

FIRST RENEWAL TO SUBLEASE AGREEMENT

THIS FIRST RENEWAL TO SUBLEASE AGREEMENT ("First Renewal") is entered into this day of , 2025, by Indian River County, Florida, a political subdivision of the State of Florida, whose address is 1800 27th Street, Vero Beach, Florida ("County"), and Airmasters Radio Control Cub, Inc., a Florida non-profit corporation, whose address is P.O. Box 701147, Vero Beach, FL Attn: President ("Airmasters" or "Tenant").

BACKGROUND RECITALS:

WHEREAS, the Parties acknowledge that title to the North County Regional Park premises ("North County Premises") is held by the Board of Trustees of the Internal Improvement trust Fund of the State of Florida ("Board of Trustees") and is currently managed by Indian River County, Florida under Board of Trustees' Lease Number 4490.

WHEREAS, the County as Lessor entered a Sublease Agreement with Airmasters as Lessee effective December 13, 2005, for the use of a portion of the North County Premises more specifically described in Exhibit "A" attached hereto and made a part hereof ("Subleased Premises"); and

WHEREAS, Airmasters now operates and proposes to continue to operate and maintain a radio control model airplane flying facility on the North County Premises that will provide a recreational facility for the citizens of Indian River County and serve a legitimate public purpose; and

WHEREAS, The sublease agreement is for a term of twenty (20) years with an option to renew for an additional ten (10) years; and

WHEREAS, Airmasters has provided a written statement stating they are exercising their right to renew the Sublease Agreement for one (1) additional ten (10) year term.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the parties hereby agree as follows:

1. **Recitals.** The above recitals are true and incorporated as a part of this document by reference herein.
2. **Extension.** The term of the Sublease dated December 13th, 2005, is hereby extended an additional ten (10) years, now terminating on December 13th, 2035.
4. **Existing Terms and Conditions.** Other than the above stated First Renewal, all other terms and conditions of the Sublease shall remain in full force and effect.

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.

IN WITNESS WHEREOF, the parties hereto have caused this First Renewal to Sublease Agreement to be executed by their respective duly authorized representatives as of the date first set forth above.

AIRMASTERS RADIO CONTROL CLUB,
INC.

By: _____

Conway Bolt, III
President of Airmasters Radio Control Club, Inc.,
a Florida non-profit corporation

Date Approved: _____

INDIAN RIVER COUNTY, FLORIDA
Board of County Commissioners

By: _____

Joseph E. Flescher, Chairman,
Board of County Commissioners

Date Approved: _____

Attest: Ryan L. Butler
Clerk of Court and Comptroller

By: _____

Approved: _____

By: _____

John A. Titkanich
County Administrator

Approved as to form and legal sufficiency:

Susan J. Prado
Deputy County Attorney