

AGENDA

SPECIAL SCHOOL BOARD MEETING

GADSDEN COUNTY SCHOOL BOARD
MAX D. WALKER ADMINISTRATION BUILDING
35 MARTIN LUTHER KING, JR. BLVD.
QUINCY, FLORIDA

June 18, 2024

4:00 P.M.

THIS MEETING IS OPEN TO THE PUBLIC

1. Call To Order
2. Opening Prayer
3. Pledge of Allegiance

ITEMS FOR DISCUSSION

4. PERSONNEL MATTERS (resignations, retirements, recommendations, leaves of absence, terminations of services, volunteers, and job descriptions)

- a. Personnel 2023 – 2024 – **SEE PAGE #2**

ACTION REQUESTED: The Superintendent recommends approval.

- b. Personnel 2024 – 2025 – **SEE PAGE #4**

ACTION REQUESTED: The Superintendent recommends approval.

5. SCHOOL FACILITY/PROPERTY

- a. Review and Approval of the City of Quincy Pool Property Purchase Contract **SEE PAGE #11**

Fund Source: N/A

Amount: N/A

ACTION REQUESTED: The Superintendent recommends approval.

6. Educational Items by the Superintendent
7. School Board Requests and Concerns
8. Adjournment



THE GADSDEN COUNTY SCHOOL DISTRICT

Educating Every Student Today, Making Gadsden Stronger Tomorrow

Elijah Key, Superintendent of Schools

35 Martin Luther King, Jr. Blvd Quincy, Florida 32351

Main: (850) 627-9651 or Fax: (850) 627-2760

www.GadsdenSchools.org

June 18, 2024

The School Board of
Gadsden County, Florida
Quincy, Florida 32351

Dear School Board Members:

I am recommending that the attached list of personnel actions be approved, as indicated. I further recommend that all appointments to grant positions be contingent upon funding.

Item 4A Instructional and Non-Instructional Personnel 2023-2024

Item 4B Instructional and Non-Instructional Personnel 2024-2025

The following reflects the total number of full-time employees in this school district for the 2023-2024 school term, as of June 18, 2024.

<u>Description Per DOE Classification</u>	<u>DOE Object#</u>	<u>#Employees June 2024</u>
Classroom Teachers and Other Certified	120 & 130	265.00
Administrators	110	54.00
Non-Instructional	150, 160, & 170	<u>354.00</u>
		673.00
Part Time Instructional		4.00
Part Time Non Instructional		<u>3.00</u>
Total		7.00
100% Grant Funded		222.00
Split Grant Funded		<u>18.00</u>
Total Grant Funded of 673 Employees		240.00

Sincerely,

Elijah Key, Jr.
Superintendent of Schools

Cathy S. Johnson
DISTRICT NO. 1
Havana, FL 32333
Midway, FL 32343

Steve Scott
DISTRICT NO. 2
Quincy, FL 32351
Havana, FL 32333

Leroy McMillan.
DISTRICT NO. 3
Chattahoochee, FL 323324
Greensboro, FL 32330

Charlie D. Frost
DISTRICT NO. 4
Gretna, FL 32332
Quincy, FL 32352

Karema D. Dudley
DISTRICT NO. 5
Quincy, FL 32351

AGENDA ITEM 4A INSTRUCTIONAL AND NON INSTRUCTIONAL 2023/2024

NON INSTRUCTIONAL

<u>Name</u>	<u>Location</u>	<u>Position</u>	<u>Effective Date</u>
Yzaguirre, Rosa	District/Finance	Account Clerk	06/03/2024

REQUESTS FOR LEAVE, RESIGNATION, TRANSFERS, RETIREMENTS, TERMINATIONS OF EMPLOYMENT:

RESIGNATION

<u>Name</u>	<u>Location</u>	<u>Position</u>	<u>Effective Date</u>
Bradley, Jihan	HMS	Teacher	05/29/2024
Brown, Kyaira	GEMS	Teacher	06/28/2024
Burney, Michaela	HMS	Teacher	05/29/2024
Burns, Patricia	GWM	Teacher	05/30/2024
Caras, Anna	WGMS	Teacher	05/29/2024
Chickory, Allisia	JASMS	Teacher	06/14/2024
Dokurugu, Yussif	HMS	Teacher	05/29/2024
Gunn, Miracle	HMS	Teacher	05/29/2024
Heaven, Keith	GCHS	Teacher	05/31/2024
Hill, Dinesha	HMS	Teacher	05/29/2024
Horne, Shyrelle	GCHS	Teacher	05/29/2024
Jones, Valarie	District	Dir, Ed Transformation Operation	06/28/2024
Johnson, Marlon	GCHS	Teacher	05/29/2024
Lee, Rachelle	HMS	Teacher	05/29/2024
Martin, Marsha	GCHS	Teacher	05/29/2024
Mathew, Sancho	WGMS	Teacher	05/29/2024
Mercado, Mayo	GCHS	Teacher	05/29/2024
Nallathambi Sarasam, Prathap Singh	GCHS	Teacher	05/30/2024
Polite, Blair	GCHS	Teacher	05/31/2024
Range, Gina	SSES	Teacher	05/29/2024
Ward, Cherith	WGMS	PT Educational Paraprofessional	05/29/2024
Yzaguirre, Rosa*	GTC	Secretary	05/31/2024

* Resigned to accept another position within the District

DROP RETIREMENT

<u>Name</u>	<u>Location</u>	<u>Position</u>	<u>DROP Ends</u>
McCall, Barbara	JASMS	Custodian	06/28/2024
Robinson, Patricia	JASMS	Teacher	05/29/2024

RETIREMENT

<u>Name</u>	<u>Location</u>	<u>Position</u>	<u>Effective Date</u>
Edwards, Mary Ann	Transportation Department	Dispatcher	06/28/2024

AGENDA ITEM 4B, INSTRUCTIONAL AND NON INSTRUCTIONAL 2024-2025

DISTRICT ADMINISTRATION

Bryant, Matthew	Transportation	Director, Transportation
Brown, Kesandra	District/ Exceptional Student Education	Director, Exceptional Student Education
Denson, Valencia	PreK/Headstart	Supervisor, Early Childhood
Holmes, Loietta	District/Academic Services	Director, Secondary Education
Hudson, Brenton	Maintenance	Director, Facilities
Jackson, Jaelen	District/Business and Finance	Assistant Director of Business and Finance
Jackson, Sonya	District/Human Resources	Director, Human Resources
Jackson, Sylvia	District/Support Services	Assistant Superintendent
Jones, Nickitra	District/Academic Services	Coordinator
Maples, Jerome	District	Coor, Community Affairs/PR
McGriff, Tammy	District/ Academic Services	Assistant Superintendent
McKinnon, Caroline	District/Assessment	Coordinator, Assessment
Payton, Kecia	District/ Exceptional Student Education	Coor, Mental Health
Robinson, Lisa	District/Academic Services	Director, Elementary Education
Russ, Gary	District/FACE	Volunteer Coordinator
Thomas, Jeanette	District/Federal Programs	Director, Federal Programs
Thomas Johnny	District/Media and Technology	Network Coordinator
Weeks, Kameelah	District/Professional Learning	Director, Professional Learning
Wiggins, Sheantika	District/Media and Technology	Director, Media and Technology
Youmans, Darlean	Media and Technology	Coordinator, Technology

**SCHOOL LEVEL
ADMINISTRATION**

Akins, Zola
Black, O'Hara
Cummings, Kimberly
Davis, Allysun
Floyd, Camry
Franklin, Chelsea
Germany, Christopher
Hickman, Thelma
Jackson, Willie
Jarrett, Kisha
Jones, Pamela
Kirkland, Germaine
Moore, Stephanie
Pitts, Stephen
Riggins, Sandra
Shaffer, Deborah
Simmons-Russ, Catina
Williams, Shannon
Wilson-Lewis, Sonja

District

Baker, Kavontaye	Exceptional Student Education	Physical Therapist
Bascom, Chinita	Exceptional Student Education	Program Specialist
Bibb-Mitchell, Dahlia	Support Services	Administrative Assistant
Byrd, Lakeisha	Exceptional Student Education	School Psychologist
Cessna, Althea	District	Receptionist
Chavers, Lisa	School Food Service	Account Clerk
Cherry, Avondika	Exceptional Student Education	Program Specialist
Clark, Tenesia	Professional Learning	Program Assistant
Collins, Melvin	Business and Finance	Account Clerk
Daniels, Anitria	Media and Technology	Administrative Assistant
Davis, Mary	District	Administrative Assistant
Dennis, Asiayana	Academic Services	Secretary
Fields, Euruka	Academic Services	Program Assistant
Frost-Lawson, Andrea	Business and Finance	Account Clerk
Gaines, Sherron	Ed Transformation Operations	Program Specialist
Griffin, Benita	Exceptional Student Education	Program Specialist
Hale, Desmona	Media and Technology	System Support Specialist
Henry, Felita	Exceptional Student Education	School Psychologist
Herring, Regina	Exceptional Student Education	Administrative Assistant
Jordan, Erica	Ed Transformation Operations	Math Specialist
Kent, Joseph	Media and Technology	Technology Training Specialist
Knight, Ekemiha	Human Resources	Staff Assistant
Lightfoot-Brown, Shayla	Exceptional Student Education	Program Specialist
Murphy, Chelsea	Professional Learning	Program Specialist
Paden, Brittany	Exceptional Student Education	Program Specialist
Parker, Jesse	Media and Technology	Computer Network Specialist
Parson-Buckhalt, Tiffany	District	Safety and Security Specialist
Robinson, Crystal	Human Resources	Administrative Assistant
Sierra, Nancy	Human Resources	Human Resources Specialist
Smith, Linda	Academic Services	Secretary
Suber, Angela	Exceptional Student Education	Computer Operator
Thomas, Laura	Business and Finance	Account Clerk
Thomas, Tawonda	Federal Programs	Administrative Assistant
Toussaint, Karen	Exceptional Student Education	PreK Program Specialist
Ward, Kevin	Federal Programs	Inventory Intake Specialist
Watkins, Robin	FACE	Secretary
West, Rekeysha	Federal Programs	Program Assistant
Young, Deborah	Business and Finance	Account Clerk
Yzaguirre, Rosa	Business and Finance	Account Clerk

District Non-Instructional Annual (NA)

Akins, Cedrick	Media and Technology	Technician
Gammon, Odis	School Food Service	Warehouse Worker/Driver
Hinson, Thomas	Media and Technology	Technician
Jenkins, Robert	Media and Technology	Technician
Stevens, James	District	Custodian

INSTRUCTIONAL- ANNUAL (AC)

Alexander, Kieara	Dunlap, Alesha	Jackson, Deshaundra
Alexander, Maresha	Edwards, Wendell	Jackson, Kadijah
Allen, Sabrina	Ennels, Brandi	Jackson, Rolanda
Alls, Deondra	Espinosa Vaughn, Esther	Jackson, Tameshia
Alston, Miriam	Estelle, Randall	James, Pearlean
Andrews, Ralissa	Evans, Lee	Jeffery, Olivia
Arnold, Angel	Fitzgerald, Tamra	Jeruto, Kibor
Ash, Gakeira	Ford, Nedra	Jiles, Sonya
Austin, Jodiann	Forehand, Gwendolyn	Johnson, Brandon
Bailey, Latrisa	Francis, Linda	Johnson, Ni'Jah
Baker, Carlicia	Franklin, Onyx	Johnson, Roosevelt
Battles, Linda	Frost, Diane	Johnson, Tyree
Bavose Campos Seabra, Carla Eloiza	Fuller, Gloria	Johnson, Wineisha
Bell, Stanley	Gaines, Alpha	Joiner, Athanasia
Bork, Ronald	Gardiner, Grace	Jones, Heather
Bowie, Nigel	Gibbs, Kim	Jones, Tanya
Boyd, Abigail	Gilcrease, Dana	Joseph, Deandrea
Bradwell, James	Goldfarb, Andrea	Kenion, Marrissa
Branch, Whitney	Goodson, Sandra	King, Marcelete
Brannon, Jada	Grandison, Sophia	Knight, Nishani
Branch, Whitney	Gray, John	Knight, Shirley
Brinson, William	Gray, Valeria	Kornegay, Mikhal
Brown, James	Green, Erica	Kudumula, Anuradha
Brown, Nailah	Griffin, Ashley	LaCount, Portia
Brown, Willie	Grimsley, Alesia	Landrum, Jerlin
Bullock, Gino	Hahn, Elizabeth	Lawrence, Kaya
Canidate, Tyeise	Hairston, Tunisia	Lawrence, Lillie
Carter, Joycelyn	Hall, Amber	Layne Lawrence, Lois
Chisolm, Terrance	Hardemon, Kaitlyn	Lee, Hannah
Cinous, Michelle	Harden, Victoria	Lee, Sharron
Clarke, Shauna-Kay	Harley, Angelina	Leprell, John
Cohen, Brittany	Harris, Ahja	Lewis, Jari
Commodore, Shirley	Hatfield, Daren	Lewis, Pierre
Critelli, Susan	Hendley, Natasha	Lindsey, Jada
Curry, Qvaunda	Henry, Joelle	Loresca, Irene
Dantley, Rechelle	Highman, Keshandra	Maddox, Jameson
Dawkins, Tamara	Hill, Brandon	Madry, Cecelia
Dawson, Lydia	Hinson, Candace	Martin, Felecia
Davidson, Ruthann	Hinson, Ciara	Mason, Brenda
Davis, Javad	Hinson, Doris	Matos, Gloria
Davis, Lynda	Hinson, Ruth	Mattis, Timuna
Davis-Sweet, Eva	Hobbs, Charles	McClendon, Marilyne
Dawson, Lydia	Horton, Angelina	McFadden, Timothy
Denton, April	Holt, Jamaal	McGlockton, Tiffany
Dickey, Shelia	House, Ira	McKinnon, Bettye
Dilworth-Porter, Latasha	House, Lauren	McLean, Lisa
Dix, Dante	Howard Jr., Darrell	McMillan, Sandra
Dowdell, Garrett	Howell, Sheryl	McMillon, Tamita
Dowdell, Shannon	Hughes, Katanga	McNeal, Kimberly
Drummond, Shara	Inniss, Shennia	McNealy, Eleanor
	Israel, Sarah	McPhaul, David

Moss, Johnika
Murphy, Shendora
Murray, Wanda
Murray-McMillon, Shannon
Murphy, Sallie
Nelson, Davia
Nelson, Rena
Pamplona, Maryjean
Peoples, Twyla
Pinkston, Joseif
Pringle, Meishikia
Randolph, Jalia
Ray, Michael
Roberts, Devan
Robinson, Tony
Rodier, Christopher
Ross-Thomas, Martha
Rowan, Megan
Salter, Jasmine
Sanger, Corelia
Satchell, Verona
Serwaa, Abigail
Shields, Erin
Simmons, Venetta
Smith, Brenton
Spells, Jordan
Spencer Auber, Eric
Starks, Tammy
Stephenson, Ciara
Suber, Alfred
Summerwell, Rochelle
Talabi, Ademola
Taylor, Michelle
Thames, Shemaiah
Thomas, Brittanca
Thomas, Marvin
Thomas, Tarrie
Thompson-Wilson, Ingrid
Tindall, Melinda
Toussaint, Eric
Toussaint, John
Uchebo, Ashley
Uribe, Ruben
Vickers, Annette
Walker, Keenan
Walker, Kyshada
Walker, Victor
Walker, Sarah
Weaver, Karen
Weeks, James
West, Pauline
White, Burnell

White, Christopher
White, Diane
Whitt, Ayesha
Wiggins, Mellany
Williams, Aaliyah
Williams, Adrian
Williams, Bakari
Williams, Charles
Williams, Kiara
Williams, Marshall
Williams, Shereka
Williams, Sonja
Wymes, Daryl

NON-INSTRUCTIONAL

ANNUAL NA

Paraprofessionals

Addison, Erica
Baker, Carla
Bradford, Jamal
Bradley, Terry
Brady, Dorine
Brown, Vernita
Burgos, Keith
Burk, Andrea
Carroll, Alonza
Carter, Arlene
Cifuentes, Katina
Clayton, April
Donald, Lakisha
Eason, Diane
Frazier, Thomas
Goodwin, Tommasena
Gordon, Petula
Griffin, Beverly
Hatcher, Terry
Haywood, Jahiya
Hebert, Lauran
Henderson, Melvin
Hightower, Richard
Jackson, Quineldra
James, Ronterrius
Mathews, Lawanda
Mathews, Paul
Mercer, Aisha
Montgomery, Ronald
Moore, Michelle
Murphy, Jazzmin
Paul, Diane
Paz, Xochitl
Quintanilla, Ernesto
Richardson, Shakelia
Riggins, Cynthia
Roberts, Jerry
Sailor, Latonya
Sconiers, Jonathan
Thomas, Tarmeka
Warren, Tia
Washington, Ruby
Williams, Catina
Williams, Rickey
Williams, Shankeria
Wood, Raven

Self Help Assistant

Herring, Sandra
Knight, Joyce
McNealy, Ja'Mya
Perry, Brenda
Smith, Brenda
Smith, Jazzlyn
White, Chardae

Custodial Assistants

Alls, Billy
Brown, Eugene
Brown, Hazel
Cox, Elisa
Darby, Jeffery
Dixon, Anthony
Eggleton, Alfred
Faulk, Jeffie
Harmon, Valerie
Hayes, Charles
Jackson, Derrick
Jackson, Laterica
Jackson, Lillian
Lynn, Faye
McCloud, Daniel
Moore, Rondarius
Murray, Eddie
Pearson, Betty
Pride, Gail
Richardson, Willie
Smith, Ethel
Thomas, Dedra
Ward, Dorothy
Williams, Mary
Wynn, Cedric

Custodians

Gee, Laforest
Smith, Edrick

School Food Service Workers

Alls, Juanita
Banks, Tunya
Baker, Romeko
Battles, Barry
Betsey, Vanessa
Copeland, Henry
Colley, Audrey
Dudley, Ronnie
Elias, Sharonda
Favors, Lakisha

Francis, Keyshonda
Gatlin-Brown, Keslie
Hall, Tamika
Harrison, Marietta
Hatcher, Terry
Jackson, Willie
Johnson, Annie
Johnson, Bennie
Milton, Carolyn
Parker, Markeith
Paul, Terrance
Scott, Keshia
Scurry, Debra
Stephens, Farah
Sutton, Elisha
Thigpen, Dexter
Thomas, Randolph
Williams, Jeanice
Williams, Vilie
Winbush, Sadrick
Youmas, Deborah

Bus Drivers

Albert, Michael
Baxter, Geraldine
Boddie, Desiree
Borden, Cynthia
Brown, Dorothy Gavin
Causey, Brenda
Cole, Jermaine
Cummings, Bernice
Draper, Terrance
Ivory, Sandra
Jackson, Amy
Jones, Jarrett
Jones, Marlon
Lane, Theodore
Lanier, Milton
Luc, Louna
Mabry, Velyetta
McGhee, Jennifer
McMillon, Eric
Milton, Roger
Mitchell, Jerome
Myrick, Michael
Perkins, Judith
Scott, Franklin
Turner, Pierre
Williams, Martha

Bus Aides

Aikens, Sabrina
 Akins, Delores
 Blocker, Sharon
 Bridges, Minnie
 Brown, Frances
 Coster, Eula
 Garrett, Jane
 Gee-Goldwire, Lucinda
 Glover, Mattie
 Horne, Angeline
 Jackson, Doris
 Jones, Marion
 Kilpatrick, Robin
 Knight, Rose
 Miller, Rosa
 Nealy, Shavonda
 Pennick, Felicia
 Richardson, Darrell
 Robinson, Kevin
 Sailor, Johnny
 Sailor, Marie
 Scott, Pamela
 Smith, Robert
 Wilson, Alfronia
 Wilson, Gwendolyn
 Wright-Allen, Debra

Transportation NA

Jefferson, Gregory
 Jordan, Shontel
 Phillips, James

Maintenance NA

Campbell, Justa
 Commodore, Kyle
 Cotton, Darrell
 Dixie, Brian
 Holloway, Lucius
 Lewis, Kimmie
 Mayo, Joey
 O'Donnell, Amy
 Sherman, Ricky
 Thompson, Joshua
 Ward, Antonio
 Widner, Patrick
 Williams, Corey

NON-INSTRUCTIONAL**ANNUAL ZZ****Office Managers, Secretaries****Clerical**

Andreo-Garcia, Brenda
 Baxter, Lakacha
 Brown, Ashley
 Byrd, Jacary
 Cloud, Katrina
 Curry, Andreka
 Green, Floria
 Harrell, Frances
 Harris, Gekettia
 James, Felicia
 Jimenez, Lilian
 Jordan, Linda
 Lawson, Ieshia
 Quintero, Dolores
 Reyes, Yazmin
 Russ-Hutley, Lesa
 Sanders, Valorie
 Shaw, Ahmiyah
 Spates, Carla
 Starks, Shalanda
 Taylor, Priscilla
 Thurman, Tamika
 Wilson, Virginia

School Food Service Managers

Brown, Debra
 Butler, Regina
 Chestnut, Adrienna
 Hurchins, Felix
 Jones, Morhonda
 McCloud, Albert
 Sailor, Chrishaundra
 Smith, Machel

Character Education

Moten, Andrew

Health and Drug Free Athletics

Ellington, Russell

Attendance

Moye, Dennis
 Thomas, Kayotris
 Wade, James

Social Workers

Foxx, Keishara
 Hayes, Monica

Hill, Kennedy
 Miller, Mary
 Moore, Sherita
 Richardson, Jessica
 Tolbert, Destiny

Maintenance

Arnold, Brad
 Riley, Johnny
 Salais, Lorianne

GTC

Drake, Doris
 Dupont, Natalie
 Hines, Rebecca
 Sapp, Angela
 Saint-Charles, Christina
 Thomas, Tatia

Transportation

Gunn, Tedrain
 Lewis, Rogers
 Moore, H. Gerard
 Rittman-Jackson, Debra
 Woods, Lucy

Safety Guardians

Bell, David
 Blocker, Lakeasha
 Centeno, Eduardo
 Harper, Juan
 McNealy, Deandrea
 McNealy, Janyia
 Yon, K'Dentris

Head Start/PreK

Alvarez, Michele
Austin, Jimmie
Boyd, Katina
Brown, Shannon
Bryant, Cametra
Crittenden, Charles
Goss, Stacey
Henderson, Alaysha
Hogue, Michelle
Lloyd, Michael
McCray, Vonkelia
Mercer, Shinita
Najera-Leonides, Araceli
Popoca-Leonides, Neida
Popoca-Leonides, Patricia
Richardson, Natasha
Williams, Treshandra
Wright, Shanda
York, Clarissa

SUMMARY SHEET

RECOMMENDATION TO SUPERINTENDENT FOR SCHOOL BOARD AGENDA

AGENDA ITEM NO. 5a

DATE OF SCHOOL BOARD MEETING: June 18, 2024

TITLE OF AGENDA ITEM: Review and Approval of the City of Quincy Pool Property Purchase Contract

DIVISION: Office of the Superintendent and Facilities Department


This is a CONTINUATION of a current project, grant, etc.

PURPOSE AND SUMMARY OF ITEM:

This agenda item seeks to have the School Board review and approve the City of Quincy Pool Property purchase contract.

FUND SOURCE: N/A

AMOUNT: N/A

PREPARED BY: Dr. Sylvia R. Jackson 

POSITION: Assistant Superintendent for Support Services

INTERNAL INSTRUCTIONS TO BE COMPLETED BY PREPARER

_____ Number of ORIGINAL SIGNATURES NEEDED by preparer.

SUPERINTENDENT'S SIGNATURE: page(s) numbered _____

CHAIRMAN'S SIGNATURE: page(s) numbered _____

REVIEWED BY: _____

Commercial Contract

1 **1. PARTIES AND PROPERTY:** School Board of Gadsden County, Florida ("Buyer")
2 agrees to buy and City of Quincy, Florida ("Seller")
3 agrees to sell the property at:

4 Street Address: 1500 West King Street, Quincy, Gadsden County, Florida 32351
5 _____

6 Legal Description: 1.845± acre lying in S12, T2N, R4W, having tax parcel identification number of 3-12-2N-4W-0000-
7 00221-0100
8 _____

8 and the following Personal Property: _____
9 _____

10 (all collectively referred to as the "Property") on the terms and conditions set forth below.

11 **2. PURCHASE PRICE:** \$ 110,000.00

12 (a) Deposit held in escrow by: Ausley & McMullen, P.A. (J. Marshall Conrad) \$ 1,000.00
13 ("Escrow Agent") (checks are subject to actual and final collection)

14 Escrow Agent's address: 123 S. Calhoun St., Tallahassee, FL 32301 Phone: 850-425-5476

15 (b) Additional deposit to be made to Escrow Agent
16 within ____ days (3 days, if left blank) after completion of Due Diligence Period or
17 within ____ days after Effective Date _____ \$ _____

18 (c) Additional deposit to be made to Escrow Agent
19 within ____ days (3 days, if left blank) after completion of Due Diligence Period or
20 within ____ days after Effective Date _____ \$ _____

21 (d) Total financing (see Paragraph 5) _____ \$ _____

22 (e) Other _____ \$ _____

23 (f) All deposits will be credited to the purchase price at closing.
24 Balance to close, subject to adjustments and prorations, to be paid
25 via wire transfer. \$ 109,000.00

26 For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of
27 Buyer's written notice of acceptability.

28 **3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by Seller
29 and Buyer and an executed copy delivered to all parties on or before June 21, 2024, this offer
30 will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be
31 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the**
32 **last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or**
33 **_____.** Calendar days will be used when computing time periods, except time periods of 5
34 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
35 holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next
36 business day. **Time is of the essence in this Contract.**

37 **4. CLOSING DATE AND LOCATION:**

38 (a) **Closing Date:** This transaction will be closed on July 31, 2024 (Closing Date), unless
39 specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods
40 including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

41 on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after
42 the insurance underwriting suspension is lifted.

43 **(b) Location:** Closing will take place in Leon County, Florida. (If left blank, closing will take place in the
44 county where the property is located.) Closing may be conducted by mail or electronic means.

45 ~~**5. THIRD PARTY FINANCING:**~~

46 ~~**BUYER'S OBLIGATION:** On or before _____ days (5 days if left blank) after Effective Date, **Buyer** will apply for third
47 party financing in an amount not to exceed _____% of the purchase price or \$ _____, with a fixed
48 interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____% with points or
49 commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized
50 over _____ years, with additional terms as follows:~~

51 _____
52 ~~**Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any
53 lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within _____ days (45 days if left
54 blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close
55 the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage
56 broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon
57 obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable
58 diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within _____ days (3 days if left blank)
59 deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract.
60 If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter.
61 Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of
62 those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer**
63 has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and
64 thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or
65 before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both
66 parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving
67 the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use
68 good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction
69 does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms
70 and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-
71 approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.~~

72 **6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by statutory warranty
73 deed special warranty deed other _____, free of liens, easements and
74 encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants,
75 restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other
76 matters to which title will be subject) _____

77 _____;
78 provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the
79 Property as a school or learning facility _____

80 **(a) Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent
81 and pay for the title search and closing services. **Seller** will, at (check one) **Seller's** **Buyer's** expense and
82 within 15 days after Effective Date or at least _____ days before Closing Date deliver to **Buyer** (check one)
83 (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by
84 **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase
85 price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and
86 **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. (ii.) an
87 abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm.
88 However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed
89 insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy
90 exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

91 **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such
92 an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

93 **(b) Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller**
94 of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2)
95 **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days from receipt of the notice
96 ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the
97 Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the
98 scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be
99 cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days
100 from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept
101 title subject to existing defects and close the transaction without reduction in purchase price.

102 **(c) Survey:** (check applicable provisions below)

103 (i.) **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys,
104 plans, specifications, and engineering documents, if any, and the following documents relevant to this
105 transaction:

106 _____
107 prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this
108 transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the
109 date this Contract is terminated.

110 **Buyer** will, at **Seller's** **Buyer's** expense and within the time period allowed to deliver and examine
111 title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals
112 encroachments on the Property or that the improvements encroach on the lands of another, **Buyer** will
113 accept the Property with existing encroachments such encroachments will constitute a title defect to be
114 cured within the Curative Period.

115 **(d) Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

116 **7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition,
117 ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller**
118 makes no warranties other than marketability of title. In the event that the condition of the Property has materially
119 changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a
120 refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required
121 condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$_____ (1.5% of
122 the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any
123 defects in the Property. (Check (a) or (b))

124 **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is"
125 condition.

126 ~~**(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within _____ days from Effective Date ("Due
127 Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the
128 term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which
129 **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural,
130 environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision
131 regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local,
132 state and regional growth management and comprehensive land use plans, availability of permits, government
133 approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground
134 water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to
135 **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property
136 is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in
137 its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the
138 Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable
139 notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter
140 the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from
141 losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from
142 liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**
143 will not engage in any activity that could result in a mechanic's lien being filed against the Property without
144 **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the~~

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

(c) Walk-through Inspection. **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted only with **Buyer's** consent without **Buyer's** consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) Possession and Occupancy: **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) Documents: **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

(f) Foreign Investment in Real Property Tax Act (FIRPTA): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

198 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or
199 Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the
200 withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the
201 requirement.

202 **10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive,
203 deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the
204 terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to
205 **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent
206 has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed
207 items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator
208 determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over
209 the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all
210 liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate
211 broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items
212 or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs
213 incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs
214 in favor of the prevailing party.

215 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged
216 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-
217 complying party specifying the non-compliance. The non-complying party will have _____ days (5 days if left blank) after
218 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

219 **12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable
220 to each other for damages so long as performance or non-performance of the obligation, or the availability of services,
221 insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure.
222 "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual
223 transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the
224 non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will
225 be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this
226 Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than
227 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other
228 and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

229 **13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is
230 not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit
231 will be returned in accordance with applicable Florida Laws and regulations.

232 **14. DEFAULT:**

233 (a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make
234 the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby
235 waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek
236 specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the
237 brokerage fee.

238 (b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1)
239 retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the
240 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek
241 specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1)
242 terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without
243 waiving any remedy for **Buyer's** default.

244 **15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the
245 prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable
246 attorneys' fees, costs, and expenses.

247 **16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or
248 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,
249 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
250 representing a party will be as effective as if given by or delivered to that party.

Buyer (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

251 **17. DISCLOSURES:**

252 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales
253 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of
254 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the
255 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not
256 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

257 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special
258 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
259 liens, if any, shall be paid as set forth in Paragraph 9(e).

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

264 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by
265 Section 553.996, Florida Statutes.

266 **18. RISK OF LOSS:**

267 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will
268 bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to
269 **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and
270 **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim
271 to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any
272 such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of
273 the **Buyer**.

274 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
275 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this
276 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of
277 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at
278 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate
279 with and assist **Buyer** in collecting any such award.

280 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise is not
281 assignable is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement
282 to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "Broker" may be singular or plural. This
283 Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if
284 assignment is permitted).

285 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.
286 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
287 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
288 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
289 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract
290 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
291 construed under Florida law and will not be recorded in any public records.

292 ~~**21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a
293 licensed real estate Broker other than:~~

294 **(a) Seller's Broker:** _____
295 (Company Name) (Licensee)

(Address, Telephone, Fax, E-mail)

296 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated _ by
297 **Seller** **Buyer** both parties pursuant to a listing agreement other (specify) _____
298 _____
299 _____

300 **(b) Buyer's Broker:** _____
301 (Company Name) (Licensee)

(Address, Telephone, Fax, E-mail)

Buyer (_____) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

302 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated by
303 Seller's Broker Seller Buyer both parties pursuant to an MLS offer of compensation other (specify)
304 _____
305 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
306 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to
307 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
308 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
309 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
310 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of
311 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
312 expenses incurred by any third party when Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

313 **22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to
314 this Contract):
315 Arbitration Seller Warranty Existing Mortgage
316 Section 1031 Exchange Coastal Construction Control Line Buyer's Attorney Approval
317 Property Inspection and Repair Flood Area Hazard Zone Seller's Attorney Approval
318 Seller Representations Seller Financing Other _____

319 **23. ADDITIONAL TERMS:**
320 (a) Item 6(a) of the Contract is revised to indicate that Buyer will, at Buyer's expense, order the title insurance
321 commitment.
322 (b) This Contract may be executed in any number of counterparts, each of which shall be deemed an original,
323 but all of which shall constitute one and the same Contract, and all Parties may execute this Contract by
324 signing such counterpart. Each Party may transmit its signature by facsimile or e-mail (*.pdf or similar) to the
325 other Party or Parties, and any faxed or emailed signature and/or faxed or e-mailed counterpart of this
326 Contract shall have the same force and effect as an original. Electronic signatures by either Party on any
327 counterpart of this Contract shall be acceptable.
328 (c) Notwithstanding anything to the contrary in the Contract, Closing shall occur 15 business days after all
329 approvals from the Boards for Buyer and Seller have been obtained.

330 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE
331 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL
332 FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE
333 PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE
334 EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR
335 REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER
336 ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL
337 REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER
338 REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF
339 THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND
340 GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND
341 FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

342 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
343 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
344 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
345 to do so.

346 **ATTENTION: SELLER AND BUYER**

347 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
348 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
349 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
350 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
351 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property
352 in violation of the Act.**

353 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**
354 **Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.**
School Board of Gadsden County, Florida

355 _____ Date: _____
(Signature of Buyer)

356 _____ Tax ID No.: _____
(Typed or Printed Name of Buyer)

357 Title: _____ Telephone: _____

358 _____ Date: _____
(Signature of Buyer)

359 _____ Tax ID No.: _____
(Typed or Printed Name of Buyer)

360 Title: _____ Telephone: _____

361 Buyer's Address for purpose of notice _____

362 Facsimile: _____ Email: _____
City of Quincy, Florida

363 _____ Date: _____
(Signature of Seller)

364 _____ Tax ID No.: _____
(Typed or Printed Name of Seller)

365 Title: _____ Telephone: _____

366 _____ Date: _____
(Signature of Seller)

367 _____ Tax ID No.: _____
(Typed or Printed Name of Seller)

368 Title: _____ Telephone: _____

369 Seller's Address for purpose of notice: _____

370 Facsimile: _____ Email: _____

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