

**AMENDMENT TO THE  
FACILITY USE AND LEASE  
AGREEMENT  
Between  
LAKE-SUMTER STATE COLLEGE  
And  
CAREER SOURCE OF CENTRAL  
FLORIDA**

THIS AMENDMENT TO THE FACILITY USE AND LEASE AGREEMENT, entered into by the parties on or about January 19, 2024, (the "Agreement") is entered into by and between CENTRAL FLORIDA REGIONAL WORKFORCE DEVELOPMENT BOARD, INC., a Florida non-profit corporation, d/b/a CAREER SOURCE CENTRAL FLORIDA, INC. ("Career Source"), with a principal office located at 390 N. Orange Avenue, Suite 700, Orlando, FL 32801 and LAKE-SUMTER STATE COLLEGE ("LSSC") a political subdivision of the State of Florida located at 9501 U.S.Hwy 441, Leesburg FL 34788.

**WITNESSETH**

**WHEREAS**, LSSC is the owner and operator of the land, improvements and other facilities making up the higher education institution known as Lake-Sumter State College, main campus, located at 9501 U.S. Hwy. 441, Leesburg, FL 34788 (the "Campus") and the Sumter Center located at 1423 County Road 526, Sumterville, FL 33585 (the 'Center');

**WHEREAS**, Career Source desires to reduce the amount of space that they currently lease from LSSC; and,

**WHEREAS**, LSSC desires to allow Career Source to reduce the leasehold and to retake possession of the unused portions of the original lease space for its own use and enjoyment; and,

**WHEREAS**, the attached amended Appendix A accurately reflects the changes to the leased space and describes those portions of the original leasehold that will no longer be utilized by Career Source and will now be occupied by LSSC; and,

**WHEREAS**, to facilitate the provision of this Amendment, LSSC shall now make available and lease to Career Source approximately 8,465.5 square feet of space at the Campus and the Center collectively more particularly depicted in the Amended Exhibit "A", attached to this Amendment (the 'Premises'); and,

**WHEREAS**, the lease payments from Career Source to LSSC will reflect a commensurate reduction in line with the reduction of space that will be utilized by Career

NOW, THEREFORE, in consideration of the premises and covenants contained herein, and for other valuable consideration (the receipt and sufficiency of which are hereby acknowledged) LSSC and Career Source (collectively, the "Parties") agree to the following terms and conditions:

1. All terms and conditions of the existing lease shall remain in full force and effect, including the existing lease rate of seventeen (17) dollars per square foot, together with the annual 3% automatic annual increase.
2. The rental payments shall be reduced in conjunction with the reduction in leased space outlined in the attached Amended Appendix "A".
3. The Finance Department of LSSC shall calculate the new monthly lease payments and shall notify Career Source of the new monthly lease amount.

IN WITNESS WHEREOF, the Parties hereto have set their hands as of the 1<sup>st</sup> day of July, 2025.

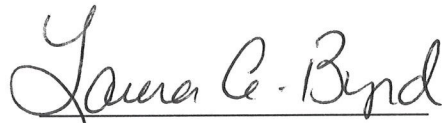
FOR LAKE-SUMTER STATE COLLEGE



Signature of First Witness




Signature of Second Witness




Dr. Laura Byrd, Interim President


FOR CAREER SOURCE

Electronically Signed 2025-06-06 15:28:13 UTC - 107 145 235 232  
  
Nintex AssureSign® 11c6d4c5b-987d-445b-b725-b27d001f5881

Signature of First Witness

Electronically Signed 2025-06-06 15:29:35 UTC - 104 136 16 180  
  
Nintex AssureSign® d18054cf-578a-480e-b12a-b2f4d001f5895

Signature of Second Witness

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Nintex AssureSign® 4a66193-7025-497-8506-b2f4d001f587d

Pamela Nabors, President/CEO

## Appendix A

Leesburg Building M CareerSource Leased Spaces 7.1.2025				
Space #	Previous Sq. Ft.	Final and Billed Sq. Ft.	New Annualized Rate	New Monthly Rate
100(lobby)	820	820		
101	320	320		
104(hallway)	1170	1170		
111(hallway)	245	245		
114(hallway)	84	84		
102	190	190		
103	190	190		
105	855	0		
106	1,125	0		
107	257	257		
108	1,127	1127		
109	655	655		
110	885	885		
111A	135	135		
111B	85	85		
111C	135	135		
111D	135	135		
112	638	638		
113	638	638		
114A	135	135		
114B	135	135		
114C	135	135		
114D	50	50		
145(breakroom)	233	116.5		
150/151(restrooms)	250	125		
Sumter Bldg. 4 CareerSource Leased Space				
Space #	Final Sq. Ft.	Billed Sq. Ft.	New Annualized Rate	New Monthly Rate
4131	120	60	\$ 143,913.50	\$ 11,992.79
<b>Total:</b>	<b>10,747</b>	<b>8,465.5</b>		