

AMENDMENT AND MODIFICATION OF
NINETY-NINE YEAR LEASE

THIS AGREEMENT made and entered into this 6 day of February, 1980, by and between INDIAN RIVER COUNTY, FLORIDA, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as the Lessor, and ST. FRANCIS MANOR OF VERO BEACH, FLORIDA, INC., a Florida non-profit corporation, hereinafter referred to as the Lessee;

WITNESSETH:

WHEREAS, on the 8th day of August, 1973, the Lessor did execute a Ninety-Nine Year Lease to the Lessee covering certain lands therein described, which Lease has been duly recorded in the public records of Indian River County, Florida, in Official Record Book 516, at page 305; and

WHEREAS, the Lessor and the Lessee desire to execute an amendment to and a modification of said Lease in the manner hereinafter set forth; and

WHEREAS, the execution of this Amendment and Modification has been duly authorized by Resolution adopted by the Lessor and accepted by the Lessee;

NOW, THEREFORE, upon the considerations set forth in said original Lease, said Lease is hereby amended and modified so as to include within its provisions the following-described lands situate in Indian River County, Florida, adjoining and contiguous to the lands described in the original Lease, which said additional lands are more fully described as follows:

PARCEL "A": From the Northwest corner of Southwest Quarter of the Southeast Quarter of Section 2, Township 33 South, Range 39 East, run South 89° 05' 40" East 80 feet; thence South 0° 36' 20" West 75 Feet; thence South 89° 05' 40" East 375 feet to the point of beginning of the parcel to be herein described; from point of beginning continue South 89° 05' 40" East 50 feet; thence South 0° 26' 20" West 62.65 feet; thence South 68° 29' 40" East 20.92 feet; thence South 37° 09' 40" East 48.30 feet; thence South 6° 42' 40" East 53.75 feet; thence South 22° 04' 20" West

LAW OFFICES
VOCELLE,
GALLAGHER

A

BLOCK

77.40 feet; thence South 58° 14' 20" West 67.60 feet; thence South 79° 29' 20" West 20.33 feet; thence North 0° 26' 20" East 274 feet to point of beginning. All in Section 2, Township 33 South, Range 39 East, Indian River County, Florida, containing 0.47 acres more or less.

PARCEL "B": From the Northwest corner of Southwest Quarter of the Southeast Quarter of Section 2, Township 33 South, Range 39 East, run South 89° 05' 40" East 80 feet; thence South 0° 26' 20" West 75 feet; thence South 89° 05' 40" East 375 feet; thence South 0° 26' 20" West 299 feet to point of beginning; thence South 89° 22' 00" East 30 feet; thence North 89° 22' 00" West 30 feet; thence North 0° 26' 20" East 181 feet to point of beginning. All in Section 2, Township 33 South, Range 39 East, Indian River County, Florida, containing 0.13 acres more or less.

This Amendment and Modification is subject to all of the terms and conditions of the original Lease executed on August 8, 1973, including the term of said Lease and the rentals therein required to be paid as well as all of the other conditions therein contained, it being the sole purpose and intent of this Amendment and Modification to include in the terms of said original Lease the lands hereinabove described so that said original Lease shall include the lands originally described therein and the lands hereinabove described, so that the same shall constitute one Lease with all the terms and conditions as contained in the original Lease dated August 8, 1973.

IN WITNESS WHEREOF, the Lessor and the Lessee have hereunto, by their respective authorized representatives, set their hands and seals this 85 day of June 1980.

In the presence of:
Michael Delane
James W. Caldwell
As to Board of County
Commissioners of Indian
River County, Florida

LESSOR:
BOARD OF COUNTY COMMISSIONERS OF
INDIAN RIVER COUNTY, FLORIDA
By Alma Lee Day Chairman
Attest Frederic Whight

LAW OFFICES
VOCELLE,
GALLAGHER

Kathleen Zeig
Beverly Francis
AS to St. Francis Manor of
Vero Beach, Florida, Inc.

LESSEE:
ST. FRANCIS MANOR OF VERO BEACH
FLORIDA, INC.

By Frank L. Zorc President
Attest Mary Silva Acting Secretary
(Corporate Seal)