

GOLF COURSE PROPERTY MANAGEMENT AGREEMENT
(Spessard Holland Golf Course)

THIS GOLF COURSE PROPERTY MANAGEMENT AGREEMENT (the "Agreement") is dated this first day of October, 2022 ("**Commencement Date**"), by and between Brevard County, a political subdivision of the State of Florida (hereinafter "**COUNTY**"), and Golf Brevard, Inc., a Florida Not for Profit Corporation (hereinafter "**GOLF BREVARD**").

RECITALS:

WHEREAS, the parties previously entered into a Golf Course Properties Agreement dated April 24, 2018 (the "**Prior Agreement**") whereby the COUNTY contracted with GOLF BREVARD for the operation and management of golf courses known as the Spessard Holland Golf Course and the Habitat Golf Course. The Spessard Holland Golf Course is located at 2374 Oak St., Melbourne Beach, Florida 32951, as more specifically described on Exhibit "A" (the "**Golf Course Property**");

WHEREAS, in connection with the Prior Agreement, COUNTY loaned GOLF BREVARD three hundred ninety thousand dollars (\$390,000.00) (the "**Transition Funding**") to assist GOLF BREVARD with the operation and management of the Habitat Golf Course and the Spessard Holland Golf Course.

WHEREAS, as of the Commencement Date of this Agreement, GOLF BREVARD has repaid two hundred fifteen thousand eight hundred forty one dollars and seven cents (\$215,841.07) of the Transition Funding to the COUNTY, leaving a remaining balance of one hundred seventy four thousand one hundred fifty eight dollars and ninety three cents (\$174,158.93) (the "**Remaining Balance**") which shall be paid according to the terms and conditions set forth in this Agreement and the Related Agreement.

WHEREAS, the COUNTY now desires to continue to contract with GOLF BREVARD and GOLF BREVARD does hereby agree to continue to manage, operate, maintain, and promote the Spessard Holland Golf Course under the terms and conditions of this Agreement for the term and according to the covenants and conditions set forth below; and

WHEREAS, this Agreement replaces the Prior Agreement and all related amendments.

WHEREAS, the Brevard County Board of County Commissioners approved this Agreement on August 30, 2022; and

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration, all of which each party agrees constitutes sufficient consideration received at or before the execution of this Agreement, the parties hereby agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. For purposes of this Agreement, the following terms shall have the meanings set forth below, unless the context clearly requires otherwise:

(a) "**Attorneys' Fees**" shall mean all costs, fees and expenses, including, but not limited to, witness fees, expert fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.

(b) "**Clubhouse**" shall mean the clubhouse facilities located on the Golf Course Property.

(c) "**Commencement Date**" shall mean October 1, 2022.

(d) "**Default Rate**" shall mean the lesser of: (i) five percent (5%), or (ii) the highest rate then allowable by Law.

(e) "**Excusable Delay**" shall mean any of the following: (i) strike, (ii) organized labor disputes, (iii) governmental preemption in connection with a national emergency, (iv) any rule, order or regulation of any governmental agency, (v) conditions of supply or demand which are affected by war or other national, state or municipal emergency, or any other cause, or (vi) any cause beyond a party's reasonable control.

(f) "**Expiration Date**" shall mean effective date of termination of this Agreement, which ten years after the Commencement Date unless extended or sooner terminated as provided in this Agreement.

(g) "**Fiduciary**" means (as a noun) a person holding the character of a trustee, or a character analogous to that of a trustee, in respect to the trust and confidence involved in it and the scrupulous good faith and candor which it requires. *Svanoe v. Jurgens*, 144 N.E. 507, 33 N.E. 955; *Stoll v. King*, 8 How. Prac., N.Y., 299. A person having duty, created by his undertaking, to act primarily for another's benefit in matters connected with such undertaking. *Haluka v. Baker*, 66 Ohio App. 308, 34 N.E.2d 68, 70.

(h) "**First-Class**" or "**First-Class Standard**" or "**First-Class Condition**" shall mean that the Golf Course Property will be maintained to a standard that is expected for municipally operated golf courses. At no time are the Golf Course Property to be maintained at a lesser standard than as set forth in Exhibit "B" attached hereto.

(i) **"Furniture, Fixtures and Equipment"** or **"FF&E"**, shall mean all equipment and supplies used or useful in the operation of the Golf Course Property, including, without limitation, golf carts, mowers, sprayers, vacuums, flags, grass seed, pesticides, herbicides, maintenance and janitorial equipment and supplies, office supplies, all furniture, furnishings, fixtures, equipment, inventory and supplies necessary or appropriate for the operation of the retail and food and beverage portions of the Golf Course Property in accordance with this Agreement, including, without limitation, shelves, racks and display cases, pro shop inventory such as golf-related clothing, equipment and supplies, food and beverage inventories, paper supplies, cleaning materials and equipment, tables, chairs, linens, uniforms, eating utensils, dishes, glassware, cookware, stoves, ovens, dishwashers, computer equipment and communication equipment.

(j) **"Hazardous Material"** shall include, but not be limited to: (i) any flammable, explosive, toxic, radioactive, biological, corrosive or otherwise hazardous chemical, substance, liquid, gas, device, form of energy, material or waste or component thereof, (ii) petroleum-based products, diesel fuel, paints, solvents, lead, radioactive materials, cyanide, biohazards, infectious or medical waste and "sharps", printing inks, acids, DDT, pesticides, ammonia compounds, and any other items which now or subsequently are found to have an adverse effect on the environment or the health and safety of persons or animals or the presence of which require investigation or remediation under any Law or governmental policy, and (iii) any item defined as a "hazardous substance", "hazardous material" "hazardous waste", "regulated substance" or "toxic substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, et seq., Hazardous Materials Transportation Act, 49 U.S.C. §1801, et seq., Resource Conservation and Recovery Act of 1976, 42 U.S.C. §6901 et seq., Clean Water Act, 33 U.S.C. §1251, et seq., Safe Drinking Water Act, 14 U.S.C. §300f, et seq., Toxic Substances Control Act, 15 U.S.C. §2601, et seq., Atomic Energy Act of 1954, 42 U.S.C. §2014 et seq., and any similar federal, state or local Laws (as hereinafter defined), and all regulations, guidelines, directives and other requirements thereunder, all as may be amended or supplemented from time to time.

(k) **"Improvement"** shall mean a valuable addition made to property or an amelioration in its condition, amounting to more than mere repairs or replacement, costing labor or capital, and intended to enhance its value, beauty, or utility or to adapt it for new or further purposes. Generally, buildings, but may also include any permanent structure or other development, such as a street, sidewalks, sewers, utilities, etc.

(l) **"Laws"** shall mean all federal, state, county, municipal and other governmental constitutions, statutes, ordinances, codes, regulations, resolutions, rules, judgments, injunctions, orders, decrees or demands of courts, administrative bodies and other authorities construing any of the foregoing, together with all permits, approvals and obligations granted to or imposed upon

COUNTY, and/or GOLF BREVARD with respect to the Golf Course Property by any governmental entity from time to time. "Law" shall mean the singular reference to Laws.

(m) "**Transition Funding**" shall mean those funds provided by COUNTY to GOLF BREVARD which are to be repaid by GOLF BREVARD under the terms of this Agreement.

(n) "**Agreement Year**" shall mean each a twelve-month period commencing on October 1st and ending on September 30th during the Term of this Agreement.

(o) "**Operating Agreements**" shall mean any of the following relating to the Golf Course Property: (i) all Agreements and other similar agreements by which COUNTY or GOLF BREVARD (as applicable) has the right to use or possess, FF&E and any other equipment used in the operation of the Golf Course Property, (ii) all service, maintenance, management, distribution, marketing, supply (including, without limitation, "open buy" contracts), franchise and/or license agreements and any other agreements relating to the operation of the Golf Course Property, and (iii) all assignable licenses (including, without limitation, liquor licenses, if applicable) issued in connection with the Golf Course Property.

(p) "**Pro Shop**" shall mean the retail store located within the Golf Course Property.

(q) "**Prohibited Use**" shall mean any use that is not a Permitted Use (as defined in Section 9. 1), and, in addition to, and not in limitation of, the foregoing, lists of uses that might be considered permissible within the definition of Permitted Use but are, nonetheless, prohibited by this Agreement are provided on Exhibit "C" attached hereto.

(r) "**Reporting Requirements**" shall have the meaning set forth on Exhibit "D" attached hereto.

(s) "**Term**" of this Agreement shall mean a period of time: (a) commencing on the Commencement Date; and (b) continuing until midnight of the Expiration Date.

(t) "**Utilities**" shall mean electric, reuse, stormwater, potable water, sanitary sewer, CATV, phone, and internet.

(u) "**Vouchers**" shall mean any issued and outstanding certificate, gift card, coupon, comp card, promotional allowance, voucher or other writing that entitles the holder or bearer thereof to a credit (whether in a specified dollar amount or for a specified item, e.g., a meal or round of golf) to be applied against the usual

charge for meals, rounds of golf and/or such other goods or services.

1.2 Exhibits. Each exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement, and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if such exhibit were set forth in full and at length every time it is referred to or otherwise mentioned. Any floor plan, drawing or sketch that is attached to or made a part of this Agreement is used solely for the purpose of reasonably approximately identification and location of the Property, and any markings, measurements, dimensions or notes of any kind contained therein (other than the outline of the Spessard Holland Golf Course for approximate identification and location of the Spessard Holland Golf Course Property) are not be considered a part of this Agreement.

2. REPRESENTATIONS OF GOLF BREVARD.

2.1 Representations of GOLF BREVARD. GOLF BREVARD represents to COUNTY that:

(a) GOLF BREVARD is a company duly organized and validly existing, and in good standing under the laws of the State of Florida; and

(b) GOLF BREVARD has full power, authority and legal right to enter into, perform and observe the provisions of this Agreement; and

(c) This Agreement constitutes a valid and binding obligation of GOLF BREVARD and does not constitute a breach of or default under any other agreement to which GOLF BREVARD is a party or by which any of its assets are bound or affected; and

(d) GOLF BREVARD shall comply with all applicable Laws relating to non-discriminatory treatment of individuals in all aspects of employment, accommodation and otherwise; and

(e) GOLF BREVARD's execution and delivery of this Agreement and the performance of GOLF BREVARD's obligations hereunder are duly authorized.

2.2 Representations of COUNTY. COUNTY represents to GOLF BREVARD that:

(a) COUNTY is a political subdivision of the State of Florida.

(b) COUNTY has full power, authority and legal right to enter into, perform and observe the provisions of this Agreement.

3. TERM AND OPTION TO RENEW.

3.1 Length of Term. The Term of this Agreement begins on the Commencement Date ("Commencement Date"), and ends ten (10) years from the Commencement Date hereinafter ("Expiration Date") unless extended or sooner terminated in accordance with this Agreement.

3.2 Renewals. It is hereby mutually agreed and understood that GOLF BREVARD may request 1 additional renewal of the Agreement for an additional 10-year term upon written notice to COUNTY, received no sooner than three hundred and sixty-five (365) days prior to the date of termination of the current term, but received at least one hundred and eighty (180) days prior to the date of termination of the current term. This 1 renewal term shall each be for a term of 10 years. The Agreement, if renewed, shall be renewed under the same terms and conditions as found herein unless modified by both parties. The parties agree and understand that the COUNTY is under no obligation to renew this Agreement and GOLF BREVARD is not entitled to damages for non-renewal of this Agreement. The parties agree and understand that GOLF BREVARD is under no obligation to renew this Agreement and the COUNTY is not entitled to damages for non-renewal of this Agreement, except for the payment of financial obligations found herein. Said obligations shall survive the termination or early expiration of this Agreement.

3.3 Quiet Enjoyment. COUNTY shall ensure that GOLF BREVARD shall and may peaceably and quietly enjoy the Golf Course Property for the Term as against all persons claiming by, through or under COUNTY, subject, however, to the terms of this Agreement and any underlying agreements and mortgages or deeds of trust, if any.

4. RECORDS.

(a) Florida Public Records Law.

(b) Pursuant to Section 119.0701, a request to inspect or copy public records relating to this Agreement must be made directly to COUNTY. If COUNTY does not possess the requested records, COUNTY shall immediately notify GOLF BREVARD of the request and GOLF BREVARD must provide the records to COUNTY or allow the records to be inspected or copied within twenty-four (24) hours (not including weekends and legal holidays) of the request so COUNTY can comply with the requirements of Sections 119.07. GOLF BREVARD may also provide a cost estimate to produce the requested documents consistent with the policy set forth in Brevard County Administrative Order AO-47, incorporated herein by this reference. A copy of AO-47 is available upon request from COUNTY's public records custodian designated below.

(c) If GOLF BREVARD fails to provide the requested public records to COUNTY within a reasonable time, GOLF BREVARD may face civil liability for the reasonable cost of enforcement incurred by the party requesting the records and may be subject to criminal penalties. Sections 119.0701, 119.110. GOLF BREVARD' failure to comply with public records requests is considered a material breach of this Agreement and grounds for termination. GOLF BREVARD shall require any contractors with which it contracts for services to abide by the requirements of Florida's public records laws and all other provisions of this Agreement.

(d) Should COUNTY face any legal action to enforce inspection or production of the records within GOLF BREVARD's possession and control, GOLF BREVARD agrees to indemnify COUNTY for all damages and expenses, including attorney's fees and costs. GOLF BREVARD shall hire and compensate attorney(s) to represent GOLF BREVARD and COUNTY in defending such action. GOLF BREVARD shall pay all costs to defend such action and any costs and attorney's fees awarded pursuant to Section 119.12.

IF GOLF BREVARD HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO GOLF BREVARD 'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PARKS AND RECREATION DIRECTOR AND CUSTODIAN OF PUBLIC RECORDS FOR PARKS AND RECREATION AT (321) 633-2046 OR AT MARYELLEN.DONNER@BREVARDFL.GOV

5. RIGHT TO AUDIT RECORDS.

(a) In performance of this Agreement, GOLF BREVARD shall keep books, records, and accounts of all activities related to this Agreement in compliance with generally accepted accounting procedures. All documents, papers, books, records and accounts made or received by GOLF BREVARD in conjunction with this Agreement and the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of COUNTY. GOLF BREVARD shall retain all documents, books and records for a period of five (5) years after termination of this Agreement, unless such records are exempt from section 24(a) of Article I of the State Constitution and Ch. 119, Florida Statutes. All records or documents created by or provided to GOLF BREVARD by COUNTY in connection with this Agreement are public records subject to Florida Public Records Law, Chapter 119, Florida Statutes. All records stored electronically must be provided to COUNTY in a format compatible with the information technology systems of COUNTY.

(b) GOLF BREVARD shall ensure that public records which are exempt or

confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement and following termination of the Agreement if GOLF BREVARD do not transfer the records to the public agency. In lieu of retaining all public records upon termination of this Agreement, GOLF BREVARD may transfer, at no cost to COUNTY, all public records in possession of GOLF BREVARD. If GOLF BREVARD transfer all public records to COUNTY upon termination of the Agreement, GOLF BREVARD shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

(c) COUNTY shall have the right to inspect, audit, examine and copy, or to engage an independent certified public accounting firm, at the County's expense, at any time, and from time to time, during normal business hours, all files, books, records, costs and expenses maintained by GOLF BREVARD pertaining to this Agreement or services provided pursuant to this Agreement. GOLF BREVARD, shall cooperate with COUNTY and/or its independent certified public accountant in their performance of the audit. The provisions of this Section 5 shall survive the expiration date or the earlier termination of this Agreement.

6. TAXES, ASSESSMENTS, IMPACT FEES AND SERVICE CHARGES

(a) Sales and Ad Valorem Taxes. GOLF BREVARD agrees to pay directly to the appropriate governmental taxing authority before delinquency, any and all sales and use taxes on tax able transactions and all ad valorem taxes (if any) levied or assessed against the GOLF BREVARD's FF&E or other taxable tangible personal property on the Golf Course Property, as well as any ad valorem taxes assessed against GOLF BREVARD's interest arising out of this Agreement or the Golf Course Property. GOLF BREVARD agrees to reimburse COUNTY for the payment of all ad valorem taxes (if any) levied or assessed against the Golf Course Property which payment may be the responsibility of COUNTY under the terms of the Lease. In the event ad valorem taxes are levied and assessed against the Golf Course Property, GOLF BREVARD may, within 30 days of the assessment, terminate this Agreement for convenience upon 30 days' notice to the COUNTY.

(b) GOLF BREVARD also agrees to pay directly to the applicable government authority all other applicable non-ad valorem assessments, special assessments, levies or taxes that may be imposed by a governmental authority upon GOLF BREVARD as a result of this Agreement, or arising out of GOLF BREVARD's use or occupancy of the Golf Course Property under this Agreement.

(c) GOLF BREVARD's Personal Property. As may be required, GOLF BREVARD shall file all required ad valorem tax returns for its interest and all tangible personal property of GOLF BREVARD used in the operation of the Golf Course Property and shall obtain, evaluate and verify assessments and pay applicable tax bills. In the event COUNTY files any such returns and pays for any

such taxes, COUNTY shall inform GOLF BREVARD of the amount of tangible personal property ad valorem taxes paid by COUNTY and GOLF BREVARD shall reimburse COUNTY for all amounts so paid by COUNTY within thirty (30) days after receipt from COUNTY of an invoice therefor.

(d) Directly Assessed Fees and Service Charges. During the Term of this Agreement, GOLF BREVARD shall be responsible for any applicable permit fees, impact fees or service charges made by any public or quasi- public authority including, but not limited to: sanitary sewer charges and water charges, all of which GOLF BREVARD agrees to pay, before delinquency, directly to the appropriate governmental taxing authority.

7. VOUCHERS.

(a) COUNTY shall not be responsible for any and all outstanding Vouchers sold at the Golf Course Properties.

8. GOLF BREVARD'S RIGHTS AND OBLIGATIONS WITH RESPECT TO THE GOLF COURSE PROPERTY.

8.1 Initial Condition. GOLF BREVARD understands and agrees that COUNTY has no obligation and has made no promise to alter, remodel, improve, repair, decorate or paint the Golf Course Property or any part thereof.

8.2 Obligations of GOLF BREVARD and COUNTY for Repairs, Replacements, and Maintenance.

(a) GOLF BREVARD'S OBLIGATIONS.

GOLF BREVARD shall, at GOLF BREVARD's expense, keep the Golf Course Property (including any and all Improvements, including, without limitation, the Clubhouse, roofs, all fairways, greens, tees and tee boxes, bunkers, water hazards and practice ranges) and the fixtures and appurtenances therein in good condition and repair, in a sanitary and safe condition and shall commit no waste of the Golf Course Property. Without limiting the generality of the foregoing, GOLF BREVARD will, at its own cost, keep in good order and repair, and maintain, repair and replace as needed: ceilings, walls, floors, plate glass and all fixtures in, on and about the Golf Course Property, including, but not limited to, HVAC, water, plumbing, irrigation, sewer, electrical and utility and GOLF BREVARD shall be liable for the repair to or replacement of such systems arising out of wear and tear, deterioration, corrosion, inherent vice, and other non-insurance covered causes of loss to such systems occurring during the Agreement Term. GOLF BREVARD shall be liable for the repair to or replacement of such systems, no matter the cause, arising out of wear and tear, deterioration, corrosion, inherent vice, and other non-insurance covered causes of loss. In addition, GOLF BREVARD shall, at its cost, repair, replace or restore

any damage to the Golf Course Property caused by GOLF BREVARD, its employees and invitees. If GOLF BREVARD fails to make repairs (including replacement) and maintain the Golf Course Property or any part thereof in a First-Class manner and condition, COUNTY shall, upon written notice to GOLF BREVARD and an opportunity to cure for a period of thirty (30) days, have the right to make such repairs or perform such maintenance and/or replacement on behalf of GOLF BREVARD, and GOLF BREVARD shall reimburse to COUNTY the reasonable cost incurred by COUNTY in performing the same; provided, however, that if such cure cannot be reasonably accomplished within such thirty (30) days, then COUNTY shall not have the right to make such repairs or perform such maintenance and/or replacement if GOLF BREVARD has commenced the requested cure within such thirty (30) days and thereafter diligently pursues such cure to completion. GOLF BREVARD shall do, or cause to be done, all repair and maintenance work required or appropriate for all of the Golf Course Property, including, without limitation, maintaining the interior elements including, without limitation, the FF&E, and, in furtherance thereof, shall institute and administer a preventative maintenance program for all mechanical, electrical and plumbing systems and equipment, all of the foregoing to be consistent with the First-Class Standard. GOLF BREVARD shall also, from time to time, in accordance with the operating budget, make purchases of and replace such items of FF&E and operating supplies as GOLF BREVARD deems necessary for the proper operation and maintenance of the Golf Course Property in accordance with the First-Class Standard, including, without limitation, those that may be deemed to constitute capital improvements. GOLF BREVARD shall be responsible for all capital improvements. Any structural alterations, modifications, or repairs in excess of \$25,000.00 dollars, of portions of the Golf Course Property or new construction thereof must be approved in advance in writing by COUNTY. Such work shall be done in aesthetically similar manner as the remainder of the Golf Course Property and in accordance with the First-Class Standard. Any replacement shall be of at least the same quality as originally installed or better quality as the item replaced, and any replacement or system installation shall meet all applicable laws and building, electrical, fire prevention, or life safety code. For the avoidance of doubt, any alteration, modification, replacement, or repair necessary for the ordinary course of business and not in excess of \$25,000.00 of portions of the Golf Course Property, or new construction thereof, need not require prior consent by COUNTY. GOLF BREVARD shall furnish prior written notification to COUNTY of the proposed activity.

(b) BREVARD COUNTY'S OBLIGATIONS.

Brevard County shall maintain a policy of commercial property insurance for County-owned buildings, structures and assets for damage or loss arising out of covered perils.

8.3 Payment. On or before October 31st of each year, GOLF BREVARD shall pay to COUNTY ten dollars (\$10.00).).

8.4 Alterations. GOLF BREVARD shall not make nor allow to be made any alterations, additions or Improvements to or of the Golf Course Property or any part thereof in excess of twenty-five thousand dollars (\$25,000.00) without the express prior written consent of COUNTY, which COUNTY may grant or withhold in its sole discretion. In the event COUNTY approves GOLF BREVARD'S request, the work shall be performed in a good, workmanlike, lawful and lien-free manner, and in compliance with all applicable Laws and this Agreement.

8.5 Construction Liens. In accordance with the applicable provisions of the Florida Construction Lien Law and specifically Florida Statutes, Section 713.10, no interest of COUNTY shall be subject to liens for improvements made by GOLF BREVARD or caused to be made by GOLF BREVARD hereunder. The parties acknowledge that, for the purposes of the Construction Lien Law, COUNTY hereunder is a political subdivision of the State of Florida and is not an "owner" within the meaning of section 713.01(23), Florida Statutes.

8.6 Access and Parking. During the Term of this Agreement, COUNTY shall provide to GOLF BREVARD, its employees, customers, patrons, suppliers, licensees and other invitees with parking and reasonable access to and from the Spessard Holland Golf Course. The County shall have the right to use the driveway accessing Spessard Holland as necessary. There shall be no overnight parking of any vehicles on the Golf Course Property without prior written consent by COUNTY.

8.7 Repayment of Transition Funding.

(a) Under the terms of this Agreement and the Related Agreement, GOLF BREVARD shall remit to the COUNTY the Remaining Balance of the Transition Funding as follows:

1. within 7 days of October 1, 2022 the sum of no less than \$130,000.00.
2. within 7 days of October 1, 2023 the balance then remaining.

(b) For purposes of clarity, the Remaining Balance of the Transition Funding shall be paid in accordance with this Agreement and the Related Agreement, but shall not create an obligation upon GOLF BREVARD to remit to COUNTY a total amount in excess of the Remaining Balance.

(c) After the COUNTY has been repaid in full for the Transition Funding, it is understood by both parties to this Agreement that any and all future revenues generated by GOLF BREVARD under this Agreement shall be used by GOLF BREVARD for no other purpose than the operation and improvement of the Golf Course Property and facilities. Operations of the Golf Course Property and Facilities shall mean all costs, fees and expenses, including, but not limited to, employee wages, equipment, legal, accounting, marketing, insurance, and

administrative expenses. However, GOLF BREVARD shall still be responsible for all duties and obligations, including financial obligations, provided for in this Agreement. The provisions of the Section shall survive the expiration or earlier termination of this Agreement.

8.8 Other Revenue. Unless specified herein otherwise, any sums due to COUNTY shall be due within 30 calendar days upon receipt of invoice from COUNTY. Any sums not paid within said period shall bear interest thereafter at the Default Rate until payment is made.

9. OPERATING COVENANTS.

9.1 Permitted Use. The Golf Course Property shall be used solely for the operation of a public (18) hole golf courses, and ancillary retail golf Pro-Shop, Food and Beverage Services, driving range and such other uses and amenities that are compatible with the other like facilities including, by way of illustration, other comparable golf course properties, in a First-Class manner and in accordance with this Agreement and for no other uses or purposes (the "Permitted Use"). The Golf Course Property shall be operated under the golf courses' current respective name and such name may not be changed without the prior written approval of COUNTY, which approval may be granted or withheld by COUNTY in COUNTY's sole and absolute discretion.

9.2 Standards. GOLF BREVARD shall operate and maintain the Golf Course Property in accordance with the First-Class Standard and in accordance with the terms and conditions of the operating budget for each Agreement Year during the Term of this Agreement. GOLF BREVARD agree to: (i) maintain and operate the Golf Course Property in a First Class Condition; (ii) confer with COUNTY regarding excessive complaints by COUNTY's employees, guests and invitees which come to the attention of COUNTY and if such complaints are reasonably found by COUNTY to be justified, to remedy the cause or causes of such complaints; and (iii) give due consideration to recommendations that COUNTY may make from time to time with respect to maintenance and operation of the Golf Course Property. GOLF BREVARD shall attempt to amicably resolve all complaints, disputes or disagreements in connection with the Golf Course Property as promptly and as reasonably possible.

9.3 Meetings. Not less frequently than twice a year commencing after the Commencement Date, representatives of COUNTY and GOLF BREVARD shall meet, at a mutually agreeable time, to discuss and coordinate the performance by COUNTY and GOLF BREVARD of their respective obligations under this Agreement, including, without limitation, GOLF BREVARD's past operating results, GOLF BREVARD 's operating plans for the future and opportunities to obtain and increase profits, so that GOLF BREVARD's promotion, operation, management and maintenance of the Golf Course Property may be conducted in

an efficient and effective manner and in accordance with the terms and provisions of this Agreement. The parties may confer on all matters related to the Golf Course Property's operation and/or GOLF BREVARD's or COUNTY's performance and compliance of its obligations under this Agreement. Meetings shall be held at a location which is mutually agreeable to the parties. COUNTY and GOLF BREVARD shall each, from time to time, designate an authorized representative who shall be the point of contact for the other party with respect to day to day issues and questions relative to the Golf Course Property and who shall serve as the person through whom each party shall communicate to the other party on routine matters. COUNTY's initial representative shall be the Parks and Recreation Director or designee. GOLF BREVARD's representative shall be the chair of GOLF BREVARD. The COUNTY or GOLF BREVARD may call a meeting in addition to this minimum standard.

9.4 General. GOLF BREVARD shall arrange for, coordinate, supervise, administer and manage all activities and services required for the promotion, management, operation and maintenance of the Golf Course Property, in accordance with the First-Class Standard and in accordance with the other requirements of this Agreement. Both GOLF BREVARD and COUNTY shall use due diligence and reasonable care and shall act at all times in good faith. Subject to the provisions of this Agreement, GOLF BREVARD shall cause the Golf Course Property to be open for business to the public seven (7) days a week, three hundred sixty-three (363) days a year, except: (i) during such periods when opening for business is rendered impracticable as a result of casualties to the Golf Course Property; (ii) during periods of inclement weather; (iii) during periods when repairs or maintenance (i.e., overseeding) make it impractical or impossible for the Golf Course Property to be open for business; and (iv) during Thanksgiving and Christmas holidays as desired by GOLF BREVARD. GOLF BREVARD shall submit holiday annual closing scheduled to the COUNTY. GOLF BREVARD shall ensure that the Pro Shop and Food and Beverage Services maintain hours of operation in accordance with good business practices and reasonably consistent with the hours of operation for said services at other municipal golf courses in Brevard County. All costs and expenses relating to the foregoing shall be the responsibility of GOLF BREVARD. All contracts with third parties shall be in the name of GOLF BREVARD. Notwithstanding the foregoing, all or applicable portions of the Golf Course Property may be closed to the public during periodic special events conducted by GOLF BREVARD.

9.5 Rules and Regulations. GOLF BREVARD shall comply with all applicable Federal, State and County rules, laws, Best Management Practices for Golf Course Maintenance Departments as published by the State of Florida, Department of Environmental Protection, and ordinances.

9.6 Management; Personnel. GOLF BREVARD shall select, employ, train, pay, discharge and supervise such persons as may be necessary to enable GOLF

BREVARD to satisfy GOLF BREVARD's obligations under this Agreement.

9.7 Operating Contracts and Membership Agreements.

All contracts with third parties shall be in the name of GOLF BREVARD and should contain a contract provision that allows for early termination if the COUNTY terminates this Agreement early and in the alternative authorizes the County to take an assignment of the third party contract at the COUNTY's option contemporaneously with the execution of this Agreement and effective as of the Commencement Date, GOLF BREVARD shall, at no cost or expense to COUNTY, assume all Operating Agreements and membership agreements that may exist at this time, provided that any such assumption shall be in writing and otherwise in a form and content reasonably acceptable to GOLF BREVARD and the third-party. Notwithstanding the foregoing, in the event that any Operating Agreement, by its terms, is not assignable, in the event that third-party consent is required in connection with the assignment of any Operating Agreement, or in the event that any fee is payable in connection with the assignment of any Operating Agreement, COUNTY, at COUNTY's sole cost and expense, shall be responsible for securing such assignment right, securing such third-party consent, or paying any such fee. If COUNTY is unsuccessful in securing such assignment right and/or securing such third-party consent, then as to an Operating Agreement that cannot be assigned in accordance with this Section: (i) as between COUNTY and GOLF BREVARD, GOLF BREVARD shall be responsible for the satisfaction of COUNTY's non-monetary obligations existing in such non-assigned Operating Agreement; and (ii) GOLF BREVARD shall pay to COUNTY, upon request for reimbursement, all sums paid by COUNTY to a third party under such non-assigned Operating Agreement provided, however, that GOLF BREVARD shall not be responsible for additional sums that become due and payable under a non-assigned Operating Agreement due to the actions of COUNTY or anyone for whom COUNTY is legally responsible (e.g. a COUNTY-caused default of the non-assigned Operating Agreement or a COUNTY-executed amendment of the non-assigned Operating Agreement) .

9.8 Utilities. GOLF BREVARD is responsible for payment of all Utilities. GOLF BREVARD shall pay all bills for Utilities services rendered to it on or before the date due in accordance with the payment instructions contained in such bills; provided, however, that if any Utilities are furnished to GOLF BREVARD through COUNTY's meters, GOLF BREVARD shall reimburse COUNTY for the cost of such Utilities upon demand. This Agreement shall be subordinate to any easements that COUNTY may elect to grant to Utility providers to provide service to the Golf Course Property or other lands owned by COUNTY or its affiliates surrounding the Golf Course Property and GOLF BREVARD's consent shall not be required for the granting thereof; provided, however, that no such easements shall materially or adversely impact GOLF BREVARD and/or GOLF BREVARD's rights under this Agreement. GOLF BREVARD shall ensure that no utility related lien is placed on the property.

9.9 Food and Beverage Operations. GOLF BREVARD shall perform all the food and beverage operations at the Golf Course Property, including Food and Beverage Services/Concessions ("Food and Beverage Services") and banquet/catering services. GOLF BREVARD shall develop the food and beverage offerings and all menus to be used by GOLF BREVARD in the Food and Beverage Services as well as the catering operations. GOLF BREVARD shall ensure that the Food and Beverage Services are maintained and operated in accordance with the First-Class Standard. GOLF BREVARD reserves the right to operate the Food and Beverage Services directly or to engage a contractor under the supervision of the General Manager. Any contractor shall be required to adhere to the terms and conditions of this Agreement.

9.10 Pro Shop Operations. GOLF BREVARD shall insure that the Pro Shop is maintained and operated in good First-Class condition. GOLF BREVARD shall remove and withdraw from sale any goods or services which may be found objectionable (as determined in COUNTY's sole and absolute discretion) following receipt of notification from COUNTY. Upon termination of the Agreement, COUNTY shall not be responsible for purchasing or acquiring any pro-shop merchandise from GOLF BREVARD.

9.11 Golf Course Property Play Operations. GOLF BREVARD shall perform all operations relating to golf play and tee time reservations at the Golf Course Property, including but not limited to, the sale of tee times and memberships.

9.12 Advertising and Promotion. The Golf Course Property shall be promoted, marketed and advertised by GOLF BREVARD. The County will continue to maintain a link to the Golf Course Property's website on the County's website.

9.13 Community Outreach. GOLF BREVARD agree to establish and maintain programs to improve the conditions and operation of the Golf Course Property. To this end, GOLF BREVARD agree as promptly as possible:

- (a) To provide access to the Golf Course Property for charitable events and assist in providing such events on reasonable terms and conditions;
- (b) To establish and document a program for the physical improvement of the Golf Course Property;
- (c) To establish and document a comprehensive program to teach and make the game of golf available to the citizens of the Brevard County area, including working with public and private schools to advance their opportunity to play;
- (d) To establish and publicly post rules and regulations regarding the use and

operation of the Golf Course Property, including such matters as starting methods, starting times, use of carts, trespassing, vandalism, green fees, rain delays and rainouts, group functions, charity events, hours of operation, etc.; and

(e) In order to develop interest in competitive golf in the Brevard County area, to establish a program for both team and individual competition between and among men and women at the junior, adult and senior levels.

9.14 Other Obligations of GOLF BREVARD. Subject to any restrictions or limitations set forth elsewhere in this Agreement, GOLF BREVARD shall also perform or cause to be performed all tasks which may be reasonably and commercially necessary or appropriate in connection with the operation, management, promotion, maintenance, repair and upkeep of the Golf Course Property. In performing such tasks, GOLF BREVARD shall, at a minimum, do the following:

(a) Advise COUNTY in writing of any discovery by GOLF BREVARD of any Hazardous Materials in, on or about the Golf Course Property at levels in violation of applicable laws, and promptly following such discovery jointly determine with COUNTY the actions which should be taken to ensure that the presence of such Hazardous Materials in, on or about the Golf Course Property will not constitute a violation of any Laws, and upon approval by COUNTY of any actions recommended by GOLF BREVARD promptly take, or cause to be taken, such actions.

(b) GOLF BREVARD shall notify COUNTY of any instances or circumstances resulting, or that could result in loss or damage, or lawsuits filed and/or related to the County's property or assets and relative to damage to County's property, shall and cooperate with County in its preparation, submission to the County's property insurance carrier and processing of such claims. GOLF BREVARD shall notify its insurance carriers of all claims for third-party injury or damage arising out of GOLF BREVARD's operations and service.

(c) With respect to any construction work done by or under GOLF BREVARD's supervision, obtain all warranties provided by, and lien waivers from, laborers, materialmen and contractors in connection with any work done on, or goods or materials incorporated into; the Golf Course Property, or any part thereof, and do such other acts as may be necessary or appropriate to preserve and maintain the Golf Course Property free and clear of any new liens.

(d) GOLF BREVARD shall implement its own hiring process to employ the employees at the Golf Course Property and for GOLF BREVARD's food and beverage operations to incorporate GOLF BREVARD's own training module.

9.15 Restrictions. Without the prior written consent of COUNTY, which consent

shall not be unreasonably withheld, GOLF BREVARD shall not do, or cause or permit to be done, any of the following throughout the Term of this Agreement:

(a) Retain any entity to manage the day to day operation of the Golf Course Property, food and beverage operations excepted.

(b) Except as provided herein, GOLF BREVARD shall not illegally or improperly transport, use, store, maintain, generate, manufacture, handle, dispose, discharge, spill or leak any Hazardous Materials, or permit GOLF BREVARD's employees, agents, contractors, or other occupants of the Golf Course Property to engage in such activities on or about the Golf Course Property. GOLF BREVARD shall indemnify, defend and hold COUNTY harmless from any and all liability, claims costs, fines, fees, actions, or sanction arising from or in connection with GOLF BREVARD's use or misuse, handling or mishandling, storage, spillage, discharge, seepage into water bodies or the groundwater supply, or release into the atmosphere of any hazardous materials, toxic substances, pollutants, or contaminants, whether solid, liquid or gas. GOLF BREVARD shall take all reasonable precautions and safety measures, in accordance with current technology, to prevent the release of hazardous materials, toxic substances, pollutants, and contaminants under GOLF BREVARD's control. In the event GOLF BREVARD learns of the discharge upon the Golf Course Property of any hazardous materials, pollutant or contaminant under GOLF BREVARD's control, GOLF BREVARD shall undertake to contain, remove, and abate the discharge. This indemnification obligation shall survive the expiration or termination of this Agreement. GOLF BREVARD shall not be responsible for any Hazardous Materials: (i) present on the Golf Course Property prior to the date of the Prior Agreement between the parties, or (ii) which becomes present on the Golf Course Property after termination of this Agreement and all extensions hereof; provided, however, GOLF BREVARD shall immediately notify COUNTY of any notice received by GOLF BREVARD from any governmental authority of any actual or threatened violation of any applicable laws, regulation or ordinances governing the use, storage or disposal of any Hazardous Materials and shall respond to such notice and correct or contest any alleged violation.

9.16 Entry and Inspection by COUNTY. GOLF BREVARD agrees that COUNTY shall have the right to enter the Golf Course Property during normal working hours to inspect the same, to exercise COUNTY's rights under this Agreement, to show the Golf Course Property to prospective purchasers or other entities, and to post appropriate or lawful notices.

9.17 Fiduciary Duty of GOLF BREVARD.

(a) **Fiduciary Duty.** GOLF BREVARD shall have a fiduciary duty to COUNTY with regard to the operation of the county golf course.

(b) **Duty to Report.** As part of the fiduciary duty, GOLF BREVARD shall report to COUNTY any operational problems or issues which result or may result in a shortfall of funds to operate the golf course and which cause or may cause Brevard Golf to request additional funding from COUNTY.

10. E-VERIFY, RECORDS, REPORTS, FISCAL MATTERS

10.1 In accordance with Chapter 448.095, Florida Statutes, the Contractor shall register and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Contractor during the term of this Contract; and

10.2 The Contractor shall expressly require any subcontractors performing work or providing services pursuant to this Contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Contract; and

10.3 The Contractor agrees to maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the County consistent with the terms of the Contractor's enrollment in the program. This includes maintaining a copy of proof of the Contractor's and subcontractors' enrollment in the E-Verify Program; and

10.4 Compliance with the terms of this section is made an express condition of this Contract and the County may treat a failure to comply as a material breach of this Contract; and

10.5 A Contractor who registers with and participates in the E-Verify program may not be barred or penalized under this section if, as a result of receiving inaccurate verification information from the E verify program, the Contractor hires or employs a person who is not eligible for employment; and

10.6 Nothing in this section may be construed to allow intentional discrimination of any class protected by law; and

10.7 Financial Reports. GOLF BREVARD shall deliver a monthly report to COUNTY no later than thirty (30) days after the end of each one (1) month period. In addition, GOLF BREVARD shall deliver an annual report to COUNTY no later than sixty (60) days after the end of each Fiscal Year, summarizing all operations of the Golf Course Property and containing all of the Reporting Requirements set forth on Exhibit "D" attached hereto. Furthermore, during the Term or/and Extended Term of this Agreement, COUNTY or its agent may

inspect and review the books and records of GOLF BREVARD at the Golf Course Property.

11. COMPLIANCE WITH REQUIREMENTS

11.1 Compliance with Law. GOLF BREVARD shall not cause the violation of any Law, ordinance, or regulations of a governmental body or agency.

11.2 Permits and Licenses. GOLF BREVARD shall apply for, process, take all necessary steps to procure and maintain (and renew as necessary), all permits and licenses required for the operation, management and maintenance of the Golf Course Property, including, without limitation, occupational and liquor licenses, all of which licenses shall be duly valid and in effect as of the Commencement Date and at all times during the Term of this Agreement. GOLF BREVARD shall expend GOLF BREVARD's commercially reasonable efforts to ensure that all permits and licenses required for the operation, management and maintenance of the Golf Course Property, and its related facilities, are not violated by any action or omission by GOLF BREVARD in the course of GOLF BREVARD's performance of its obligations hereunder.

12. INSURANCE

12.1 Insurance To Be Maintained By GOLF BREVARD. Except as provided for in Section 12.1(c), GOLF BREVARD, throughout the Term of this Agreement, shall obtain and maintain in full force and affect the following types and amounts of insurance coverage at GOLF BREVARD's expense:

(a) **Commercial General Liability Insurance.** A policy of Commercial General Liability Insurance, insuring GOLF BREVARD against liability for bodily injury, property damage (including loss of use of property) and personal injury, including contractual liability, and Errors and Omissions. The initial amount of such insurance shall be One Million Dollars (\$ 1,000,000) per occurrence, Two Million Dollars (\$2,000,000) in the aggregate, and Five Million Dollars (\$5,000,000) umbrella coverage. The liability insurance obtained by GOLF BREVARD under this Section shall insure GOLF BREVARD's indemnification and other obligations to COUNTY. The amount and coverage of such insurance shall not limit GOLF BREVARD's liability nor relieve GOLF BREVARD of any other obligation under this Agreement.

(b) **Pollution Liability Insurance.** Pollution Liability Insurance for damage, injury or loss arising out of the application, storage, or use of pesticides, herbicides and other hazardous substances with a \$1,000,000 combined single limit for each occurrence. Such insurance coverage, if issued on a claims-made basis shall be purchased and maintained throughout the terms of this contract, and for a minimum period of four (4) years after termination or expiration of the contract.

(c) **Property Insurance.**

GOLF BREVARD:

1. COUNTY will provide Property Insurance coverage for County-owned buildings and assets on the premises.
2. Golf Brevard shall provide Property Insurance and Inland Marine coverage for all assets owned, leased, used or acquired by GOLF BREVARD.
3. In the event damage to County property triggers an insurance claim and County receives insurance proceeds or the loss amount falls within County's deductible, County (if the loss is within the deductible) or its carrier (if the loss is paid by the carrier) reserves the right to pursue GOLF BREVARD for recovery of those sums should the loss have resulted from GOLF BREVARD's negligence.

County shall be responsible for covering loss of or damage to COUNTY – owned Property, COUNTY -owned improvements, and COUNTY -owned furniture, COUNTY-owned-fixtures and COUNTY -owned equipment, in the amount of their replacement value with such endorsements and deductibles as COUNTY shall determine from time to time. Neither GOLF BREVARD or COUNTY shall do or permit anything to be done which shall invalidate any such insurance. COUNTY shall be entitled to all insurance proceeds. If GOLF BREVARD owns, brings, acquires, or uses any assets, other than COUNTY- owned assets, then GOLF BREVARD shall be responsible for providing adequate insurance for such assets.

(d) **Workers' Compensation Insurance.** Workers' Compensation Insurance (including Employer's Liability Insurance) in the statutory amount covering all employees of GOLF BREVARD employed or performing services at the Golf Course Property, in order to provide the statutory benefits required by the laws of Florida.

(e) **Liquor Liability Insurance.** A policy providing Liquor Liability Insurance coverage with policy limits and deductible equal to those hereinabove specified in subsection 12.1 (a) with respect to liability insurance, covering the full amount of potential liability from time to time provided or imposed upon the sellers of alcoholic beverages under the laws of the State of Florida and fully protecting both GOLF BREVARD and COUNTY (and if such insurance providing protection for the following is available, at COUNTY's option, COUNTY's other Affiliates, and the officers, directors, agents and assigns of each of them) in connection with any such sales (or other offering) of alcoholic beverages.

(f) **Business Interruption Insurance.** Until such time as GOLF BREVARD has completed repayment of the Transition Funding, GOLF BREVARD shall obtain Business Interruption Insurance, providing in the event of damage or destruction of the Golf Course Property an amount sufficient to sustain GOLF BREVARD for

a period of not less than one (1) year for: (i) the net profit that would have been realized had GOLF BREVARD's business continued; and (ii) such fixed charges and expenses as must necessarily continue during a total or partial suspension of business to the extent to which they would have been incurred had no business interruption occurred, including, but not limited to, interest on indebtedness of GOLF BREVARD, salaries of executives, foremen, and other employees under contract, charges under non-cancelable contracts, charges for advertising, legal or other professional services, taxes and rents that may still continue, trade association dues, insurance premiums, and depreciation.

(g) **Automobile Liability Insurance.** Automobile Liability Insurance, on all owned, non-owned, and hired vehicles, with a combined single limit per occurrence of not less than One Million Dollars (\$1,000,000).

12.2 Hold Harmless/Indemnification.

(a) GOLF BREVARD agrees and shall indemnify, defend and hold harmless COUNTY from any and all liability, , claims, proceedings or causes of action for bodily injury, sickness, disease, death, personal injury, damages to property or loss of use of any property or assets, penalties or fines resulting from or arising out of the performance or actions of GOLF BREVARD, its officers, agents or employees or contractors in connection with this Agreement.

(b) GOLF BREVARD agrees and shall indemnify, defend and hold COUNTY harmless from any and all liability, claims costs, fines, fees, actions, or sanction arising from or in connection with GOLF BREVARD's use or misuse, handling or mishandling, storage, spillage, discharge, seepage into water bodies or the groundwater supply, or release into the atmosphere of any hazardous materials, toxic substances, pollutants, or contaminants, whether solid, liquid or gas.

(c) GOLF BREVARD agrees that such duty to indemnify, defend and hold the COUNTY harmless, includes the duty to either (at GOLF BREVARD's option) assume and conduct the defense of any claim with counsel reasonably acceptable to the COUNTY, in which case GOLF BREVARD shall not settle or compromise such claim without the prior written consent of the COUNTY, or to pay the cost of the COUNTY's legal defense(s) and related legal expenses and costs, including fees of attorneys as may be selected by the COUNTY, for all causes of action, claims, proceedings, etc. described in this paragraph. Such payment on behalf of the County shall be in addition to any and all other legal remedies available to the COUNTY and shall not be considered the COUNTY's exclusive remedy. GOLF BREVARD will satisfy, pay and discharge any and all judgments that may be entered against COUNTY in any such action or proceeding.

(d) This indemnification obligation shall survive the expiration or termination of this Agreement

(e) It is agreed by the parties hereto that specific consideration has been received by GOLF BREVARD under this Agreement for this hold harmless/indemnification provision.

12.3 No Waiver of Sovereign Immunity.

Nothing herein shall be construed as a waiver of the COUNTY's sovereign immunity, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations and claims. Nothing in this Agreement is intended to inure to the benefit of any third party for the purpose of allowing any claim or cause of action which would otherwise be barred by sovereign immunity or by operation of law.

12.4 Certificates of Insurance. GOLF BREVARD shall obtain, maintain and provide certificates of insurance to COUNTY issued by companies and carriers approved by the County and demonstrating that the aforementioned insurance requirements have been met. The certificates of insurance shall indicate that the policies have been endorsed to cover COUNTY as an additional insured and that the insurer will provide the County with thirty (30) days advanced written notice to COUNTY of any cancelation or changes in coverages or in the policies.

(a) The insurance coverage enumerated above constitutes the minimum requirements and shall in no way lessen or limit the liability of GOLF BREVARD under the terms of the Agreement.

(b) GOLF BREVARD shall require all sub-contractors to secure appropriate insurance coverage for the work being performed, in such limits as provided for herein.

12.5 Insurance To Be Maintained By Independent Contractors. GOLF BREVARD shall require any independent contractor or entity performing services for the Golf Course Property, including the Food and Beverages Services, to obtain and maintain in full force and affect the following types and amounts of insurance coverage at such independent contractor or entity's expense:

(a) A policy of commercial general liability insurance, insuring such independent contractor or entity against liability for bodily injury, property damage (including loss of use of property) and personal injury, including contractual liability, and errors and omissions. The initial amount of such insurance shall be one million dollars (\$1,000,000) per occurrence, and two million dollars (\$2,000,000) in the aggregate.

(b) A policy of workers' compensation insurance as required by Florida Law (including Employer's Liability Insurance) in the statutory amount covering all employees of the independent contractor or entity performing services at the Golf Course Property, in order to provide the statutory benefits required by the

laws of Florida.

13. ASSIGNMENT AND SUBLETTING.

GOLF BREVARD may not, without the prior written consent of COUNTY which consent may be withheld in COUNTY's sole discretion, assign, transfer, sell, convey, mortgage, pledge, hypothecate or encumber this Agreement, or any interest therein, nor sublet the Golf Course Property or any part thereof, or permit the use of the Golf Course Property by any third-party. Food and Beverage Services are excepted from the sublet restrictions.

14. EXCUSABLE DELAY.

If, by reason of an Excusable Delay, COUNTY or GOLF BREVARD is unable to perform or is delayed in performing any of its obligations under this Agreement, other than financial obligations, or is unable to supply or is delayed in supplying any service which such party is obligated to supply, then such party shall, for the period of any delay in the performance of any of its obligations, have no liability in connection with that inability and this Agreement and the other party's obligation to perform all of its obligations under this Agreement shall in no way be affected, impaired or excused.

15. DEFAULT AND REMEDIES.

15.1 Default by GOLF BREVARD. The following shall be events of default by GOLF BREVARD hereunder:

- (a) In the event that any monetary amounts owed by GOLF BREVARD hereunder, are not paid within five (5) business days after receipt of written notice of default from COUNTY that the same are due; or
- (b) except as otherwise provided for in this Section 15, in the event GOLF BREVARD fails to comply with a term, provision or covenant of this Agreement and such failure is not cured within fifteen (15) days after receipt of written notice from COUNTY advising GOLF BREVARD of such default; or
- (c) To the extent permitted by applicable law, any petition is filed by or against GOLF BREVARD under any section or chapter of the Federal Bankruptcy Act as amended; (and with respect to an involuntary petition, GOLF BREVARD shall not have discharged or caused same to be discharged within thirty (30) days from the date of filing or such petition); or creditors; or
- (d) In the event GOLF BREVARD becomes insolvent or makes a transfer in fraud; or

- (e) In the event GOLF BREVARD makes an assignment of benefit of creditors; or
- (f) In the event a receiver is appointed for a substantial part of all of the assets of GOLF BREVARD and said receiver is not discharged within thirty (30) days after the date of appointment thereof; or
- (g) In the event any representation or warranty made by GOLF BREVARD under this Agreement shall prove to be false, untrue or misleading in any material respect; or
- (h) GOLF BREVARD fails to comply with the terms of the operating covenants contained in Section 9 of this Agreement, uses the Golf Course Property for other than the Permitted Use and/or operates the Golf Course Property under a name other than the Permitted Name, and such failure is not cured within thirty (30) days after receipt of written notice from COUNTY advising GOLF BREVARD of such default; or
- (i) With exception to the Food and Beverage Services, in the event GOLF BREVARD engages any entity other than GOLF BREVARD to manage and/or operate the Golf Course Property; or
- (j) In the event GOLF BREVARD defaults on any required payment to COUNTY;
- (k) In the event GOLF BREVARD or requires additional funds from COUNTY for any reason; or
- (l) In the event GOLF BREVARD fails to obtain COUNTY's confirmation of a board of directors' member or fails to remove a director upon request for removal by a super-majority vote of the County Commission.

15.2 Remedies of COUNTY. Upon the occurrence of a default by GOLF BREVARD under this Agreement and the expiration of any applicable cure period set forth herein, COUNTY may pursue any one or more of the following remedies, separately or concurrently or in any combination:

- (a) Terminate this Agreement, in which event GOLF BREVARD shall immediately surrender the Golf Course Property to COUNTY, but if GOLF BREVARD shall fail to do so, COUNTY may, without further notice and without prejudice to any other remedy COUNTY may have for possession under this Agreement, enter upon the Golf Course Property, refuse to repair and maintain any mechanical or electrical system or disconnect any such services to the Golf Course Property and expel or remove GOLF BREVARD and its personal property without being liable to prosecution or any claim for damages therefore and without said entry affecting COUNTY's right to thereafter exercise any other

remedy set forth herein.

(b) Enter the Golf Course Property and rent the Golf Course Property, and receive the rental therefore, and GOLF BREVARD shall pay to COUNTY, on demand, at the office of COUNTY any deficiency that may arise in the event of such reletting;

(c) As agent of GOLF BREVARD, do whatever GOLF BREVARD is obligated to do by provisions of this Agreement and enter the Golf Course Property, without being liable to prosecution or any claims for damage therefore, in order to accomplish this purpose.

(d) With or without terminating this Agreement, COUNTY may bring an action against GOLF BREVARD to recover from GOLF BREVARD all actual damages suffered, incurred or sustained by COUNTY as a result of, by reason of or in connection with such default but COUNTY may not recover punitive damages, speculative damages or consequential damages.

(e) Pursuit by COUNTY of any of the foregoing causes of action shall not constitute an election of remedies. No termination of this Agreement by lapse of time or otherwise shall affect COUNTY's right to collect monetary obligations for the period prior to the termination hereof.

15.3 Default by COUNTY. The occurrence of any one of the following events shall constitute a default by COUNTY under this Agreement:

(a) If COUNTY shall fail to fully and completely perform its duties and obligations under this Agreement and such failure is not cured within thirty (30) days after receipt of written notice from GOLF BREVARD advising COUNTY of such default (provided, if the nature of COUNTY's failure is such that more time is reasonably required in order to cure, COUNTY shall not be in default if COUNTY commences to cure within such period and thereafter diligently seeks to cure such failure to completion within ninety (90) days following notice thereof); or

(b) If any representation or warranty made by COUNTY under this Agreement shall prove to be intentionally false, untrue or misleading in any respect; or

(c) In the event COUNTY becomes insolvent or makes a transfer in fraud of creditors; or

(d) In the event COUNTY makes an assignment for the benefit of creditors; or

(e) In the event, a receiver is appointed for a substantial part or all of the assets of COUNTY and said receiver is not discharged within thirty (30) days after the date of appointment thereof.

15.4 Remedy of GOLF BREVARD. Upon the occurrence of a default by COUNTY under this Agreement, GOLF BREVARD may solely pursue the following remedy:

(a) GOLF BREVARD may terminate this Agreement by giving COUNTY written notice of such termination, in which event this Agreement shall terminate at the time designated by GOLF BREVARD in its notice of termination to COUNTY or thirty (30) days after the date of the termination notice whichever occurs first.

15.5 Attorneys' Fees. In the event of any litigation or arbitration between the parties relating to this Agreement and/or the Golf Course Property (including pretrial, trial, appellate, administrative, bankruptcy or insolvency proceedings), each party shall bear its own attorneys' fees and costs, including appellate fees and costs. The termination of this Agreement by either GOLF BREVARD or COUNTY by reason of default by another party shall not relieve the parties of any of obligations theretofore accrued under this Agreement prior to the effective date of such termination.

15.6 Abandonment. In the event of abandonment of the Golf Course Property, any personal property belonging to GOLF BREVARD and left on the Golf Course Property shall be deemed to be abandoned, at the option of COUNTY, and the rights conferred upon COUNTY by this Agreement with regard to the disposition of said personal property shall remain in full force and effect.

15.7 GOLF BREVARD's Obligations. Upon the expiration or earlier termination of this Agreement, GOLF BREVARD shall promptly:

(a) peaceably and quietly surrender and deliver to COUNTY the Golf Course Property in good condition and repair and in the same condition as found on the Commencement Date, reasonable wear and tear excepted, and free and clear of all liens, encumbrances and sub tenancies. In addition, GOLF BREVARD shall also deliver to COUNTY, free and clear of all liens, title to the Improvements and the FF&E, except for such FF&E that GOLF BREVARD determines, in its sole discretion, can be transferred and utilized at the Habitat Golf Course in connection with the Related Agreement in the event that the Related Agreement, or any extension thereof, has not yet expired or terminated. If requested to do so by COUNTY, GOLF BREVARD shall promptly thereafter execute and deliver to COUNTY such deed or bill of sale as COUNTY may reasonably request, provided they contain no covenant, warranty, representation or other liability of GOLF BREVARD except as otherwise provided herein. COUNTY may require GOLF BREVARD to remove all or a portion of the FF&E at GOLF BREVARD's expense and GOLF BREVARD shall repair any damage to the Golf Course Property resulting from such removal;

(b) deliver to COUNTY or such other person or entity as COUNTY shall

designate, all materials, supplies, equipment, keys, contracts, documents, files, books and records pertaining to this Agreement and the management, operation and maintenance of the Golf Course Property;

(c) at COUNTY's request, assign all existing contracts relating to the management, operation and maintenance of the Golf Course Property to COUNTY or such other person or entity as COUNTY shall designate (provided, however, that COUNTY shall have the right, but shall not be obligated to, accept any contract which was entered into in violation of the terms of this Agreement);

(d) furnish all such information, take all such other action and cooperate with COUNTY as COUNTY shall reasonably require in order to effectuate an orderly and systematic termination of GOLF BREVARD's services, duties, obligations and activities hereunder;

(e) to the extent legally transferable, surrender and transfer and/or assign to COUNTY or any person or entity designated by COUNTY, all of GOLF BREVARD's right, title and interest in and to all licenses, permits and other authorizations used by GOLF BREVARD in operating and/or managing the Golf Course Property;

(f) at GOLF BREVARD's sole cost, conduct an inventory of the supplies, inventory and FF&E and deliver a list of such inventory to COUNTY; and

(g) within thirty (30) days after the expiration or termination of this Agreement, cause to be furnished to COUNTY a report similar in form and content to GOLF BREVARD's monthly reports covering the period from the last previous monthly report to the date of expiration or termination of this Agreement.

(h) all income generated and assets owned by GOLF BREVARD's shall remain the property of GOLF BREVARD minus any outstanding obligations to the COUNTY.

15.8 Survival. The provisions of this Section 15 shall survive any termination of this Agreement.

16. DAMAGE BY CASUALTY AND CONDEMNATION

16.1 Damage by Casualty. In the event the Clubhouse or any other material portion of the Golf Course Property is damaged by fire or other casualty, and insurance coverage for the Golf Course Property is sufficient to repair such damage, COUNTY shall forthwith repair the damage, provided the repairs can be made within two hundred seventy (270) days from the date of casualty and provided COUNTY receives insurance proceeds for the Golf Course Property adequate to pay for the cost of the repairs. During the period of repair, this Agreement shall remain in full

force and effect. If COUNTY determines that the repairs cannot be made within the two hundred seventy (270) day period, or if insurance proceeds are not available to cover the cost of said repairs, COUNTY shall have the option either (1) to repair or restore such damage, this Agreement continuing in full force and effect, or (2) give notice to GOLF BREVARD at any time within ninety (90) days after the date of the casualty terminating this Agreement. In the event of the giving of such notice this Agreement shall expire and all interest of GOLF BREVARD in the Golf Course Property shall terminate on the date so specified in such notice and other sums shall be paid up to the date of such termination.

Notwithstanding anything to the contrary, COUNTY shall not be required to repair any injury or damage by fire or other casualty, or to make repairs or replacements of any paneling, decorations, partitions, railings, ceilings, floor coverings, office fixtures, FF&E, or any other property installed in the Clubhouse or on Golf Course Property by GOLF BREVARD.

In the event that COUNTY elects to repair or restore the damage to the Golf Course Property and such repairs or restoration are not completed within two hundred seventy (270) days from the date of casualty, GOLF BREVARD may, at its option, cancel this Agreement by giving notice to COUNTY at any time within thirty (30) days after the expiration of such two hundred seventy (270) days.

Notwithstanding the forgoing, if any damage renders more than thirty percent (30%) of the Clubhouse unusable, COUNTY shall, with reasonable promptness after receipt of written notice from GOLF BREVARD of the occurrence of such damage, but no more than ninety (90) days thereafter, estimate the length of time that will be required to substantially complete the repair and restoration of such damage and shall by written notice advise GOLF BREVARD of such estimate.

If such estimate is that the amount of time required to substantially complete the repair and restoration will exceed two hundred seventy (270) days from the occurrence of such damage, then GOLF BREVARD shall have the right to terminate this Agreement upon giving notice to COUNTY at any time within thirty (30) days after COUNTY gives GOLF BREVARD the notice containing said estimate.

In all events, even in the event COUNTY elects not to repair or replace the portion of the Golf Course Property damaged, COUNTY shall be entitled to the proceeds of all insurance claims.

16.2 Condemnation. If all or a material portion of the Clubhouse or other part of the Golf Course Property, or access thereto (notwithstanding the fact that the Golf Course Property may not be affected by such taking or appropriation) shall be taken or appropriated by any public or quasi-public authority under the power of eminent domain, COUNTY shall have the right at its option, to terminate this Agreement, and COUNTY shall be entitled to any and all income, rent, awards, or any interest therein whatsoever that may be paid or made in connection with such public or quasi-public use or purpose and GOLF BREVARD shall have no claim against COUNTY or the

condemning authority for the value of any un-expired term of this Agreement. GOLF BREVARD may, however, in a separate, subsequent proceeding make a claim for trade fixtures installed in the Golf Course Property, at GOLF BREVARD' expense, GOLF BREVARD 's moving costs and GOLF BREVARD 's Attorneys' Fees. If only a part of the Clubhouse or other part of the Golf Course Property shall be so taken or appropriated, and COUNTY does not terminate this Agreement in accordance with the foregoing, then this Agreement shall continue in full force and effect. GOLF BREVARD may terminate this Agreement by reason of taking or an appropriation under eminent domain authority only if such taking or appropriation shall be of such extent and nature as to substantially handicap, impede or impair GOLF BREVARD ' use of the Golf Course Property for the purposes set forth herein.

17. SPECIAL COVENANTS AND CONDITIONS.

17.1 Use of Trade Names/Marks and Symbols. The Golf Course Property shall be known by such trade name and/or trademark or logo as may from time to time be determined by COUNTY. All names, logos and designs used at the Golf Course Property shall be the exclusive property of COUNTY. However, during the Term of this Agreement, GOLF BREVARD shall have a non-exclusive license to use the Golf Course Property names and logos in connection with the operation of the Golf Course Property. Any software data analysis system developed by GOLF BREVARD shall be the exclusive property of GOLF BREVARD.

17.2 Promotional Rights; Advertising.

(a) Advertising. All advertisements and promotional materials, and all regional and national media, shall be in good taste and reflective of the high standards associated with the profession of golf and Brevard County. GOLF BREVARD shall remove and withdraw from circulation any advertisements or promotions which may be found objectionable (as determined in COUNTY's sole and absolute discretion) following receipt of notification from COUNTY.

(b) Prohibited Uses. GOLF BREVARD agrees that it shall not do any of the following at any time during the Term of this Agreement

(i) Use of any COUNTY-Owned Names as its own trademark or service mark;

(ii) Sell, or distribute for free, any literature, merchandise, memorabilia, souvenirs or other items which refer to or depict the Golf Court Property and/or any of the COUNTY-Owned Names, which may be found objectionable by COUNTY (as determined in COUNTY' s sole and absolute discretion) following receipt of notification from COUNTY.

(iii) Construct or install any fencing within or around the Golf Course Property;

(iv) Utilize any portion of the Golf Course Property for any marketing, promotional or advertising purpose that benefits or promotes any person, entity or location other than the Golf Course Property, without COUNTY's prior written consent, including without limitation, the sale or distribution of materials, merchandise and/or admission media, which consent may be withheld or granted in COUNTY's sole and absolute discretion.

(v) Allow any golf carts not owned or leased by GOLF BREVARD or COUNTY, that have been modified or have been manufactured for any purpose other than use on a golf course to be driven, or used on any part of the Golf Course Property. GOLF BREVARD, at its discretion, may allow privately owned golf carts which meet specifications to be used on the Courses for a fee. GOLF BREVARD shall be responsible for any damage done to the Golf Course Property caused by golf carts.

17.3 COUNTY-Owned Names Logoed Products. Some of the merchandise for sale in the Pro Shop may include merchandise that contains COUNTY-Owned Names (hereinafter, "Logoed Merchandise"). GOLF BREVARD shall be permitted to sell Logoed Merchandise only within the Pro Shop, unless expressly approved by COUNTY.

18. MISCELLANEOUS.

18.1 Notices. All notices and demands that may be or are required to be given by either party to the other shall be in writing. Any written notice to COUNTY or GOLF BREVARD shall be deemed delivered (whether or not received) when mailed by certified or registered mail, postage prepaid, return receipt requested, and deposited in the United States Mail or delivered personally or by national courier service that provides receipt for delivery. Any written notice not so mailed shall be deemed to have been received upon its actual receipt, with the sender of the notice bearing the burden of proving receipt. Notices to GOLF BREVARD may be addressed to Chair of GOLF BREVARD, 2374 Oak St, Melbourne Beach, FL 32951, or to such other place as GOLF BREVARD may from time to time designate in a notice to the other parties. All notices and demands to COUNTY shall be sent as above-required to the Parks and Recreation Director, 2725 Judge Fran Jamieson Way, Bldg. B, Viera, FL 32940, or to such other person or place as COUNTY may from time to time designate in a notice to the other parties. Attorneys for the parties are authorized to deliver notices.

18.2 Successors and Assigns. The covenants and conditions herein contained shall, subject to the provisions as to assignment, apply to and bind the heir's successors, executors, administrators and assigns of the parties hereto.

18.3 Severability. If any clause or provision of this Agreement is illegal, invalid or unenforceable under present or future laws (the deletion of which would not adversely affect the receipt of any material benefit or substantially increase the burden of any part hereto) effective during this Term, then and in that event, it is the

intention of the parties that the remainder of this Agreement, and the Term covered thereby, shall not be affected. All rights, powers, and privileges conferred by this Agreement upon the parties shall be cumulative but not restricted to those given by law.

18.4 Time of Essence. Time is of the essence of this Agreement and each and all of its provisions.

18.5 Applicable Law. This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

18.6 Entire Agreement and Modification. This Agreement contains the entire agreement of the parties, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied in this instrument shall be of any force or effect. No amendment, modification or variation of this Agreement or any of its terms or provisions shall be effective, binding or valid unless and until it is reduced to writing and executed by the parties. No failure of COUNTY to exercise any power given COUNTY by this instrument, or to insist upon strict compliance by GOLF BREVARD of any obligations hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of COUNTY's right to demand exact compliance with the terms of this Agreement.

18.7 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

18.8 Venue and WAIVER OF JURY TRIAL The venue of any suit or proceeding brought for the enforcement of or otherwise with respect to this Agreement shall always be lodged in the State Courts of the Eighteenth Judicial Circuit in and for Brevard County, Florida; or if the Circuit Court does not have jurisdiction, then before the United States District Court for the Middle District of Florida; or if neither of such courts shall have jurisdiction, then before any other court sitting in Brevard County, Florida, having subject matter jurisdiction, regardless of whether, under any applicable principle of law, venue may also be properly lodged in the courts of any other federal, state or county jurisdiction. To the extent permitted by law, COUNTY AND GOLF BREVARD HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER PARTY AGAINST THE OTHER ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE PREMISES OR THE PROPERTY.

18.9 Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present a health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

18.10 Disaster Assistance. COUNTY will provide necessary advice and available logistical assistance in support of recovery operations from a named storm or hurricane. During any national emergency declared by the President or by the Congress, the United States shall have the right to take exclusive control and possession of the above-mentioned real property, or of such portion thereof as it may desire, rent to be abated accordingly in proportion to said occupancy

18.11 Relationship between Parties. Nothing herein shall be deemed to create any joint venture or principal-agent relationship between the parties, and neither part is authorized to, and neither party shall act toward third parties or the public in any manner which would indicate any such relationship with the other. GOLF BREVARD is an independent contractor in terms of managing and operating the Golf Course Property. GOLF BREVARD'S employees or directors are in no way COUNTY employees and shall not represent themselves as such.

19. INTERPRETATION AND CONSTRUCTION

19.1 Recitals. The recitals at the beginning of this Agreement are true and correct and are hereby incorporated in and made a part of this Agreement.

19.2 Interpretation. Except as otherwise expressly provided in this Agreement, the following rules of interpretation shall apply:

- (a) the singular includes the plural and the plural includes the singular;
- (b) the word "or" is not exclusive and the words "includes" and "including" are not limiting;
- (c) a reference in this Agreement to a section or an exhibit shall mean and refer to the section of or exhibit to, this Agreement;
- (d) a reference to a section in this Agreement shall, unless the context clearly indicates to the contrary, refer to all subparts or subcomponents of such section;
- (e) words such as "hereunder", "hereto", "hereof" and "herein" and other words of like import shall, unless the context clearly indicates to the contrary, refer to the whole of this Agreement and not to any particular clause hereof;
- (f) capitalized terms used in this Agreement shall have the meaning ascribed to them at the point where defined, irrespective of where their use occurs, with the same effect as if the definitions of said terms were set forth in full and at length every time such terms are used;
- (g) the words "COUNTY" and "GOLF BREVARD" as used herein shall include the plural as well as the singular. Words used in the masculine gender include the

feminine and neuter;

(h) the term "business day" or "business days" as used in this Agreement, and except as modified by the rules and regulations from time to time adopted by COUNTY, shall exclude Saturdays, Sundays and all holidays for federal banks in Brevard County, Florida; and

(i) the headings of the sections of this Agreement, and the numbering or position thereof, are for convenience only in identifying and indexing the various provisions of this Agreement, and shall not in any way be deemed to affect the construction or interpretation of any provision of this Agreement.

19.3 Construction of Agreement. This Agreement has been negotiated at "arm's length" by and between COUNTY and GOLF BREVARD, each having an opportunity to be represented by legal counsel of its choice and to negotiate the form and substance of this Agreement; and, therefore, in construing the provisions of this Agreement, no party shall be deemed disproportionately responsible for draftsmanship. No inference shall be drawn from the addition, deletion or modification of any language contained in any prior draft of this Agreement. This Agreement shall create the relationship of COUNTY and GOLF BREVARD.

20. CONFIRMATION AND REMOVAL OF THE BOARD OF DIRECTORS OF GOLF BREVARD

20.1 Confirmation and Removal of Board of Directors.

(a) Each member of GOLF BREVARD 's board of directors shall be subject to confirmation by Brevard County Board of County Commissioners.

(b) A super majority of the Brevard County Board of County Commissioners shall have the ability to remove any member of GOLF BREVARD's board of directors.

WHEREFORE, COUNTY and GOLF BREVARD have caused this Agreement to be executed, sealed and delivered as of the day and year written below.

ATTEST:

COUNTY:

**BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA**

By: _____
Kristine Zonka, Chair

Date: _____

As approved by the Board on 08/30/2022

WITNESSES:

Print Name: _____

Print Name: _____

GOLF BREVARD:

By: _____

Print: _____

Title: _____

Date: _____

(CORPORATE SEAL)

Review for legal form and Content:

Exhibit A	Legal Description
Exhibit B	Golf Course Maintenance Standards
Exhibit C	Prohibited Uses
Exhibit D	Reporting Requirements

EXHIBIT "A" LEGAL DESCRIPTION

SPESSARD HOLLAND GOLF COURSE LEGAL DESCRIPTION

A parcel of land in Section 17, Township 28 South, Range 38 East, Brevard County, Florida more particularly described as follows:

All of Government Lot 5 of said Section 17, lying southerly of the right of way of Oak Street (100' right of way) and westerly of the right of way of S.R. A1a (100' right of way) as presently located and excepting therefrom lands described in Plat Book 24, Page 63 of the Public Records of Brevard County, Florida.

Also

Government Lot 6 of said Section 17 lying westerly of the right of way of S.R. A1A (100' right of way) except the area encompassed by the Fire Department and the Substation.

Spessard Holland Golf Course



Exhibit “B”
GOLF COURSE MAINTENANCE STANDARDS

Golf Brevard shall maintain the Spessard Holland Golf Course in accordance with the current edition of Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses as prescribed by the Department of Environmental Protection as follows:

GOLF COURSE MAINTENANCE

The golf course will have soil testing performed annually.

Greens will be aerified and verticut. Top dressing will be applied following aerification. Fairways and tees will be aerified.

Tees, fairways and roughs will be fertilized.

Integrated Pest Management methods and techniques will be followed on the course.

Lakes and drainage will be maintained by Golf Brevard and the lakes will be aesthetically pleasing and environmentally sound.

All chemicals, pesticide, fertilizer, and fuel storage must meet OSHA and Florida statutes.

LANDSCAPE MAINTENANCE

All landscape beds and lawn areas around the clubhouse and property will be maintained in a first-class standard.

Landscape materials will be designed and installed to support both sun and/or shade as the areas present themselves.

All cart paths will be clean, well defined, and in good repair.

All driveways and parking lots will be maintained in good condition.

Course amenities will be replaced or repaired on an as needed basis.

BUILDING MAINTENANCE

All buildings, exterior and interior, will be well-maintained, clean, orderly, properly lighted and in good condition.

The heating, ventilating and air conditioning (HVAC) system will be inspected.

All buildings will be properly secured and security systems in existing buildings will be operational and maintained.

Exhibit “C”
PROHIBITED USES

1. The term Prohibited Use shall include, without limitation, the following:
 - (a) adult entertainment uses (as such term is defined in the Brevard County Zoning Code), and any uses that include any exhibition of nude or partially dressed persons, the sale or rental of “X-Rated” or adult movies, magazines, media items or materials;
 - (b) the retail or wholesale of any goods or services other than the sale of golf related products from the golf Pro Shop or the sale of food and beverages in the Clubhouse; and
 - (c) any other use that COUNTY reasonably believes is inconsistent with the character and use of Golf Course Property.
2. General Rules for Golf Club Management and Operation
 - (a) Maintenance, repair and construction activities (including, without limitation, Golf Course Property maintenance) shall be performed in accordance with any and all applicable noise ordinances.

Exhibit “D”
REPORTING REQUIREMENTS

The monthly and annual reports required to be given by GOLF BREVARD to COUNTY shall each contain the following information:

Monthly & Annual Reports:

- (i) A profit and loss statement, balance sheet, cash flow statement, and budget variance report showing the results of operation of the Golf Course Property for such month and for the Agreement Year to date, which statement shall include sufficient detail to reflect all Gross Revenues and Golf Course Property Expenses, and which shall further breakdown revenues and expenses between the golf course, restaurant, pro shop sales, rentals and lessons, and other categories as appropriate and/or as reasonably required by COUNTY.
- (ii) Total Rounds Report with comparison to prior year
- (iii) Course Maintenance Schedules
- (iv) Update on Current Conditions
- (v) Rate Schedule for each player category
- (vi) Capital Projects Update

The monthly financial information included as part of those reports shall be unaudited and unreviewed; the annual financial information included as part of the annual report shall be audited by an independent certified public accountant selected by COUNTY.