request a waiver from Columbia County should an apparent conflict arise. Columbia County has the sole discretion to grant or deny such waiver request.

Scope of Engagement

The scope of engagement between Columbia County and PK Legal Services, LLC, is defined in and limited by the engagement letter.

Client Responsibilities

Columbia County agrees to pay my fees and expenses incurred in representing the company. In addition, Columbia County agrees to provide complete and accurate information on the matters involved in this representation and to cooperate with my requests for information, communication and decision-making.

Advice About Possible Outcomes

During this representation, I may express opinions on factual issues, legal problems, courses of action, strategy or possible outcomes. Such statements are expressions of opinion only, preliminary in nature based on information available to me at the time and are not promises or guarantees.

Term of Engagement

Columbia County may, at any time, terminate our representation upon written notice to PK Legal Services, LLC. Such termination shall not, however, relieve Columbia County of the obligation to pay for all services already rendered and expenses already incurred, including work in progress at the time of termination.

I reserve the right to withdraw my representation as required or permitted by the applicable rules of professional conduct upon written notice to Columbia County. In such event, I will take reasonable and practical steps to protect your interests in the matter involved in the representation, and you agree to cooperate with any action necessary to withdraw. I will be entitled to payment for all services rendered and expenses incurred on behalf of Columbia County through the date of withdrawal.

Conclusion of Representation; Retention and Disposition of Documents

Unless terminated, my representation of Columbia County pursuant to the engagement letter, will end upon its completion, as evidenced by delivery of my final statement for services rendered in the matter, a formal letter of completion or six (6) months of no activity.

If requested, Columbia County's documents and any property will be returned to you upon payment of outstanding fees and expenses, although I reserve the right to maintain copies of any documents I deem appropriate. I will retain my own files pertaining to the representation, including firm administrative records and internal work-product. I reserve the right to dispose of any such documents, property or files retained by PK Legal Services, LLC, in accordance with firm records retention policy.

Fees and Payment

Fees for the matters set forth in the Scope of Services shall be charged at a monthly, flat rate of \$10,000.00.

PK Legal Services, LLC will bill Columbia County monthly for fees and any agreed upon expenses. Payment is due properly upon receipt of billing statement. If the account becomes delinquent, and satisfactory payment terms are not agreed upon, I may withdraw from the representation and pursue collection of the account.

Retainer and Trust Deposits

At this time, no retainer is required for this matter.

All trust deposits received, including retainers, are placed in a trust account pursuant to the rules of The Florida Bar.

Future or Additional Engagements

Unless expressly agreed to in writing, any future or additional matter with which I assist Columbia County will be governed by these Standard Terms of Representation.

Insurance

PK Legal Services, LLC, will, at all times, maintain a general commercial liability policy no less than \$1,000,000.00 per occurrence and no less than \$2,000,000.00 in the aggregate. PK Legal Services, LLC, will, at all times, maintain a professional liability insurance policy no less than \$1,000,000.00 per claim.

Corporate Transparency Act

This engagement does not include legal advice relating to any potential reporting obligations, beneficial ownership analysis, or other assistance relating to the Corporate Transparency Act (CTA) absent a further express written agreement. This includes engagements where I am assisting with (i) forming, registering, licensing, or otherwise qualifying a new legal entity, or (ii) a transaction that may trigger a reporting obligation. Compliance with the CTA is the responsibility of the reporting company(ies), not PK Legal Services, LLC. In no event shall I have any obligation to notify you or monitor for changes that may require updates or amendments to your CTA reports even if I become aware of them.