

## LEASE AGREEMENT

Lease agreement made between **LEXINGTON ESTATES, LLC** of 20638 NW 78th AVE, Alachua, FL 32615, hereinafter referred to as "LESSOR, Jesse Lloyd Cooper of 155 NW Orbison Dr, Lake City, FL 32055, hereinafter referred to as "LESSEE.

Lessor hereby leases to Lessee the premises described as follows:

### Legal Description

16-2S-16 LOT 12 SUWANNEE HIGHLANDS S/D. Tax Parcel #01631-012. ADDRESS:  
212 NW Landress Terr, Lake City, FL Columbia County, Florida

1. **EFFECTIVE DATE.** The effective date of this Contract shall be July 20, 2020.
2. **TERMS:** Lessee shall pay Lessor rental in the amount of **\$283.00 monthly**. Lease commencing July 20, 2020, and due on the **20th of each month** thereafter. The lease payment shall be deemed to be in default if payment of a lease payment is not received by Lessor within fifteen (15) days from the due date. Moreover, a late fee of ten percent (10%) shall be paid on any payment made five or more days late. In addition, a charge of \$35.00 per check is imposed for any returned checks.
3. **UTILITIES AND MAINTENANCE:** Lessee shall be responsible for all utilities and maintenance. Property leased "as is". LESSOR shall have no maintenance obligations or responsibilities. Lessee shall comply with all building, zoning and health codes and other applicable laws for said leased premises. **LESSEE RESPONSIBLE FOR MEETING COUNTY CODE REQUIRMENTS PRIOR TO OCCUPANCY.**
4. **DEFAULT:** In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, Lessor shall have full rights to terminate this Lease in accordance with state law and re-enter and claim possession of the leased premises in addition to such other remedies available to Lessor arising from said breach.
5. **LIABILITY RELEASE:** LESSEE shall NOT hold LESSOR liable for any liabilities that may occur, while on said property, while under said contract. No Trampolines, dogs or swimming pools allowed unless Buyer's liability insurance specifically covers that risk. It is the LESSEE responsibility to provide Liability Insurance naming **NORTHERN ALACHUA HOLIDNGS, LLC** as an additional insured, PRIOR to occupying property.
6. **LESSORS ACCESS TO PREMISES:** LESSOR may enter the premises in the following circumstances:
  - A. At any time for the protection or preservation of the premises.

B. To inspect the premises under the following:

1. If LESSEE is in default and after reasonable notice to BUYER and at reasonable time.

**7. OTHER AGREEMENTS:** No trampolines, dogs or swimming pools allowed unless LESSEE'S Liability Insurance specifically covers that risk. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof. No travel trailers, camper, shed or tent can be used as a dwelling on any Lot.

**EXECUTED by LESSOR the 20<sup>th</sup> day of July 2020.**



**Mark P. Sullivan**  
Managing Member  
386-462-1776 hm  
352-215-1018 mobile



**Nancy J. Sullivan**  
Managing Member

**Sullivan1776@windstream.net**

**EXECUTED by LESSEE this 20th day of July 2020**

  
**Jesse Lloyd Cooper**  
Cell #386-292-3856