

**State of Florida  
Department of Natural Resources  
Division of State Lands**

**Document Conversion**

**FILE HEADER SHEET**

**FILE #:** 3119 (1)

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STATE OF FLORIDA  
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

LEASE AGREEMENT

(1) 3119

No. 3119

WHEREAS, Board of Trustees of the Internal Improvement Trust Fund holds title to certain lands and property being utilized by the State of Florida for public purposes, and

WHEREAS, Board of Trustees of the Internal Improvement Trust Fund is authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by State agencies which may properly use and possess them for the benefit of the State;

NOW, THEREFORE, this agreement made between BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF RESOURCE MANAGEMENT, as LESSOR, and STATE OF FLORIDA DEPARTMENT OF EDUCATION, as LESSEE.

WITNESSETH:

The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenant and agree as follows:

1. The lessor does hereby lease to the lessee the following described premises in the County of Dade, State of Florida, together with the improvements thereon (if applicable), viz:

(Exhibit A - attached)

TO HAVE AND TO HOLD the above described land for a period of Ninety-nine (99) years for an educational television facility.

2. The lessee shall have the right to enter upon said land for all purposes necessary to the full enjoyment by said lessee of the rights herein conveyed to it.

3. The lessee shall through its agents and employees prevent the unauthorized use of said land or any use thereof not in conformity with this lease.

4. This lease shall terminate at the sole option of the lessor, and the lessee shall surrender up the premises to the lessor, when and if said premises, including lands and improvements, shall cease to be used for an educational television facility.

Any costs arising out of the enforcement of the terms of this lease agreement shall be the exclusive obligation of the lessee, payable upon demand of the lessor.

5. The lessee hereby covenants and agrees to investigate all claims of every nature at its own expense and to indemnify, protect, defend, hold and save harmless the lessor from any and all claims, actions, lawsuits and demands of any kind or nature arising out of this agreement to the extent allowable by law.

6. The lessor does not warrant or guarantee title, right or interest in the hereinabove described property.

7. The lessor or its duly authorized agents shall have the right at any time to inspect the said land and the works and operations thereon of the lessee in any matter pertaining to this agreement.

8. The lessee agrees to assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease.

9. The lessee is hereby authorized to grant utility easements which will be necessary to service authorized facilities located within the leased premises. Copies of any such easements granted shall be filed timely with the lessor.

10. This agreement is for the purposes specified herein, and subleases of any nature, excepting utility easements incident to authorized facilities, (Provision 9), are prohibited, unless previously authorized by the lessor.

11. Upon cessation of occupation of said property, the lessee agrees to leave all fixed improvements for the use of the lessor and to put no claim upon said fixed improvements; or, at the option of the lessor, the lessee agrees to remove any or all improvements on the property at the lessee's expense.

12. Execution of this agreement in no way affects the lessee's obligations pursuant to Chapter 267, Florida Statutes.

IN TESTIMONY WHEREOF, the legally designated agent of the Board of Trustees of the Internal Improvement Trust Fund has hereunto subscribed his name and has caused the official seal of the Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on this the 22 day of August, A. D. 1979

(SEAL)  
BOARD OF TRUSTEES  
OF THE INTERNAL  
IMPROVEMENT TRUST  
FUND

BY THE AUTHORITY VESTED IN ME  
BY THE GOVERNOR AND CABINET ON  
JANUARY 26, 1979

BOARD OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND OF THE STATE  
OF FLORIDA

By [Signature]  
Executive Director, Department of  
Natural Resources,  
Agent for the Board of Trustees of  
the Internal Improvement Trust Fund  
authorized to execute this instrument  
for and on its behalf pursuant to  
Section 253.431, Florida Statutes,  
and resolution recorded in its min-  
utes of November 4, 1975.

STATE OF FLORIDA DEPARTMENT OF  
EDUCATION

BY: [Signature]  
Commissioner of Education

Date: 8-16-79

**APPROVED**  
[Signature]  
AUG 16 1979

Deputy Commissioner  
for Administration

APPROVED AS TO FORM, BUT LEGALITY  
SUBJECT TO EXECUTION BY ALL PARTIES  
OFFICE OF THE GENERAL COUNSEL  
FLORIDA BOARD OF EDUCATION

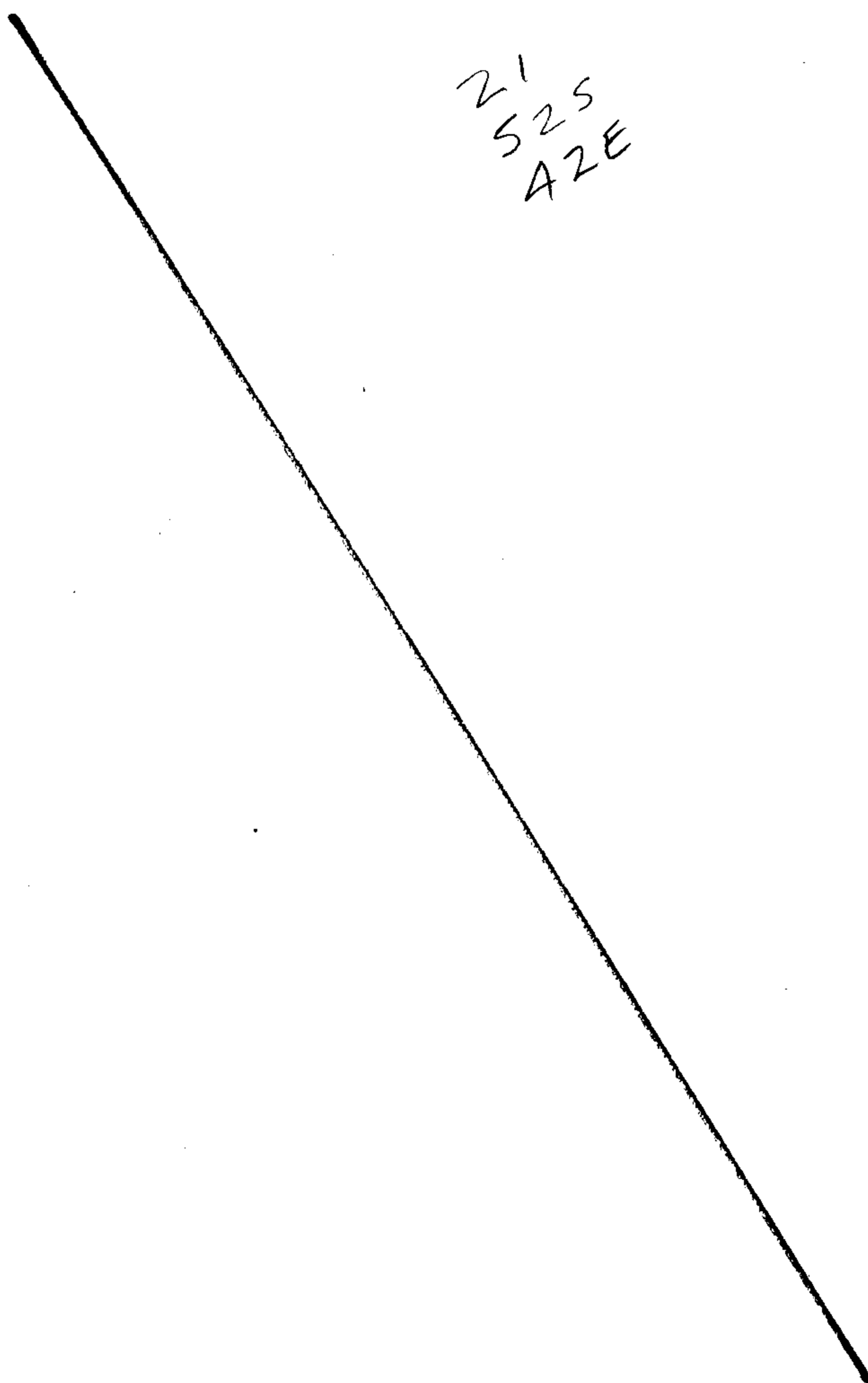
BY: [Signature]  
8/14/79

Lease No. 3119

EXHIBIT A

Lot 2, in Block 2 of FINKEL'S INDUSTRIAL SUBDIVISION, SECTION ONE, as recorded in Plat Book 71, Page 62, of the Public Records of Dade County, Florida, less:

That portion lying South of a line that is 15 feet South of and parallel to the North line of said Lot 2 and lying West of a line that is 229.88 feet East of and parallel to the West line of said Lot 2, all as measured along the West and South lines of said Lot 2, lying and being in the City of North Miami, Dade County, containing 0.711 acre, more or less.



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