

Prepared by/return to:
Craig Taraszki, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, FL 33701
727-999-9900

DEVELOPMENT AGREEMENT

This Development Agreement ("**Agreement**") is dated March 24, 2026, effective as provided in Section 5 of this Agreement, and is hereby entered into between GREEN ENERGY TRANSPORT LLC, a Georgia limited liability company having an address of 2859 Paces Ferry Road, Suite 1150, Atlanta, GA 30339 ("**GET**"), its successors or assigns, VASANTHA, L.L.C., a Florida limited liability company having an address of 14432 Eagle Point Drive, Clearwater, FL 33762 ("**Vasantha**"; with GET and Vasantha, collectively, "**Owners**"), and Pinellas County, Florida, a political subdivision of the State of Florida acting through its Board of County Commissioners, the governing body thereof, whose address is 315 Court Street, Clearwater, Florida 33756 ("**County**").

R E C I T A L S :

A. Sections 163.3220 – 163.3243, Florida Statutes, which set forth the Florida Local Government Development Agreement Act ("**Act**"), authorize the County to enter into binding development agreements with persons having a legal or equitable interest in real property located within the unincorporated area of Pinellas County.

B. Under Section 163.3223 of the Act, the County adopted Chapter 134, Article VII of Part III, the Pinellas County Land Development Code ("**Code**"), establishing procedural requirements for entering into development agreements.

C. GET is the owner of two (2) parcels of real property located at 15097 63rd Street North, Clearwater, FL 33760 with parcel identification numbers 32-29-16-70362-300-1417 and 32-29-16-70362-300-1416, and as more particularly described in **Exhibit "A"** attached hereto ("**GET Property**").

D. Vasantha is the owner of one (1) parcel of real property located at 6201 150th Avenue North, Clearwater, FL 33760 with parcel identification number 32-29-16-70362-300-1420, and as more particularly described in **Exhibit "B"** attached hereto ("**Vasantha Property**").

E. GET has a leasehold interest in a 1.18-acre portion of the Vasantha Property, as more particularly described in **Exhibit "C"** attached hereto ("**GET Leasehold**").

F. The GET Property currently has a land use designation of Employment (E) and a zoning designation of Employment 1 (E-1).

G. The Vasantha Property currently has a land use designation of Commercial Neighborhood (CN) and a zoning designation of Neighborhood Commercial (C-1).

H. GET currently operates a transfer station on the GET Property. Owners desire to establish a unified development to include the GET Property and the GET Leasehold (collectively, the “**Property**”) for GET’s continuation of the transfer station use and the addition of outdoor sales use and parking as depicted on the conceptual site plan attached hereto as Exhibit “D” (the “**Conceptual Site Plan**”).

I. GET requests that the County: (i) amend the future land use designation of the GET Property to Industrial General (IG); (ii) amend the zoning of the GET Property to Heavy Industry (I); and (iii) approve a site plan consistent with the Conceptual Site Plan.

J. Vasantha requests that the County: (i) amend the future land use designation of the GET Leasehold to Commercial General (CG); (ii) amend the zoning of the GET Leasehold to Employment 2 (E-2); (iii) approve a zoning clearance to effect a parcel split of the Vasantha Property to establish the GET Leasehold as a separate parcel; and (iv) approve a site plan consistent with the Conceptual Site Plan.

K. The County and Owners have determined that it would be mutually beneficial to enter into a development agreement governing the matters set forth herein and have negotiated this Agreement in accordance with the Code and the Act.

L. The County finds that the terms of this Agreement are consistent with the Pinellas County Comprehensive Plan and the Code.

STATEMENT OF AGREEMENT

In consideration of and in reliance upon the premises, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act, agree as follows:

Section 1. Recitals. The above recitals are true and correct and are a part of this Agreement.

Section 2. Incorporation of the Act. This Agreement is entered into in compliance with and under the authority of the Code and the Act, the terms of which as of the date of this Agreement are incorporated herein by this reference and made a part herein. Words used in this Agreement without definition that are defined in the Act shall have the same meaning in this Agreement as in the Act

Section 3. Property Subject to this Agreement. The Property, being the GET Property and GET Leasehold, is subject to this Agreement.

Section 4. Ownership. The GET Property is owned in fee simple by GET and the GET Leasehold is owned in fee simple by Vasantha.

Section 5. Effective Date/Duration of this Agreement.

- 5.1 This Agreement shall become effective upon recording in the public records of Pinellas County (“**Effective Date**”) and shall be contingent upon obtaining final approval, and effectiveness of: (i) the land use designation of Industrial General (IG) and the zoning designation of Heavy Industry (I) for the GET Property; (ii) the land use designation of Commercial General (CG) and the zoning designation of Employment 2 (E-2) for the GET Leasehold; (iii) zoning clearance effectuating the parcel split of the Vasantha Property to establish the GET Leasehold as a separate parcel; and (iv) approval of the site plan consistent with the Conceptual Site Plan.
- 5.2 This Agreement shall continue in effect until terminated as defined herein, but for a period not to exceed five (5) years from the Effective Date.

Section 6. Obligations under this Agreement.

6.1 Obligations of the Owners.

6.1.1. Binding Obligations. The obligations under this Agreement shall be binding on Owners and their successors or assigns.

6.1.2. Development Review Process. At the time of development of the Property, Owners will submit such applications and documentation as are required by law and shall comply with the County's Code applicable at the time of development review.

6.1.3. Development Restrictions. The following restrictions shall apply to development of the Property:

6.1.3.1. The Property shall be developed substantially in conformance with the Conceptual Site Plan.

6.1.3.2. The use of the GET Property shall be limited to solid waste transfer station. Notwithstanding the foregoing, the operation of the solid waste transfer station shall include controls to prevent asbestos from entering the waste stream.

6.1.3.3. The use of the GET Property shall comply with the requirements of Rule 62-701.300(15), F.A.C., which prohibits the unconfined emissions of particulate matter in violation of paragraph 62-296.320(4)(c), F.A.C.

6.1.3.4. The uses of the GET Leasehold shall be limited to outdoor sales and parking.

6.1.3.5. All truck queuing to take place on the site.

6.2. Obligations of the County.

- 6.2.1. Concurrent with the approval of this Agreement, the County amends the land use designation of the GET Property to Industrial General (IG) and the zoning designation of the GET Property to Heavy Industry (I).
- 6.2.2. Concurrent with the approval of this Agreement, the County amends the land use designation of the GET Leasehold to Commercial General (CG) and the zoning designation of the GET Leasehold to Employment 2 (E-2).
- 6.2.3. County will review a site plan application pursuant to the standards of the Land Development Code for the Property that is consistent with the Conceptual Site Plan and the Comprehensive Plan .
- 6.2.4. County will review a zoning clearance application pursuant to the standards of the Land Development Code to effectuate a parcel split of the Vasantha Property to establish the GET Leasehold as a separate parcel.
- 6.2.5. County will review an administrative waiver pursuant to the standards of the Land Development Code for any driveway access to 150th Avenue North.
- 6.2.6. The final effectiveness of the amendments referenced in Sections 6.2.1 and 6.2.2 are subject to:
 - 6.2.6.1. The provisions of Chapter 125 and 163, Florida Statutes, as they may govern such amendments; and
 - 6.2.6.2. The expiration of any appeal periods or, if an appeal is filed, at the conclusion of such appeal.

Section 7. Public Facilities to Service Development. The following public facilities are presently available to the Property from the sources indicated below. Development of the Property will be governed by and must satisfy the concurrency ordinance provisions applicable at the time of the Effective Date of this Agreement.

- 7.1 Potable water from the Pinellas County.
- 7.2 Sewer service from City of Largo.
- 7.3 Fire protection from City of Largo.
- 7.4 Drainage facilities for the Property will be provided by GET.

Section 8. Required Local Government Permits and Approvals. The required local government development permits and approvals for development of the Property include, without limitation, the following:

- 8.1. Zoning clearance to effectuate the parcel split;
- 8.2. Site plan approval(s) and associated utility licenses and right-of-way utilization permits;
- 8.3. Construction plan approval(s);
- 8.4. Building permit(s);
- 8.5. Certificate(s) of occupancy; and
- 8.6. Countywide Plan Map Amendment.

Section 9. Consistency. The County finds that the proposed development of the Property is consistent with the Pinellas County Comprehensive Plan and land development regulations.

Section 10. Termination.

- 10.1. In the event of termination pursuant to Section 10.2 or failure to commence the development of the Property within the duration of the Agreement as defined in Section 5 above, County staff will file an application within ten (10) calendar days to return the Property to the land use and zoning designations existing prior to the execution of this Agreement. Owners agree to cooperate and not contest any administrative procedures necessary to implement restoration of the land use and zoning designations. This obligation survives the termination of the Agreement for the time necessary to accomplish the re-designations.
- 10.2. If Owners' obligations set forth in this Agreement are not followed in a timely manner, as determined by the County Administrator or his or her designee, after written notice to Owners and an opportunity to be heard in an appeal to the County Administrator or his or her designee within thirty (30) calendar days, existing permits for the Property shall be administratively suspended and issuance of new permits suspended until Owners have fulfilled their obligations. Failure to timely fulfill their obligations may serve as a basis for termination of this Agreement by the County, at the discretion of the County and after notice to Owners and an opportunity for Owners to be heard.

Section 11. Other Terms and Conditions. Except in the case of termination, until five (5) years after the Effective Date of this Agreement, the Property shall not be subject to subsequently adopted laws and policies unless the County has held a public hearing and

determined:

- 11.1. They are not in conflict with the laws and policies governing the Development Agreement and do not prevent development of the land uses, intensities, or densities in this Agreement;
- 11.2. They are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;
- 11.3. They are specifically anticipated and provided for in this Agreement;
- 11.4. The County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or
- 11.5. This Agreement is based on substantially inaccurate information provided by Owners.

Section 12. Compliance with Law. The failure of this Agreement to address any particular permit, condition, term or restriction shall not relieve Owners from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

Section 13. Notices. Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to GET: Green Energy Transport LLC
2859 Paces Ferry Road, Suite 1150
Atlanta, GA 30339
Attn: Carson Cash King

With copy to: Johnson, Pope, Bokor, Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, FL 33701
Attn: Craig Taraszki, Esq.

If to Vasantha: Vasantha L.L.C.
14432 Eagle Point Drive
Clearwater, FL 33762
Attn: Anumpama Chapalamadugu

With copy to: George G. Pappas, P.A.
1822 N. Belcher Road, Suite 200
Clearwater, FL 33765

Attn: George G. Pappas, Esq.

If to County: Pinellas County Board of County Commissioners
c/o County Administrator
315 Court Street
Clearwater, FL 33756

With copy to: Pinellas County Attorney's Office
315 Court Street
Clearwater, FL 33756

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

Section 14. Right to Cure. Owners will not be deemed to have failed to comply with the terms of this Agreement until Owners shall have received notice from the County of the alleged non-compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the County Administrator or his or her designee.

Section 15. Minor Non-Compliance. Owners will not be deemed to have failed to comply with the terms of this Agreement in the event such non-compliance, in the judgment of the County Administrator or his or her designee, reasonably exercised, as a minor or inconsequential nature.

Section 16. Covenant of Cooperation. The parties hereof shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Property.

Section 17. Approvals. Whenever an approval or consent is required under or contemplated by this Agreement, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

Section 18. Completion of Agreement. Upon the completion of performance of this Agreement or its revocation or termination, the Owners or their respective successor in interest shall record a statement in the official records of Pinellas County, Florida, signed by the parties hereto, evidencing such completion, revocation or termination, and shall forthwith deliver a copy of this document to the County in accordance with Section 13 hereof.

Section 19. Entire Agreement. This Agreement (including any and all exhibits attached hereto, all of which are a part of this Agreement to the same extent as if such exhibits were set

forth in full in the body of this Agreement), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

Section 20. Construction. The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to Owners includes Owners' successors or assigns. This Agreement was the production of negotiations between representatives for the County and Owners and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

Section 21. Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days' notice to the other parties.

Section 22. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

Section 23. Counterparts. This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

[Signature pages to follow]

WITNESSES:

John W King
Print Name: JOHN W KING
Print Address: 3180 W COOPER LAKE DR SE
SMYRNA, GA 30082

Carson C King
Print Name: Carson King
Print Address: 1180 W COOPER LAKE DR SE
SMYRNA, GA 30082

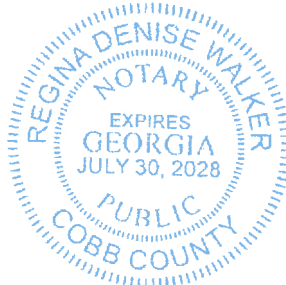
GREEN ENERGY TRANSPORT LLC,
a Georgia limited liability company

By: [Signature]
Print Name: Eric W. Cash
Title: Manager

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of February, 2026, by Eric W. Cash, the Manager of Green Energy Transport LLC, a Georgia limited liability company, on behalf of said company, and he is personally known to me, or has produced _____ as identification.

[NOTARY SEAL]



ATTEST:

KEN BURKE, CLERK
[Signature]
Deputy Clerk

[Signature]
Print Name: Regina Denise Walker
NOTARY PUBLIC
My Commission Expires: July 30, 2028
~~PINELLAS COUNTY, FLORIDA~~
Cobb County, Georgia

By: [Signature]
Chairman
Board of County Commissioners

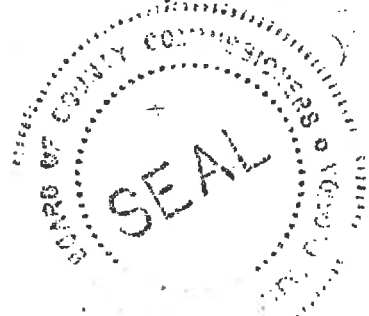
APPROVED AS TO FORM:

[Signature]

I, Kenneth P. Burke, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 17th day of March, 2026.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio Clerk of the Board of County Commissioners, Pinellas County, Florida.

By: [Signature]
Deputy Clerk



WITNESSES:

Rozelle Galea
Print Name: Rozelle Galea
Print Address: 3030 W Kennedy
Bld. Tampa, FL 33609

Kimberly Luna
Print Name: Kimberly Luna
Print Address: 3030 W Kennedy
Bld. Tampa, FL 33609

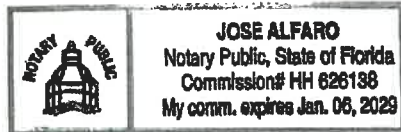
VASANTHA L.L.C.,
a Florida limited liability company

By: Anupama Chapalamadugu
Print Name: Anupama Chapalamadugu
Title: Manager

STATE OF FLORIDA
COUNTY OF ~~PINELLAS~~ Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of February, 2026, by Anupama Chapalamadugu, the Manager of Vasantha L.L.C., a Florida limited liability company, on behalf of said company, and he is personally known to me, or has produced FL DL as identification.

[NOTARY SEAL]



Jose Alfaro
Print Name: Jose Alfaro
NOTARY PUBLIC
My Commission Expires:

ATTEST:

PINELLAS COUNTY, FLORIDA

KEN BURKE, CLERK
Ken Burke
Deputy Clerk

By: Dave Egan
Chairman
Board of County Commissioners

APPROVED AS TO FORM:

Jan Cant
County Attorney



EXHIBIT "A"
GET PROPERTY

PARCEL ONE

BEGIN AT THE NW CORNER OF LOT 14 IN THE SW 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THENCE RUN EAST ALONG THE NORTH LINE THEREOF, 260 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF, 300 FEET FOR A POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH PARALLEL WITH SAID WEST LINE OF SAID LOT, 100 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET; THENCE NORTH 100 FEET; THENCE WEST 100 FEET TO POINT OF BEGINNING,

AND

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NW CORNER OF LOT 14, IN THE SW 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE NORTH LINE THEREOF 160 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF, 300 FEET, FOR A POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH PARALLEL WITH SAID WEST LINE OF LOT 14, 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID LOT, 200.0 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.46 ACRES MORE-OR-LESS

PARCEL TWO

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NW CORNER OF LOT 14, IN THE SW 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE NORTH LINE THEREOF 160 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF, 300 FEET, FOR A POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH PARALLEL WITH SAID WEST LINE OF LOT 14, 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID LOT, 200.0 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES MORE-OR-LESS

EXHIBIT "B"
VASANTHA PROPERTY

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, PINELLAS GROVES, INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT LYING ON THE EAST BOUNDARY LINE OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; GO THENCE ALONG SAID EAST BOUNDARY LINE S02°32'15"E, A DISTANCE OF 401.55 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE N89°19'30"W, A DISTANCE OF 50.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 62nd STREET NORTH AS IT CURRENTLY EXISTS; CONTINUE THENCE N89°19'39"W, A DISTANCE OF 134.52 FEET TO THE POINT OF BEGINNING; THENCE S00°38'19"W, A DISTANCE OF 121.66 FEET; THENCE N89°21'41"W, A DISTANCE OF 6.07 FEET; THENCE S00°38'19"W, A DISTANCE OF 119.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 150th AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°16'13"W, A DISTANCE OF 204.63 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°25'52"W, A DISTANCE OF 142.13 FEET; THENCE N02°24'36"W, A DISTANCE OF 99.76 FEET; THENCE S88°58'59"E, A DISTANCE OF 100.08 FEET; THENCE S89°19'30"E, A DISTANCE OF 123.54 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, PINELLAS GROVES, INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT LYING ON THE EAST BOUNDARY LINE OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; GO THENCE ALONG SAID EAST BOUNDARY LINE S02°32'15"E, A DISTANCE OF 401.55 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE N89°19'30"W, A DISTANCE OF 50.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 62nd STREET NORTH AS IT CURRENTLY EXISTS, SAID POINT ALSO BEING THE POINT OF BEGINNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S02°35'57"E, A DISTANCE OF 241.68 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF 150th AVENUE NORTH; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE N89°16'13"W, A DISTANCE OF 154.24 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N00°38'19"E, A DISTANCE OF 119.47 FEET; THENCE S89°21'41"E, A DISTANCE OF 6.07 FEET; THENCE N00°38'19"E, A DISTANCE OF 121.66 FEET; THENCE S89°19'30"E, A DISTANCE OF 134.52 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"
GET LEASEHOLD

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, PINELLAS GROVES, INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT LYING ON THE EAST BOUNDARY LINE OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; GO THENCE ALONG SAID EAST BOUNDARY LINE S02°32'15"E, A DISTANCE OF 401.55 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE N89°19'30"W, A DISTANCE OF 50.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 62nd STREET NORTH AS IT CURRENTLY EXISTS; CONTINUE THENCE N89°19'39"W, A DISTANCE OF 134.52 FEET TO THE POINT OF BEGINNING; THENCE S00°38'19"W, A DISTANCE OF 121.66 FEET; THENCE N89°21'41"W, A DISTANCE OF 6.07 FEET; THENCE S00°38'19"W, A DISTANCE OF 119.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 150th AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°16'13"W, A DISTANCE OF 204.63 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°25'52"W, A DISTANCE OF 142.13 FEET; THENCE N02°24'36"W, A DISTANCE OF 99.76 FEET; THENCE S88°58'59"E, A DISTANCE OF 100.08 FEET; THENCE S89°19'30"E, A DISTANCE OF 123.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.18 ACRES MORE-OR-LESS

EXHIBIT "D"

