

FIRST AMENDMENT TO GROUND LEASE AT AIRPORT

THIS FIRST AMENDMENT TO GROUND LEASE AT AIRPORT ("First Lease Amendment") is entered into by and between **CITY OF OCALA**, a Florida municipal corporation ("City" or "Landlord"), and **OCF MIDFIELD HANGARS, LLC**, a limited liability company duly organized in the state of Florida (EIN# 86-3874688) ("Tenant").

WHEREAS, on December 2, 2021, City and Tenant entered into a Ground Lease at Airport (the "Lease"), City of Ocala Contract No.: AIR/210287, for a term of thirty years, from October 1, 2021, to September 30, 2051; and

WHEREAS, City and Tenant now desire to amend the monthly rent payable to City to reflect a rental fee increase negotiated between the parties.

NOW THEREFORE, in consideration of each of the foregoing recitals and the following mutual covenants, conditions and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, City and Tenant agree as follows:

1. **RECITALS.** City and Tenant hereby represent and warrant that the Recitals set forth above are true and correct.
2. **INCORPORATION OF ORIGINAL AGREEMENT.** The Original Agreement 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 First Lease Amendment.
3. **AMENDMENT TO PARAGRAPH 3.1.2.** The language contained in Paragraph 3.1.2. of the Original Agreement is hereby deleted and replaced, in its entirety, with the following:
 - a. Beginning November 1, 2022, the monthly rent shall be **FIVE HUNDRED EIGHTY-ONE AND 72/100 DOLLARS (\$581.72)**; and
 - b. Commencing on January 1, 2023, and on each January 1 thereafter, the monthly rent shall be increased by an amount equal to three (3%) percent of the prior year's monthly rent.
4. **COUNTERPARTS.** This First Lease Amendment may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.
5. **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 First Lease Amendment. Further, a duplicate or copy of the First Lease Amendment that contains a duplicated or non-original signature will be treated the same as an original, signed copy of this original First Lease Amendment for all purposes.
6. **LEGAL AUTHORITY.** Each person signing this First Lease Amendment on behalf of either party individually warrants that he or she has full legal power to execute this First Lease 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 First Lease Amendment.

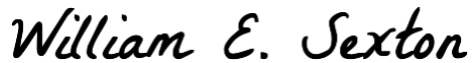
IN WITNESS WHEREOF, the parties have executed this First Lease Amendment on
12 / 02 / 2022.

ATTEST:



Angel Jacobs
City Clerk

Approved as to form and legality:



William Sexton
City Attorney

LANDLORD

City of Ocala, a Florida municipal
corporation



Ire Bethea, Sr.
City Council President

Address for Notices:

City of Ocala
Attn: Airport Director
1770 SW 60th Avenue, Suite 600
Ocala, Florida 34474
E-Mail: mgrow@ocalafl.org

TENANT

OCF Midfield Hangars, LLC



Kenneth B. Kirkpatrick, Manager

Address for Notices:

PO Box 2495
Ocala, Florida 34478

Title	FOR SIGNATURES - First Amendment to Ground Lease at Airport,...
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11 / 16 / 2022
11:12:27 UTC-5

Sent for signature to William E. Sexton (ws Sexton@ocalafl.org), Ire Bethea Sr. (ibethea@ocalafl.org) and Angel Jacobs (ajacobs@ocalafl.org) from biverson@ocalafl.org
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12 / 01 / 2022
10:44:22 UTC-5

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12 / 01 / 2022
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12 / 02 / 2022
12:00:47 UTC-5

Viewed by Ire Bethea Sr. (ibethea@ocalafl.org)
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12 / 02 / 2022
12:06:12 UTC-5

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12 / 02 / 2022
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12 / 02 / 2022
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The document has been completed.