

THE FRIENDS OF SANDOWAY HOUSE
NATURE CENTER INC., a Florida not-for-profit
corporation.

By: Danica Sanborn
Print name: Danica Sanborn
Title: Executive Director

Two Witnesses to Sublessee's Execution:

[Signature]
Witness Signature

Sam Metoff
Print Name of Witness

[Signature]
Witness Signature

Amy Jean-Baptiste
Print Name of Witness

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 29th day of April, 2020 by
Danica Sanborn (name of person), as Exec Director (type of
authority) for Sandoway House (name of party on behalf of whom instrument was
executed).

Personally known ___ OR Produced Identification

Type of Identification Produced FL D/L

[Signature]
Notary Public – State of Florida

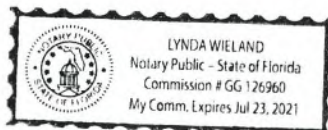


EXHIBIT A
Legal Description of the Premises

Commencing at the intersection of the Western boundary line of Ocean Boulevard (State Road A-1-A) with the North line of Beach Lot 24, plat of the fractional East 1/2 of Section 16, Township 46S, Range 43E, according to the Plat thereof, as recorded in Plat Book 1 at Page 25, of the Public Records of Palm Beach County, Florida; thence Southerly along said West boundary line of Ocean Boulevard, a distance of 27.16 feet to the Point of Beginning; thence Westerly parallel to said North line of Beach Lot 24, a distance of 215.06 feet to a Point; thence Southerly making an angle with the preceding course of 91°37' measured from East to South; thence 73.03 feet to a Point; thence Easterly parallel to said north line of Beach Lot 24, a distance of 209.01 feet to a Point; said point being in Western boundary line of Ocean Boulevard; thence Northerly along said boundary line a distance of 73.45 feet to the Point of Beginning.

EXHIBIT B
Minimum Insurance Requirements

Workers' Compensation Insurance: Sublessee shall during the Term of this Lease provide and maintain in accordance with statutory requirements of the State of Florida workers compensation insurance or employee's liability insurance to protect against on-the-job injury or illness which may not fall within the provisions of the Florida State's Workers' Compensation Law. The limits shall be no less than Five Hundred Thousand Dollars (\$500,000) for each accident, and an occupational disease limit of Five Hundred Thousand Dollars (\$500,000) per employee/Five Hundred Thousand Dollars (\$500,000) aggregate.

Commercial General Liability and Property Damage. Sublessee shall maintain a Commercial General Liability policy applying to the use and occupancy of the Premises and any areas adjacent thereto, and the Permitted Use operated by Lessee, or by any other occupant of the Premises with limits of liability not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000) general aggregate for Bodily Injury and Property Damage. Such policy shall specifically name the Lessee and the Owner as additional insureds. Sublessee's Commercial General Liability policy shall not provide for a deductible in excess of Two Thousand Dollars (\$2,000) without the prior written approval of the Lessee.