



### THIRD AMENDMENT TO OCALA REGIONAL SPORTSPLEX LEASE AGREEMENT

THIS THIRD AMENDMENT TO OCALA REGIONAL SPORTSPLEX LEASE AGREEMENT ("Third Amendment") is entered into by and between the **CITY OF OCALA**, a Florida municipal corporation ("City") and **JEREMIAHA GATES** ("Tenant").

**WHEREAS**, on January 10, 2023, City and Tenant entered into an Agreement to Lease Ocala Regional Sportsplex (the "Original Agreement"), City of Ocala Contract Number: REC/230104, for a term of one (1) year, from January 1, 2023, to December 31, 2023; and

**WHEREAS**, on November 30, 2023, City and Tenant entered into a First Amendment to Agreement to Lease Ocala Regional Sportsplex (the "First Amendment"), to extend the contract term of the Original Agreement for an available one (1) year renewal period; and

**WHEREAS**, on March 24, 2025, City and Tenant entered into a Second Amendment to Agreement to Lease Ocala Regional Sportsplex (the "Second Amendment"), to further amend the Schedule of Use to include an additional game as outlined in **Exhibit A – Amended Schedule of Use**; and

**WHEREAS**, City and Tenant now desire to extend the Original Agreement, as amended, for a one (1) year renewal period available under the terms of the Original Agreement, and further amend the Schedule of Use as outlined in **Exhibit A – Second Amended Schedule of Use**.

**NOW THEREFORE**, in consideration of the foregoing recitals, the following mutual covenants and conditions, and other good and valuable consideration, City and Tenant agree as follows:

1. **RECITALS.** City and Tenant hereby represent, warrant, and agree that the Recitals set forth above are true and correct and are incorporated herein by reference.
2. **INCORPORATION OF ORIGINAL AGREEMENT.** The Original Agreement, as amended, between City and Tenant is hereby incorporated by reference as if set forth herein in its entirety and remains in full force and effect, except, for those terms and conditions expressly amended by this Third Amendment.
3. **AMENDMENT TO EXHIBIT A – SECOND AMENDED SCHEDULE OF USE.** The document attached to the Original Agreement as Exhibit A – Amended Schedule of Use is hereby deleted in its entirety and replaced with the document attached to this Third Amendment as **Exhibit A – Second Amended Schedule of Use**.
4. **RENEWAL TERM.** The Original Agreement is hereby renewed for an additional one (1) year term beginning **JANUARY 1, 2026**, and terminating **DECEMBER 31, 2026**. Thereafter, this Agreement may be renewed for consecutive **ONE (1) YEAR** periods upon the mutual written consent between City and Tenant.
5. **NOTICES.** All notices, certifications or communications required by this Third Amendment shall be given in writing and shall be deemed delivered when personally served, or when received if by facsimile transmission with a confirming copy mailed by registered or certified mail, postage prepaid, return receipt requested. Notices can be concurrently delivered by e-mail. All notices shall be addressed to the respective parties as follows:



If to Tenant: Jeremiah Gates  
 33 Bahia Ct. Trk  
 Ocala, Florida 34472  
 Phone: 352-598-0078  
 E-mail: [jeremiahgates@gmail.com](mailto:jeremiahgates@gmail.com)

If to City of Ocala: Daphne M. Robinson, Esq., Contracting Officer  
 City of Ocala  
 110 SE Watula Avenue, 3rd Floor  
 Ocala, Florida 34471  
 Phone: 352-629-8343  
 E-mail: [notices@ocalafl.gov](mailto:notices@ocalafl.gov)

Copy to: William E. Sexton, Esq., City Attorney  
 City of Ocala  
 110 SE Watula Avenue, 3<sup>rd</sup> Floor  
 Ocala, Florida 34471  
 Phone: 352-401-3972  
 E-mail: [cityattorney@ocalafl.gov](mailto:cityattorney@ocalafl.gov)

6. **COUNTERPARTS.** This Third Amendment may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.
7. **ELECTRONIC SIGNATURE(S).** Tenant, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this Third Amendment. Further, a duplicate or copy of the Third Amendment that contains a duplicated or non-original signature will be treated the same as an original, signed copy of this original Third Amendment for all purposes.
8. **LEGAL AUTHORITY.** Each person signing this Third Amendment on behalf of either party individually warrants that he or she has full legal power to execute this Third Amendment on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Third Amendment.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]**



IN WITNESS WHEREOF, the parties have executed this Third Amendment on 2/5/2026.

**ATTEST:**

**CITY OF OCALA**

Signed by:  
*Angel B. Jacobs*  
80B3574C28E54A5  
\_\_\_\_\_  
Angel B. Jacobs  
City Clerk

DocuSigned by:  
*Ken Whitehead*  
587F771E38874F4  
\_\_\_\_\_  
Ken Whitehead  
Assistant City Manager

**Approved as to form and legality:**

**TENANT**

Signed by:  
*William E. Sexton, Esq.*  
4K5458A8E2D4F3  
\_\_\_\_\_  
William E. Sexton, Esq.  
City Attorney

Signed by:  
*Jeremiaha Gates*  
4FBFA4DD624AC2  
\_\_\_\_\_

By: Jeremiaha Gates  
(Printed Name)

Title: operator/owner  
(Title)

**Exhibit A – Second Amended Schedule of Use**

**Games** – Jeremiaha Gates will utilize the upper football fields for games. City will line the fields every other week. These will be done with an additional charge and will be billed separately.

- **Game 1- Friday, January 9th** at 5:00 pm – 10:00 pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00
  - Paint and line 2 fields @\$150 each = \$300.00
- **Game 2- Friday, January 16th** at 5:00 pm – 10:00 pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00
- **Game 3- Friday, January 23rd** at 5:00 pm – 10:00pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00
  - Paint and line 2 fields @\$150 each = \$300.00
- **Game 4- Friday, January 30th** at 5:00 pm – 10:00 pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00
- **Game 5- Friday, February 6th** at 5:00 pm – 10:00 pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00
  - Paint and line 2 fields @\$150 each = \$300.00
- **Game 6- Friday, February 13th** at 5:00 pm – 10:00 pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00
- **Game 7- Friday, February 20th** at 5:00 pm – 10:00 pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00
  - Paint and line 2 fields @\$150 each = \$300.00
- **Game 8 – Friday, February 27th** at 5:00 pm – 10:00 pm
  - 2 fields X 1 day X 1 week X 5 hours X \$5.00 per hour = \$50.00

**Games Total** - \$400.00

**Paint Total** - \$1200.00

**Total** - \$1600.00

## Certificate Of Completion

Envelope Id: 0593D3BD-DC89-43CF-8E78-EE8E41E05B4F

Status: Completed

Subject: SIGNATURE: Third Amendment Ocala Regional Sportsplex Lease Agreement - Jeremiaha Gates (REC/230104)

Source Envelope:

Document Pages: 4

Signatures: 4

Envelope Originator:

Certificate Pages: 5

Initials: 0

April Adolf

AutoNav: Enabled

110 SE Watula Avenue

Envelopeld Stamping: Enabled

City Hall, Third Floor

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Ocala, FL 34471

aadolof@ocalafl.gov

IP Address: 216.255.240.104

## Record Tracking

Status: Original

Holder: April Adolf

Location: DocuSign

1/9/2026 8:52:36 AM

aadolof@ocalafl.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: City of Ocala - Procurement & Contracting

Location: Docusign

## Signer Events

## Signature

## Timestamp

Jeremiaha Gates

jeremiahagates@gmail.com

operator/owner

Robinson Construction

Security Level: Email, Account Authentication  
(None)

Signed by:

4FBF8AAADD62A4C2...

Sent: 1/9/2026 9:19:07 AM

Viewed: 1/14/2026 7:45:42 AM

Signed: 1/14/2026 4:26:59 PM

Signature Adoption: Pre-selected Style

Using IP Address:

2601:883:c200:52a0:2c05:e5be:86da:54c1

Signed using mobile

### Electronic Record and Signature Disclosure:

Accepted: 1/14/2026 7:45:42 AM

ID: 43440943-14d6-4d97-9343-aca782b20897

William E. Sexton, Esq.

wsexton@ocalafl.gov

City Attorney

Security Level: Email, Account Authentication  
(None)

Signed by:

4A55AB8A8ED04F3...

Sent: 1/14/2026 4:27:01 PM

Viewed: 1/16/2026 8:57:12 AM

Signed: 1/16/2026 9:09:48 AM

Signature Adoption: Pre-selected Style

Using IP Address: 216.255.240.104

### Electronic Record and Signature Disclosure:

Accepted: 9/15/2023 9:02:35 AM

ID: 313dc6f2-e1d0-44c3-8305-6c087d6cdf0b

Ken Whitehead

kwhitehead@ocalafl.org

Assistant City Manager

City of Ocala

Security Level: Email, Account Authentication  
(None)

DocuSigned by:

5677F71E38874F4...

Sent: 1/16/2026 9:09:49 AM

Viewed: 1/23/2026 3:35:41 PM

Signed: 2/5/2026 10:56:43 AM

Signature Adoption: Pre-selected Style

Using IP Address: 216.255.240.104

### Electronic Record and Signature Disclosure:

Not Offered via Docusign

Angel B. Jacobs

ajacobs@ocalafl.org

City Clerk

Security Level: Email, Account Authentication  
(None)

Signed by:

8DB3574C28E54A5...

Sent: 2/5/2026 10:56:44 AM

Viewed: 2/5/2026 11:07:16 AM

Signed: 2/5/2026 11:07:29 AM

Signature Adoption: Pre-selected Style

Using IP Address: 216.255.240.104

<b>Signer Events</b>	<b>Signature</b>	<b>Timestamp</b>
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**Electronic Record and Signature Disclosure:**  
Accepted: 2/5/2026 11:07:16 AM  
ID: f78f27f9-8777-4c9e-b838-845fc900afc5

<b>In Person Signer Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Editor Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Agent Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Intermediary Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	1/9/2026 9:19:07 AM
Certified Delivered	Security Checked	2/5/2026 11:07:16 AM
Signing Complete	Security Checked	2/5/2026 11:07:29 AM
Completed	Security Checked	2/5/2026 11:07:29 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, City of Ocala - Procurement & Contracting (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact City of Ocala - Procurement & Contracting:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [contracts@ocalafl.org](mailto:contracts@ocalafl.org)

### **To advise City of Ocala - Procurement & Contracting of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [contracts@ocalafl.org](mailto:contracts@ocalafl.org) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from City of Ocala - Procurement & Contracting**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [contracts@ocalafl.org](mailto:contracts@ocalafl.org) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with City of Ocala - Procurement & Contracting**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [contracts@ocalafl.org](mailto:contracts@ocalafl.org) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Ocala - Procurement & Contracting as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Ocala - Procurement & Contracting during the course of your relationship with City of Ocala - Procurement & Contracting.