PINELLAS COUNTY SCHOOLS
FACILITY LEASE

This Pinellas County Schools facility lease, hereinafter referred to as the "Lease," made and entered into the date approved as noted on page 5, by and between the School Board of Pinellas County, Florida, ("Board") and the following named person or entity ("Lessee"):

Tampa Bay Workforce Alliance, Inc. dba CareerSource Tampa Bay
Type or Print Full Legal Name of Individual or Group Who Is Leasing the School Facility

4350 W. Cypress Street, Suite 875, Tampa, FL 33607
Type or Print Lessee's Complete Mailing Address (No P.O. Boxes)

NOW THEREFORE, in consideration of the covenants herein contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Board and Lessee agree as follows:

1. **Premises:** The Lessee will have the use of the following Board facility, herein referred to as the "School", as specified in paragraph 2:

Pinellas Technical College - Clearwater Campus
Type or Print Name of School, Center, or Ancillary Facility

2. **Term:** The Lessee will have the non-exclusive use of certain School rooms and fields under the terms and conditions for the duration of this lease:

First use beginning 8:00 (Enter Time) ◉ a.m./○ p.m., October 15 (Enter Date), 20 26 (Year)

Last use ending 3:00 (Enter Time) ○ a.m./◉ p.m., October 15 (Enter Date), 20 26 (Year)

The Lessee will have the use of the following rooms and fields on the following dates and times:

Rooms and Fields to be Used	Dates and Times of Use	Total # of Days
Culinary Dining Room	10/15/26; 8:00am - 3:00pm	1

3. **Nature of Use:** The School will be used by the Lessee for:

Board Retreat for CareerSource Tampa Bay Board
Type or Print Name of Event and Nature of Activity

and for no other purposes whatsoever.

4. **Lease Fee:** Total Lease fee due the Board is $ 518.00
Use Expense Worksheet Attached

5. **Additional Conditions, if Any:**

26845
Real Property Control#

6. **Lease Fee - Payment:** Payment in full to be paid to the school prior to the event. The school administrator may permit periodic payments by the lessee but only if the payments occur before the lessee uses the facility. The frequency of periodic payments is completely at the option of the school administrator.

7. **Scheduling of Use:** The Lessee will have the exclusive use of the leased portion of the School when not being used by the Board, and all arrangements regarding dates and times of use will be approved by the principal or director of the School, or their designee. The principal or director is authorized to reschedule dates and to add additional uses within the approved lease period or within ninety days after the ending date noted in Section #2 of the Lease, with compensation on the same basis as the Lease, with the written approval of the parties.

8. **Sublease/Assignment:** Lessee may not sublease or assign the Lease or any right hereunder.

9. **Improvements/Alterations:** Improvements, alterations, or changes to real property by the Lessee will not be made until complete plans of said improvements have been submitted to the Board's Real Estate Department and said plans are approved in the manner prescribed by Board rule. All expense or cost to install, operate, maintain, inspect, and remove the aforementioned improvements will be made at the Lessee's expense. Upon termination or expiration of this Lease, the School, at the option of the Superintendent of Schools or designee, may elect to retain possession of all improvements, unless other arrangements with the Lessee have been made. If the School elects to not retain possession, said improvements will be removed by the Lessee at the Lessee's expense.

10. **Cleanup:** The Lessee is to provide cleanup of the leased premises, and Lessee hereby covenants and agrees to keep the leased premises in good condition during the term of the Lease and any extension thereof. Lessee agrees to use and maintain the leased premises in a safe and sanitary condition. The Lessee agrees to clean the leased premises after each use, unless other arrangements have been made with the School.

11. **Advertising:** Any advertising or promotional material by or for the Lessee that includes the name or address of any School must also contain the statement "The School Board of Pinellas County, Florida, is neither sponsoring, nor affiliated with this event." This does not apply to school-based or school-related groups, as defined by Board Policy 7511. Approval of a lease for a community Lessee does not entitle the Lessee to promotional access to the school's staff, students or parent population.

12. **Board/Agency Personnel:** The presence of at least one Board plant operations staff is required when the Lessee uses the interior of any School. Additional School representatives may be required for the use of inside or outside facilities, at the discretion of the principal or director. Certified law enforcement personnel may also be required by school administration. The Lessee will contract directly with a law enforcement agency that has jurisdiction over the site and provide documentation to school administration prior to the event.

13. **Governmental Regulations:** All federal, state, and local governmental regulations must be strictly observed. It is the responsibility of the Lessee to obtain any necessary licenses, permits or insurance, including worker's compensation, that is required per statute.

14. **Smoking and Alcohol:** Pursuant to Board Policy 7434, no person may use tobacco or nicotine products, including electronic cigarettes, in any Board facility, including the outside grounds. Such use shall not include use of smoking cessation products such as nicotine patches or gum. Further, alcoholic beverages are not permitted on Board property. The Lessee will establish and maintain procedures to convey this information to all of its participants and invitees.

15. **Inspection of Premises**: Lessee will inspect, and continually monitor during the course of the Lease, the premises to determine that the premises are in a safe, sanitary, and usable condition, and that the use of the School by the Lessee does not appear to be detrimental to individuals or the facility. All School facilities and equipment used by the Lessee must be returned in as good a condition as existed prior to use by the Lessee. The Lessee will provide to the Board's Real Estate Department a complete list of all rides requiring state inspection to be used on Board property and a copy of a recently completed inspection report for each such ride. The Lessee will only operate rides that meet all applicable governmental regulations.

16. **Payment for Damage or Loss:** The Lessee hereby agrees that in the event of loss or damage to the Board's equipment, materials, or facilities during the term of the Lease, the Lessee will, at the school's election, repair said damage, replace the damaged item with a like-kind item, if available, or pay for replacement. All payment or replacement arrangements are subject to approval by the School. This lease is not approved until reviewed and executed by School District staff. Furthermore, the lease is subject to cancellation per the terms of paragraph #20 (see Termination of Lease). Any advertising, promotion, or other expenses incurred by the Lessee are solely at the risk of the Lessee.

17. **Hold Harmless:** In consideration of the use of the premises and other good and valuable consideration, the Lessee agrees to indemnify and save and hold harmless the Board, its agents, employees, and representatives, and to accept all liability arising out of or resulting from any claim for damages, accident, illness, sickness, and personal injuries, including death, occurring to persons or occurring to property of others during the time of rental. Lessee agrees to reimburse the Board for any expense the Board may incur in defending any such claim that may result from the Lessee's use of the facilities, including attorneys' fees, costs, and payment of any settlement or judgment. The Lessee agrees further not to incur any debts which may be requested to be borne by the Board.

18. **Proof of Insurance/Required Limits of Liability:** The Lessee will furnish to the Board's Real Estate Department a Certificate of Insurance that evidences a broad form commercial general liability policy with insurance in the minimum amount of $1,000,000 is in effect during the term of the Lease. The School Board of Pinellas County, Florida, will be named as an additional insured on the certificate and the Real Estate Department of Pinellas County Schools will be listed as certificate holder.

19. In lieu of the requirements of paragraphs 17 and 18, state, regional, and local government agencies and jurisdictions may provide proof of statutory limits of insurance or self-insurance; and federal-government agencies will be subject to the Federal Tort Insurance Act.

20. **Termination of Lease:** The Lease will remain in effect for the dates as specified in Section #2 of this Lease unless terminated by either party as follows:

a. Upon breach of the Lease by the Lessee, the Board will have the option to terminate the Lease without notice.
If, at any time, a Board representative, for example, principal or designee, determines that the use of the premises by the Lessee may cause disruption of, or interferences with, the educational process at the facility, or that the use of the premises by the Lessee may be detrimental to individuals or the facility, the Lease may be terminated without notice. The parties agree that the previous stated termination is only included to define the rights of school staff within this Lease and in no way abridges the obligation of the Lessee to properly supervise its activities. The Lessee will not have access to any school or center closed due to temporary or permanent closure due to the physical condition of the facility or grounds, storm, catastrophic event, or public emergency. Furthermore, the Superintendent or designee is authorized to reschedule or cancel the Lease if the Superintendent or designee determines that continuation of the Lease is not in the best interest of the public or the School District. When a use must be interrupted, rescheduled, or canceled by action of the Board or the School, the Lessee should contact the principal or designee to determine if a suitable alternative date is possible. A prorated refund will be made to the Lessee for any rental fee paid by the Lessee for dates, times, or services cancelled by a Board representative. Any advertising, promotion, or other expenses incurred by the Lessee are solely at the risk of the Lessee.

b. Either party may terminate the Lease by giving written notice to the other party that the Lease will terminate thirty days from the receipt of said notice by the other party. The Lessee will not forfeit any deposit if notice is given to the school prior to the first use by the Lessee.

21. **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

22. **Attorney Fees:** In the event litigation is necessary to enforce any of the terms or conditions of the Lease, the prevailing party will be entitled to recover its costs and expenses, including reasonable attorneys' fees from the non-prevailing party.

23. **Unforeseen Questions:** Unforeseen questions will be decided by the Lessee and the principal or lead administrator of the school being leased.

24. **Notices:** All written notices to the Lessee and the Board concerning the Lease will be sufficient if sent by the parties in the United States mail, postage paid, to the addresses as follows:

For Board:
Real Estate Leasing Analyst, Real Estate Department
Pinellas County Schools
Walter Pownall Service Center
11111 S Belcher Road
Largo, Florida 33773

25. **Force Majeure:** No Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to make previously owed payments to the other Party hereunder) when and to the extent such failure or delay is caused by or results from acts beyond the impacted Party's("Impacted Party") reasonable control, including, without limitation, the following **force majeure** events (**"Force Majeure** Event(s)") that frustrates the purpose of this Agreement: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances; (i) epidemic, pandemic or mass public health emergency, any of which must be declared by federal or state health authorities; and U) other similar events beyond the reasonable control of the Impacted Party

EXPENSE WORKSHEET

Pinellas Technical College - Clearwater Campus
School

Tampa Bay Workforce Alliance, Inc. dba CareerSource Tampa
Lessee

(Not for School-Related Uses)

Amount		Multiply by	# of Uses	Equals	Costs
$35	Set-Up Fee	X		=	
$35	Clean-Up Fee	X		=	
$43	Materials	X	1	=	$43.00

ROOM COSTS (Not for School-Related Uses)

Enter Type of Room To Be Used	Hourly Room Rate	Multiply by	# of Hours	Multiply by	# of Days	Equals	Room Costs
Culinary Dining Room	$30	X	7	X	1	=	$210.00
		X		X		=	
		X		X		=	
		X		X		=	
		X		X		=	
		X		X		=	
		X		X		=	

EQUIPMENT COSTS (Not for School-Related Uses)

Equipment	Enter Rate	Multiply by	# of Hours Used	Equals	Special Equipment Costs
AudioVisual Equipment	$20/use	X	1 use	=	$20.00
		X		=	
		X		=	

STADIUM + OUTSIDE FACILITY COSTS (Not for School-Related Uses)

Enter Stadium, Field, Court, Track or Other Outside Facility Enter Stadium or Field Lighting or Paint Lining Charges	Enter Rate	Multiply by	# of Days, Hours or 5-gallon amounts	Equals	Stadium/Outside Facility Costs
		X		=	
		X		=	
		X		=	
		X		=	
		X		=	
Stadium or Field Lighting		X		=	
Lining of Field (per 5-gallons)		X		=	

UTILITY SURCHARGE (applied for all times beyond designated utility run times) (Not for School-Related Uses)

Hourly Rate	Multiply by	# of Hours (2 hr. min)	Multiply by	# of Days	Equals	Utility Surcharge Costs
	X		X		=	
	X		X		=	

PERSONNEL WAGE COSTS

Enter Type of Personnel (Custodian, Food Service, Supervisor, or Student)	Enter Hourly Rate From Rate Sheet	Multiply by	# of Hours (2 hr. min)	Multiply by	# of Days	Equals	Wage Costs
Technical Technician	$35	X	7	X	1	=	$245.00
		X		X		=	
		X		X		=	

ADD ALL RIGHT-SIDE BOXES TO DETERMINE LEASE FEE $518.00

MULTIPLY LEASE FEE BY 7% IF LESSEE IS NOT TAX-EXEMPT. . . . . Exempt

ADD ABOVE TWO LINES FOR TOTAL TO BE COLLECTED BY SCHOOL $518.00

Notices for Lessee:

Lease #26845 - Pinellas Technical College - Clearwater

Tammy Stahlgren

Type or Print Name of Contact Person for Lessee

4350 W. Cypress Street, Suite 875, Tampa, FL 33607

Type or Print Contact Person's Complete Mailing Address

(813) 965-2277 stahlgrent@careersourcetb.com

Daytime Phone Numbers E-mail address

IN WITNESS WHEREOF, the parties have signed below.

For the Lessee:

For Tampa Bay Workforce Alliance, Inc. dba CareerSource Tampa Bay

Full Name of Organization or Person's Name if Leasing as an Individual (Print)

Sheila Doyle CFO 10/05/2026

Signature of Lessee Title Date

(The signatory for Lessee does hereby warrant and represent their full right and authority to enter into this Lease, and that the permission of no other person, firm, or corporation is necessary.)

For the School Board:

Kelly Fasce

Superintendent or Designee

TO BE COMPLETED BY THE REAL ESTATE DEPARTMENT
10/07/26
(Date Approved)

Approved as to Form Effective June 2023 by David Koperski, School Board Attorney.

Prepared by the Real Estate Department, Pinellas County Schools

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Foundation Risk Partners, Corp. dba Foundation Risk Partners of Florida
780 W. Granada Blvd.
Ormond Beach FL 32174
License#: L100460

CONTACT NAME: Certificates
PHONE (A/C, No, Ext): 386-677-4761 **FAX (A/C, No):** 386-673-5370
E-MAIL ADDRESS: certs@foundationrp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Philadelphia Indemnity Insurance Company	18058
INSURER B : RetailFirst Insurance Company	10700
INSURER C : At-Bay Specialty Insurance Company	19607
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Tampa Bay Workforce Alliance, Inc. dba CareerSource Tampa Bay
4350 W. Cypress Street, Suite 875
Tampa FL 33607
TAMPBAY-12

COVERAGES **CERTIFICATE NUMBER:** 1158252967 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			PHPK2640108-004	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000 $
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			PHPK2640108-004	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			PHUB895306-004	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE $	$ 3,000,000 $ 3,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		520-62213	9/1/2025	9/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A C	Professional Liability Cyber Liability			PHPK2640108-004 AB661662805	1/1/2026 1/1/2026	1/1/2027 1/1/2027	Each Incident/Agg. Aggregate	$1M/$3M 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE:School Board of Pinellas County, FL as additional insured

CERTIFICATE HOLDER

School Board of Pinellas County, FL
Attn: Real Estate Dept
11111 S. Belcher Road
Largo FL 33773

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
		Tampa Bay Workforce Alliance, Inc. dba CareerSource Tampa Bay 4350 W. Cypress Street, Suite 875 Tampa FL 33607
POLICY NUMBER See Acord 25		
CARRIER See Acord 25	NAIC CODE See Acord 25	EFFECTIVE DATE: See Acord 25

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 (2016/03) FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

GENERAL LIABILITY

PI-GLD-HS (10/11) - General Liability Deluxe Endorsement: Human Services
- Additional Insured - Medical Directors and Administrators
- Additional Insured - Managers and Supervisors
- Additional Insured - Broadened Named Insured
- Additional Insured - Funding Source
- Additional Insured - Home Care Providers
- Additional Insured - Managers, Landlords, or Lessors of Premises
- Additional Insured - Lessor of Leased Equipment
- Additional Insured - Grantor of Permits
- Additional Insured - Vendor
- Additional Insured - Franchisor
- Additional Insured - When Required by Contract
- Additional Insured - Owners, Lessees, or Contractors
- Additional Insured - State or Political Subdivisions
- Transfer of Rights of Recovery Against Others to Us

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