SEVENTH AMENDMENT TO LEASE AGREEMENT
ST. PETERSBUG COLLEGE AND
TAMPA BAY WORKFORCE ALLIANCE

THIS Seventh Amendment ("Amendment") entered into this 1st day of July, 2026, by and between the Board of Trustees of St. Petersburg College, a Florida public body corporate, whose mailing address is P.O. Box 13489 St. Petersburg, Florida 33733 (hereinafter, the "College"), and Worknet Pinellas, d/b/a Career Source Pinellas whose principal address was 4525 140th Avenue North, Suite 906, Clearwater, Florida 33762 (hereinafter, "Worknet Pinellas"), now the Tampa Bay Workforce Alliance, Inc., d/b/a CareerSource Tampa Bay, whose principal address is 13805 58th Street N., Ste 2-140, Clearwater, Florida 33760 (hereinafter, "Tampa Bay Workforce Alliance").

WITNESSETH:

WHEREAS, the College and Worknet Pinellas, now Tampa Bay Workforce Alliance, did enter into that certain Lease Agreement ("Agreement") dated July 1, 2019, as first amended July 1, 2020, second amended on July 1, 2021, third amended on July 1, 2022, fourth amended on July 1, 2023, fifth amended on July 1, 2024, and sixth amended on July 1, 2025, whereby the College leased to Worknet Pinellas, now Tampa Bay Workforce Alliance, a portion of the College's Tarpon Springs Campus; and

WHEREAS, the Lease Term is set to expire on June 30, 2026; and

WHEREAS, the parties desire to extend the Agreement for an additional twelve (12) month term beginning on July 1, 2026, and continuing through June 30, 2027, on such terms and conditions as are set forth in the Agreement and as modified herein; and,

NOW, THEREFORE, in consideration of the premises and one dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties further agree as follows:

1. The recitals are true and correct and are incorporated by reference.

2. The term of the Agreement shall be renewed for a period of twelve (12) months beginning on July 1, 2026, and continuing through and until June 30, 2027 (the "Renewal Term"). The Operating Fee for this Renewal Term shall be $8.45 per square foot, for 130 square feet, for a total lease amount of $1098.50. Payments shall be made in quarterly installments of $274.62 due on September 30, 2026, $274.62 due on December 30, 2026, $274.62 due on March 30, 2027, and $274.62 due on June 30, 2027. All necessary sales tax shall be added to the amount due. The Operating Fee may be increased with prior notice to Tampa Bay Workforce Alliance after the end of this Renewal Term.

3. As part of this Amendment to the Agreement, Tampa Bay Workforce Alliance may utilize a designated space at either the EpiTech building or a designated space on the Clearwater Campus up to two (2) times per Renewal Term at no charge. Any additional use beyond the second occurrence will be billed at the then current rate for non-profit organizations. Space reservations made pursuant to this paragraph shall not be made

more than sixty (60) days in advance of the intended date of use. All reservation requests for space must be submitted to Beckie Biglin at biglin.beckie@spcollege.edu.

4. All other terms and conditions of the Agreement and any amendments hereto shall remain in full force and effect except as specifically modified herein. If any of the provisions of this Amendment conflict with any terms of the Agreement or any amendments hereto, the provisions of this Amendment shall govern and control.

IN WITNESS HEREUNTO, the parties set their hands and seals on the dates set forth below.

Board of Trustees of
St. Petersburg College

By: _____

Name: Janette Hunt

Title: Vice President, Finance & Business Operations

Date: 6/8/26

Tampa Bay Workforce Alliance, Inc. d/b/a
CareerSource Tampa Bay

By: Keidrian Kunkel

Name: Keidrian Kunkel

Title: President & CEO

Date: 07/24/2026

General Counsel's Office:
Appr. as to Form/Content SWps
Appr. by JH on 5/4/26