

Work Request No. 22099028

Sec. 08, Twp 49, Rge 42

Parcel I.D. 494209290088
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Jim Jernigan
Co. Name: Florida Power and Light Company
Address: 500 Bayfront Pkwy BIN 093
Pensacola, FL 32520

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

City of Ft Lauderdale, fee simple owner of the Easement Area

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

By: _____

Print Name: Greg Chavarria **Susan Grant**
~~City Manager~~ **Acting City Manager**

Print Title: _____
Print Address: 101 NE 3rd Avenue, Ste. 1430
Fort Lauderdale, FL 33301

ATTEST:

David R. Solomon, City Clerk

Approved as to form and correctness:
Thomas J. Ansbro, City Attorney

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 2024, by Greg Chavarria, the City Manager of the City of Fort Lauderdale a municipal corporation of the State of Florida, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

JOINDER AND CONSENT BY LESSEE

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on April 23, 2024.

Signed, sealed and delivered in the presence of:

JM Family Automotive LLC, a Delaware limited liability company, successor by conversion of JM Family Enterprises, Inc., a Delaware corporation

[Signature]
(Witness Signature)

Print Name: MATTHEW DUGGAN

(Witness)

Print Address: 100 JIM MORAN BLVD
DEERFIELD BEACH, FL

By: [Signature]

Print Name: Peter J. Sudler

Print Title: Vice President, Associate Services

Print Address: 100 Jim Moran Blvd.
Deerfield Beach, FL 33442

[Signature]
(Witness Signature)

Print Name: Joshua Mindick

(Witness)

Print Address: 100 J.M Moran Blvd
Deerfield Beach, FL

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me by physical presence or on-line notarization, this 23rd day of April, 2024, by Peter J. Sudler, the Vice President, Associate Services of JM Family Automotive LLC a Delaware limited liability company, successor by conversion of JM Family Enterprises, Inc., a Delaware corporation, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.

(Type of Identification)

My Commission Expires:

[Signature]

Notary Public, Signature

Print Name: _____



