

945

Gospel Crusade, Inc.
1200 Glory Way Blvd.
Bradenton, FL 34202

March 27, 1996

Mr. John D. Williams, Chief, Bureau of Policy Development and Industry Structure
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

951235-65

Dear Mr. Williams:

Gospel Crusade, Inc. is legally a church with many areas of ministry. Beginning in the 1970's the two main areas were foreign missions and welcoming guests here as a retreat center. As a retreat center Christian speakers from all over the United States came and taught on various bible topics for about a week at a time. As the center grew and more people wanted to come and stay to hear the speakers a campground, dormitories, which are basically motels, and a cafeteria were added. Today the Sunday Church has become the center of the ministry. But as the ministry grew, a mobile home park, two garden apartment units of sixteen apartments each and 17 duplexes grew up on the grounds. About seven years ago the mobile home park was sold and now operates as Country Retreat, 123 Fairmont Road, Ridgewood, NJ 07950.

Utilities for this area of the county did not exist so we also grew in this area and had to utilize a well for water and purchase a sewer system to handle the sewage. When a major addition was done to the church building in 1987 a major upgrade was purchased for the sewer plant. At that time, there was little talk of county utilities reaching this far east of Interstate 75. We are about five miles east of there. Since then, a major housing development and a primary school has grown along Upper Manatee River Road where we are located. This development has progressed in three stages and now as stage four is about to begin the county sewer line will extend to directly across the street from us. We expect to hook up to the line in the fall of this year. We also see plans in progress for an additional public school nearby and a major upgrade to the road.

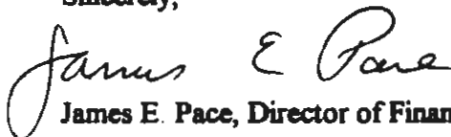
The water line was put in the full length of Upper Matatee River Road in 1951 and certified in December as part of this same project. Therefore, we are in the middle of a fund raising process so that we can hook up to the water line by this summer. Through our lawyers, we have asked the mobile home park to be ready to connect to the water lines by July 1996. This would also end our legal contract to supply them with water and sewer utilities. We will have to come up with some understanding with them to continue to handle their sewage until the line is available. We have completed the engineering for both the water and sewer project and will begin the bidding for the lines and construction as soon as the funds come in. To date we have raised \$46,000 and feel that the rest should be in to make the July target very realistic.

- ACK _____
- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- LIN _____
- OFD _____
- ROH _____
- SEC _____
- WAS _____
- OTH _____

DOCUMENT NUMBER DATE
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FPSC-RECORDS/REPORTING

We therefore service a full size church building with offices, a lodging facility of 140 rooms and 32 camp sites, a food service building and other support facilities, along with the thirty two garden apartments and thirty four duplexes that are on a 99 year lease arrangement and the 76 units in the mobile home park. As required, we meter the water that is drawn from the ground and the affluent that we treat. Nothing is metered or measured among the components that we supply the services to. The costs to each of the areas is determined by a calculation of the total cost and using a percentage division between the church facilities and the "community". The community is then allocated based upon the number of units in each. i.e. 32, 34, 76. The calculation is intended to recover the cost of the operation at no profit to us. However over the last two years, by the terms of the seven year old contract, the fee paid to us by the mobile home park owner was determined by a review of other similar utilities and averaged which is below our actual cost calculations. The arrangement with the Mobile Home park by agreement is to bridge the period until County facilities are available as an accomodation to them. Enclosed is a map of our facility and the duplex and garden apartment leases and also the forms for the Public Lodging and Landlord exemptions.

Sincerely,

A handwritten signature in cursive script that reads "James E. Pace". The signature is written in dark ink and is positioned above the typed name.

James E. Pace, Director of Finance, Gospel Cursade



Department of Environmental Protection

DEP Form No.: 62-555.51077
Form Title: Notification for Use of the General Permit for Construction of an Extension to a Public Drinking Water Distribution System
Effective Date: December 18, 1991
DEP Application No.:

W 41-115200876
PATS # 283870

Notification for Use of the General Permit for Construction of an Extension to a Public Drinking Water Distribution System

INSTRUCTIONS: This form shall be completed and submitted by persons proposing to construct projects permitted under the "General Permit for Construction of an Extension to a Public Drinking Water Distribution System" pursuant to Rule 62-555.540, Florida Administrative Code (F.A.C.). AT LEAST 30 DAYS BEFORE BEGINNING THE PROPOSED CONSTRUCTION, complete this form and submit it in quadruplicate to the appropriate district office of the Department or the appropriate Approved County Public Health Unit (ACPHU) along with a check for the proper permit processing fee and the following supporting documents: signed and sealed engineering design data, plans, and specifications and a certificate that the project has been approved by the governing body of the permittee (city commissioners, corporation, board, etc.). All supporting documents, as well as this form, shall be submitted in quadruplicate. All information provided on this form shall be typed or printed in ink. A signature page or cover letter for engineering design data, each sheet of engineering plans, and a cover or index sheet for engineering specifications shall be signed, dated, and sealed with an impression-type metal seal by the professional engineer(s) in responsible charge of the documents. Also, engineering plans and specifications shall be those intended for construction and shall not be stamped otherwise (e.g., "For Permitting Only," "For Review Only," etc.). Permit processing fees are listed in Rule 62-4.050, F.A.C. Checks for permit processing fees shall be made payable to the Department of Environmental Protection or the appropriate ACPHU. NOTE THAT A SEPARATE NOTIFICATION AND A SEPARATE PERMIT PROCESSING FEE ARE REQUIRED FOR EACH NON-CONTIGUOUS PROJECT.

I. NAME, DESCRIPTION, AND LOCATION OF PROJECT; PERMITTEE; ETC.

Project Name: Christian Retreat

Project Description: Water service and fire line connection of Christian Retreat to new Manatee County water main on Upper Manatee River Road.

Project Location
County: Manatee; Section: 16; Township: 34S; Range: 19E

Permittee
Utility/Company Name: Gospel Crusade, Inc. Phone No.: (941) 748-2882
Address: 1200 Glory Way Blvd.
City: Bradenton State: FL Zip Code: 34202

Public Water System Supplying Water for Project
System Name: Manatee County PWS Identification No.: 641132
System Owner: Manatee County Public Works Department Telephone No.: (941) 792-8811
Address: P.O. Box 25010
City: Bradenton State: FL Zip Code: 34206

Owner/Operator of Project After It is Placed into Service
Utility/Company Name: Gospel Crusade, Inc. Telephone No.: (941) 748-2882
Address: 1200 Glory Way Blvd.
City: Bradenton State: FL Zip Code: 34202

~~LEASE FOR NINETY-NINE YEARS~~

(Exhibit C)

Made this _____ day of _____, A.D. 19__ by and between
GOSPEL CRUSADE, INC., hereinafter called LESSOR, and _____
_____, hereinafter called LESSEE,

W I T N E S S E T H :

In consideration of the mutual promises and obligations herein made and undertaken the parties hereto agree as follows:

1. The Lessor does hereby lease and let unto the Lessee, and Lessee hereby leases from the Lessor, for a term beginning on the 4 day of _____, A.D. 19__ and ending upon the expiration of ninety-nine years from such date, the following described personal property situate in Manatee County, Florida, to wit:

The improvements known as _____, said Unit being located upon the real property situate, lying and being in Manatee County, Florida, more particularly described as the Christian Retreat Ground.

It is specifically recognized that this lease is as to the improvements only and in no way encumbers or affects the real property on which it is located.

TO HAVE AND TO HOLD the above demised improvements upon the covenants and conditions set forth in this lease, which Lessor and Lessee covenant and agree each with the other to fully abide by and be bound thereto.

2. LESSOR COVENANTS:

(a) That the Lessor will faithfully perform its obligations, covenants and agreements with the Lessee.

(b) That the Lessee shall, during the term hereof, quietly hold and enjoy the premises hereby demised.

(c) The Lessee shall have right of ingress and egress to the Christian Retreat Ground, generally, to and from the demised improvements and Upper Manatee River Road and shall have the rights, privileges and use of the common parking, utilities and recreational facilities of the Christian Retreat Ground to be used in common with the Lessor and all other Lessees similarly situated in said Christian Retreat Ground.

3. (a) That the Lessee will promptly pay all monies due to be paid by Lessee unto Lessor or others, including, but not limited to maintenance fund, real property taxes, and other taxes and assessments.

(b) That the Lessee, and the Lessee's family, guests and sub-lessees, will obey all Christian Retreat Ground rules and regulations.

(c) To use the premises as a private residence for Lessee and the Lessee's family, guests or sub-lessees.

(d) That the Lessee will not allow any of his guests or sub-lessees to conduct or carry on any trade or business in said demised improvements, except this will not prevent sub-letting or renting of premises herein.

(e) That the Lessee will not remove the improvements from the real property where located.

(f) Lessee will not advertise its apartment for sale or rent by the placing of any sign or notice whatsoever on the demised premises, as Lessor will provide central area for such, and further Lessor will place any and all signs advertising rentals.

(g) During term hereof, pay unto Lessor \$12.00 per annum as rent for demised premises.

4. LESSOR AND LESSEE COVENANT: *duply*

(a) That the Lessee has the absolute and irrevocable option to renew this lease for a like term upon same terms, covenants and conditions, save and except the rent therefor shall be \$12.00 per annum for such renewed term.

5. It is understood and agreed by and between the Lessor and the Lessee that simultaneously with the execution of this lease that the Lessor and the Lessee have entered into a Maintenance Agreement for the purpose of providing for necessary maintenance and for the necessary reserves to be set up for the payment of the real estate taxes and construction insurance on the building.

6. The Lessor and Lessee hereby covenant and agree that in the event of default of payment of any maintenance assessments or assessment required for setting up the necessary reserves for taxes, insurance, etc., that the Lessor may terminate the leasehold interests of any such defaulting leaseholder on twenty (20) days written notice to such leaseholder at his last known address. If the default is not cured within such twenty (20) days notice period aforesaid, the Lessor may then declare leasehold interest as terminated for such non-payment of sums that are due and may dispose of the same by sale at its fair market value. Upon disposal of the same and after deduction of all unpaid rent and assessments which are accumulated to the time of such disposition and the expense of the sale, which shall include any brokerage commission and attorneys fees, the Lessor shall then pay the balance unto the owner of such leasehold interest.

7. The Lessee shall pay Lessor said annual rent on the anniversary date of each year of this least at the Christian Retreat Grounds , Bradenton, Florida.

In the event of termination of any leasehold interest by reason of the foregoing paragraph, the leaseholder agrees to promptly quit and surrender such home to the Lessor in good repair, ordinary wear and tear accepted, and hereby agrees that the Lessor or its lawful agents shall have the right to re-enter and re-possess such home and the Lessee herein hereby waives any and all notice and demand for possession as may be required by law.

The Lessee shall not make any structural changes or alterations or additions in or to the exterior of the building wherein the Lessee's home is located, nor shall the Lessee make any structural changes to the interior of the home without the written consent of the Lessor. The Lessee shall, at his own expense, keep the interior of the home in good condition and repair, it being understood that the Lessor has no responsibility for repair or maintenance inside the Lessee's home. In the event there shall be filed a notice or claim of lien against the demised premises during the term hereof by anyone claiming against Lessee, the Lessee shall forthwith cause such lien to be discharged by payment, bonding or otherwise; if the Lessee fails to cause such lien to be discharged within twenty (20) days after the filing of same, the Lessor may cause same to be discharged by payment, bonding or otherwise, without investigating the validity of same, and Lessor shall have the right to collect, as additional rent, all amounts so paid, including all costs, attorneys fees and interest

thereon from the time of payment.

The Lessor shall not be liable to the Lessee for any personal injury or property damage arising out of acts of the Lessor or its agents or employees in connection with the management and operation and control of the overall home building and premises. No claim for compensation or loss of rentals shall be made by the Lessee for reason of inconvenience, damage, or annoyances arising from the necessity of repairing any portion of the improvements, however the necessity may occur.

This lease is and at all times hereafter shall be subject and subordinate to any lien of any mortgage or mortgages now affecting or which may affect the real property thereunder, and the Lessee agrees to execute any instrument which the Lessor or any lender or lending institution may deem necessary or desirable to affect the subordination of this lease to any such mortgage.

It is hereby covenanted by and between the Lessor and the Lessee as follows:

(a) The Lessee may not assign, sell or transfer his rights under this lease except through the Gospel Crusade Mobile Home and Duplex Division, and agrees to offer to the Lessor the first right of repurchase at a current market price established by a local qualified appraiser who is either an "MAI" or "SRA", OR, written consent of the Lessor which consent will not be unreasonably withheld. The Lessor, however, in granting or withholding such consent, may take into consideration the desirability of the prospective sub-lessee, assignee or transferee to the end that the home will be occupied by persons of like purpose as Gospel Crusade, Inc. as stated in Tenancy Policy. Further this Unit may not be

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sold or transferred within twenty-four (24) months from time the purchase is consumated.

In the event of the devise, bequest, sale or transfer, then the Lessor shall exercise full control of approving any person for actual residence within the home herein described. This is to the end that it will be occupied by acceptable persons of like purpose in keeping with those of Gospel Crusade, Inc. as stated in Tenancy Policy.

Any attempted assignment (collaterally or otherwise) in violation of the foregoing shall be null and void and confer no rights upon such purported assignee or sublessee.

If any clause or covenant herein contained within this lease shall be adjudged to be invalid, the same shall not affect the validity of any other clauses or constitute any clauses of action of either party against the other. Any and all rights and remedies provided herein are cumulative to those provided by law.

In the construction of words in this lease, the number and gender of parties shall be deemed to include the singular, plural, masculine or feminine, whichever is applicable.

LESSEE

GOSPEL CRUSADE (seal)
LESSOR

LESSEE

GOSPEL CRUSADE (seal)
LESSOR

99 YEAR LEASE FOR GARDEN APARTMENTS

This Lease agreement is a contract between THE GOSPEL CRUSADE, INC., a Not-For-Profit Florida Religious Corporation, to be referred to in this document as "LANDLORD", and

~~_____~~
~~_____~~
~~_____~~

, whose address is

Wisconsin 54629 to be referred to in this document as "TENANT". The parties, LANDLORD and TENANT, agree under mutual promises and for One Dollar (\$1.00), receipt of which is hereby acknowledged by the TENANT, and for other good and valuable consideration, to the following terms and conditions:

1. The Property. The LANDLORD leases the property to the TENANT located at Route 2, Box 279, Bradenton, Florida, more fully described as set out in an attachment to this Agreement. This Lease covers Apartment No. 1004 which is one of the units in the 16 unit Garden Apartment located on the LANDLORD'S grounds. This 16 unit Garden Apartment Building is designated as Unit 1001-1008 2001-2008. The property is leased as an apartment containing major appliances and the floors of the unit are fully carpeted. A Schedule of appliances is attached to this agreement identifying each of them and forming a part of this Lease. The TENANT will keep all appliances and carpets and other personal property of the LANDLORD in good order and repair, at the TENANT'S expense.

2. The Term. The length of this Lease shall be for Ninety-Nine (99) years from the date of this Lease. The term of this Lease shall begin on August 1, 1980.

DOCUMENTARY TAX PD: 319.00
INTANGIBLE TAX PD \$
R. D. SHORE, CLERK MANATEE COUNTY
BY: [Signature]
DEPUTY CLERK

RECORD VERIFIED
R.B. SHORE, CLERK OF CIRCUIT COURT
BY: [Signature]

This date shall be called the effective date of this Lease and shall end Ninety-Nine (99) years after the effective date. Possession of the apartment by the LANDLORD to the TENANT shall be evidenced by a written notice given by the LANDLORD to the TENANT, accompanied by a copy of any necessary Certificate of Occupancy stating that the building upon which the leased property has been completed is ready for occupancy by the TENANT.

3. The Rent. The TENANT shall pay \$58,000 for the rental of the property. The sum paid by the TENANT shall be paid for the entire term of this Lease. The TENANT shall not owe any other lease payment for the entire term and shall only have to pay a monthly maintenance fee.

4. Maintenance Fee. The rental property shall have 16 apartments in one complex. The leased property is one of the 16 units. The cost of maintaining the outside of the units and the surrounding landscaped grounds, along with any recreational facilities, shall be maintained by all of the Tenants collectively. The total cost of maintenance of the building, the surrounding grounds, and recreational facilities shall be estimated by the LANDLORD and divided by the 16 units. The TENANT shall pay the cost of maintenance each month to the LANDLORD due and payable on the first of each month a fixed amount per year. The actual cost of maintenance will then be computed on a quarterly, semi-annual or annual basis as determined by the LANDLORD, and the actual cost will then be assessed to the Tenant at a fixed monthly amount for the following year. The property taxes assessed for the Garden Apartment unit shall be part of the maintenance fee.

The maintenance fee shall begin and be due and payable as a pre-payment for the first month of occupancy in the amount of \$ 140.00. The maintenance fee is to be paid as a pre-payment on the first of each month month after month for the term of this Lease. Other parts of the maintenance fee are explained in more detail in the body of this Lease.

5. Property Taxes. The property taxes assessed by any governmental unit each year and year after year for the term of this Lease shall be an expense of the TENANT. Provision for property taxes shall be made from the monthly maintenance fee fund. The LANDLORD shall each November of each year determine the actual cost of property taxes assessed and pay the taxes timely. Any overpayment of the taxes shall be held toward the payment of the next year's tax burden. Any underpayment of taxes made by the TENANT shall become due and immediately payable upon notice by the LANDLORD to the TENANT. The TENANT shall immediately pay the amount due as determined by the LANDLORD by the first of December of each year or when the LANDLORD gives the TENANT notice that payment is due.

6. Apartment Leased and Built Under a Special Exception by Manatee County. The Garden Apartments, the property, were constructed under a special exception provided to the LANDLORD under Manatee County Zoning Ordinances. The apartments are permitted built on the property because the LANDLORD is a religious organization. The parties to this Lease agree that the LANDLORD, THE GOSPEL CRUSADE, INC., a/k/a The Christian Retreat, is a religious organization and a Church. Further, the LANDLORD and TENANT agree that this Lease is provided for the TENANT to be

able to live on the grounds of the LANDLORD and to be able to share with those who believe in the statement of faith of the Christian Retreat.

7. Rental Laws of the State of Florida. The laws that govern residential leases and rents are very detailed and carefully set out under the Florida Statutes. Florida Statute 83.42-Exclusions From Application of Part-states that the residential leases or rents and the restrictions between Landlords and Tenants do not apply to residency, leases or rental units, when the residence or lease is incidental to the provisions of religious or similar services. The LANDLORD and the TENANT agree that the Garden Apartment under this Lease is a residency that is incidental to The Christian Retreat, which is a religious or similar institution or service. They further agree that the laws of the State of Florida that provide restrictions against Landlords and Tenants do not apply in this case to this Lease. It is specifically the intent of the parties to lease the premises and to rent from the LANDLORD a Garden Apartment that is part of the Church and the Church functions that are carried on the grounds surrounding the rental units.

8. (a) Church Rules and Regulations. The TENANT specifically agrees to abide by all of the reasonable rules and regulations of the LANDLORD. A copy of the current rules and regulations are attached to this Lease and made a part of this Lease. The LANDLORD may change or amend the rules and regulations as the LANDLORD deems best in its sole and absolute discretion for the maintenance of the peace and communal living of the Church grounds. The TENANT agrees to abide by all rules and all regulations that are now established or that may be

adopted in the future by the LANDLORD just as if the future amendments were adopted on the first day of this Lease. The LANDLORD will not be unreasonable in making any regulation or ordinance or restriction.

(b) If TENANT shall fail to abide by all of the rules and regulations of the LANDLORD, the LANDLORD shall give the TENANT five days notice of the failure to properly comply. After notice, if the TENANT has not complied within the five day limitation, the LANDLORD may call the Lease in default and sell the remaining term of this Lease to any third party and the TENANT will immediately quit and release and relinquish the premises. If the TENANT refuses to leave the premises after notice and the LANDLORD must seek judicial assistance to remove the TENANT, the TENANT agrees to pay all reasonable attorneys fees and court costs for such removal. The re-sale of the remaining term of the TENANT'S Lease and the proceeds from that sale shall be followed as in Paragraph 11 under the LANDLORD'S right of termination.

9. Strict Performance. The failure of either party to insist on strict performance of this Lease, or any part of it, is not a waiver of another or subsequent breach. Time is of the essence in this Lease. If part of this Lease is adjudged invalid, no other part is affected.

10. Use of the Property. The TENANT shall use the property exclusively for a single family residence only.

11. Failure to Pay Maintenance Fees Timely. The TENANT agrees to pay the monthly maintenance fee within the first five days of each month. In the event that the payment for main-

tenance fees is more than twenty-five days over due, the TENANT grants the LANDLORD the right to charge over-due account at a rate of one and one-half (1 1/2) percent per month interest. TENANT'S account more than ninety (90) days over-due is subject to termination of the Lease and termination would release the apartment for the remaining term of the Lease to any other person or highest bidder that the LANDLORD can find. The TENANT shall receive the proceeds of the transfer of the Lease by the LANDLORD less outstanding maintenance fees that are due but unpaid and less all out-of-pocket costs, attorneys fees and cost of transfer of the Lease from the TENANT to the party assuming the remainder of the term under the Lease.

12. Transfer of Lease. Transfer of this Lease is not restricted and TENANT has the right to list, show and handle the transfer of this property himself along with the final approval by the LANDLORD. It is agreed that the LANDLORD will have exclusive right in listing, showing and handling the transfer of this property, if the TENANT does not wish to handle the transaction himself. For services rendered for LANDLORD'S exclusive right to list, show and handle the transfer of the property, the LANDLORD will be entitled to a percentage of the gross consideration for transfer to the new Tenant. If TENANT handles the transfer, the closing must be held in the offices of the LANDLORD, or the designation of place of closing by the LANDLORD, for signing of the Lease Transfer Agreement and the Tenancy Agreement.

13. Utilities. The TENANT will place all utilities in the name of the TENANT and be responsible for all bills created by the TENANT for the use of each utility. The TENANT shall also

O.R. 1338 PG 1964

bear the cost of utilities used for the exterior purposes and surrounding grounds of the 16 unit apartment complex, which will be computed as a part of the monthly maintenance fee. Such general utility use shall not be a cost to the LANDLORD.

14. Casualty Loss. TEHANT agrees that part of the maintenance fee to be paid by the TENANT shall be the cost of casualty insurance and general liability insurance. The LANDLORD shall have the duty to use part of the maintenance fee funds collected from the TENANTS collectively and purchase such insurance as the LANDLORD deems necessary and adequate for the property. In the event that the property shall sustain a casualty loss, the LANDLORD shall agree with the insurer to rebuild the premises to the full extent of the insurance payments. Any cost to reconstruct thereafter shall be borne by the TENANT and shall be due and payable prior to the completion of construction and the completion date of any reconstruction shall be established by an affidavit of a general contractor hired and retained by contract to re-construct the damaged portion of the property.

15. Tenant's Right to Quiet Enjoyment. TENANT shall have the right to quiet enjoyment of the leased property during the term of this Lease without hinderance or molestation by anyone claiming by or through the LANDLORD, subject to reservations and conditions of this Lease and any existing mortgage on the subject property and upon the full payment of the basic rent and all additional maintenance fees that this Lease provides for.

16. Tenant's Obligation as to Outside Areas. The maintenance fee paid by the TENANTS shall provide for the maintenance and repair, in a good and safe condition, all buildings, improvements on the lease property, their equipment and appurtenances,

both inside and outside, structural and non-structural, in such repair and maintenance that will be necessitated by wear, tear, or obsolescence. Other areas to be maintained through the maintenance fee shall be the areas of sidewalks, streets, lawns, and other parts of the properties servicing the building so that they are in a good repair, clean and safe condition. The LANDLORD shall have the responsibility to see that the maintenance of the property and buildings are cared for by hiring or contracting for all of the work to be done and shall be paid by the LANDLORD through the maintenance fee fund.

17. Maintenance of the Premises By the Landlord. LANDLORD agrees to do all of the maintaining of the outside areas of the leased premises for the entire 16 unit complex. The accounting and bookkeeping for the maintaining of the property and all services, insurance policies, and all other needs of the property to maintain it in a proper and safe condition shall be contracted for by the LANDLORD and paid for out of the monthly maintenance fee. The LANDLORD shall be paid for the bookkeeping and accounting and cost of management expenses of the property on a reasonable basis to be established by the LANDLORD. As part of the duties of maintaining the property, the LANDLORD shall propose a budget each year for the maintenance and care of the property. The TENANT shall be provided with a copy of the proposed budget for their records. The LANDLORD shall provide only the services that are necessary to maintain the 16 units in a clean, well groomed and well maintained condition.

18. Future Commitment of Premises. In the event that the property is submitted to condominium in the future with the approval of the LANDLORD, all costs of the preparation and filing

of all required documents as set forth by the laws of the State of Florida and the Ordinances of the County of Manatee shall be borne by the TENANTS equally. The LANDLORD shall not be liable nor bear any cost of the preparation or submission of the properly drafted documents to condominium. The LANDLORD shall have the duty and the right to secure proper legal assistance in the preparation and filing of all documents. In the event that the apartment unit is submitted to condominium, the LANDLORD shall bear no other cost than those set forth in this Lease. The continuation of maintenance fees and other costs will then become a cost to the TENANT, who will be known as a homeowner at that time.

19. Entire Agreement. This Lease contains the entire agreement of the parties. It shall not be changed except in writing signed by the parties. Captions of Paragraphs are not part of this Lease. If either the LANDLORD or TENANT is more than one person, the obligation of all persons is joint and several. This Lease is and shall be governed by the laws of the State of Florida. This Lease is binding upon the parties, their successors, heirs and assigns.

DATED ON July 16, 1990,

Executed in the Presence Of:

[Signature]

[Signature]
As to Landlord

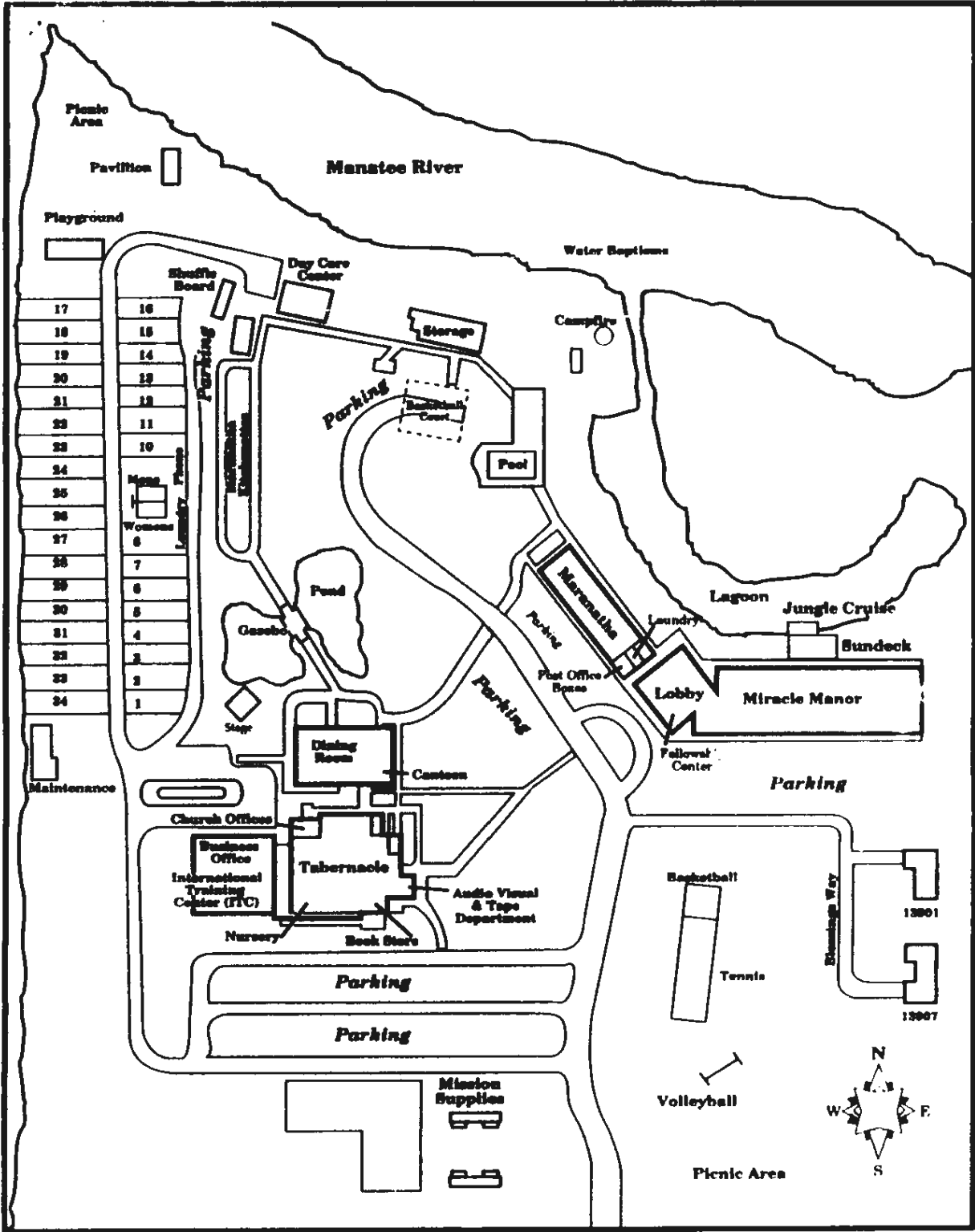
[Signature]

[Signature]
As to Tenant

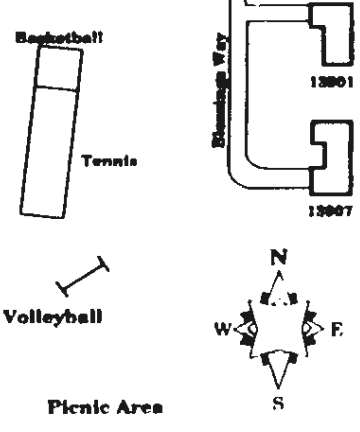
THE GOSPEL CRUSADE, INC.
By: [Signature], Pres.
LANDLORD

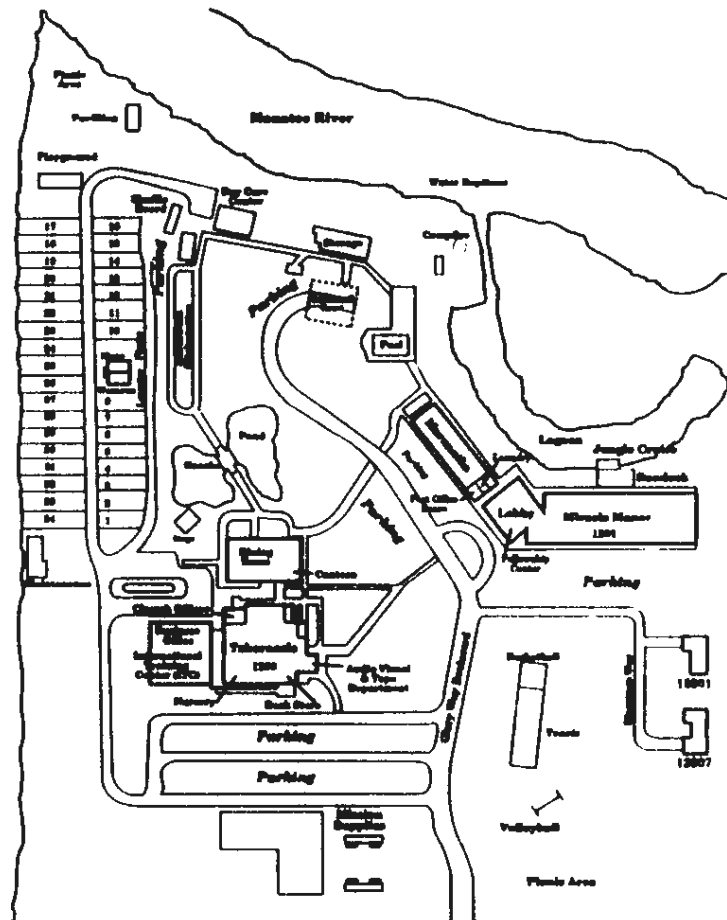
[Signature]
TENANT-HUSBAND

[Signature]
TENANT-WIFE



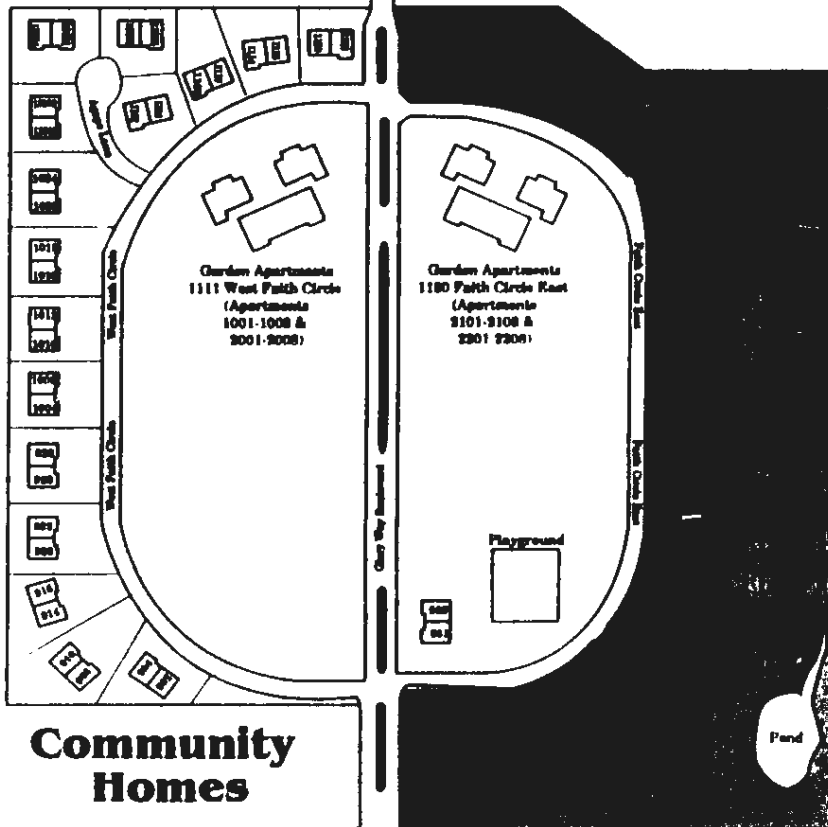
- Picnic Area**
Pavilion
- Playground**
- | | |
|----|----|
| 17 | 16 |
| 18 | 15 |
| 19 | 14 |
| 20 | 13 |
| 21 | 12 |
| 22 | 11 |
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| 25 | 8 |
| 26 | 7 |
| 27 | 6 |
| 28 | 5 |
| 29 | 4 |
| 30 | 3 |
| 31 | 2 |
| 32 | 1 |
| 33 | |
| 34 | |
- Maintenance**





**CHRISTIAN RETREAT
CONFERENCE CENTER
&
RESIDENT
COMMUNITY**

GOSPEL CROSSBDS. INC.



Shaded part is not part of
Christian Retreat.
Gospel Crossbds.
It is Country Retreat
Mobile Home Park

Here is the site map your
department requested so
you can assign our
new address.
Any Questions please call
Barbara Holmes at 748 2882
ext 448 Thank You

Department of
Public Safety
4 911
Data Entry Operations
1112 Manatee Ave. West
Bradenton FL 34205
Attention
Doug Cobb
748 4501

**Community
Homes**

◀ **TO SR#64 • UPPER MANATEE RIVER ROAD**