

2022 LAND LEASE APPLICATION

Dear Applicant:

We are pleased to offer the included Forms of Application for a Land Lease as you recently requested. The Florida East Coast Railway Company has served the citizens of our State, on its current alignment, for more than 100 years. They have had the good fortune of experiencing both a growing need for an efficient goods transportation service, and a leadership with the foresight to properly manage the physical plant and real properties of the railroad business. No small part of that foresight is the need to accommodate the needs of individuals, partnerships, corporations and governmental entities, such as yours, in the service of your customers. After all, it is most likely that you or your customers are to some extent a customer of the FEC Railway directly, or indirectly.

The founders and their successors of the Railway were in a position to have acquired the right-of-way by Fee Simple instruments. The property is thus private, just as those things you own are private to you. To accommodate your needs we will consider granting a specific non-exclusive license for use of our property. We will accept an application package when submitted with the following: current year application (completely and accurately filled out), plan and profile drawings (11"x17" in U.S. Survey feet) and applicable fees. Handholes and planned improvements are required to be shown on your plans. Commonly, we are able to offer a form of agreement in response to a complete and correct application package in approximately calendar weeks. The yearly rent is determined based on the size, length, location and use of the property. Applications will be processed as quickly as possible.

Applications will not be processed if they are not completely and correctly filled out, are missing information, and/or re missing the non-refundable application fees. The fee information can be found on the application page. The fees are non-refundable regardless of the outcome of the application. Multiple locations can not be submitted on one application. We will request an additional fee if the scope of the project requires outsourcing for additional engineering consultant review, a re-submitted application reflects a significantly different project, and/or has numerous revisions. All applications pending a requested correction, update or fees without resolution beyond 90 days will be closed. A new application package, including fees will need to be re-submitted.

A Certificate of Insurance must be provided in accordance with FEC's insurance requirements, as set forth in the Signboard License Agreement, before FEC will execute the Agreement. FEC's insurance requirements are attached to this application package and should be provided to the insurance agent to assure the certificate of insurance meets these provisions.

Sincerely,

Land Lease Administration

FEC ROW, LLC

GENERAL INFORMATION

1. Application Lease of FEC Real Estate

FEC will begin the review process upon receipt of a completed Application for Lease of Real Estate on FEC's approved forms.

2. Application Fee

An Application Fee of \$1,500 must be submitted, payable to FEC ROW LLC, along with the Application. This Application Fee is nonrefundable. Additional fees will apply if improvements are made to FECR property and \$1,500 Engineering Review Fee payable to Florida East Coast Railway, LLC in case of an Aerial Lease or any other improvements are planned for the premises, other than fencing. If lease is not executed within ninety (90) days from the date of the original submittal, then a new application and fees must be submitted.

3. Credit Check

A credit check will be conducted on all applicants. Please fill out the attached form and return it with this package.

4. Security Deposit

A security deposit, to be determined, will be due upon execution of the lease and before FEC will execute the lease.

5. Certificate of Insurance

You must provide an insurance certificate in accordance with FEC's insurance requirements, as set forth in the lease, before FEC will execute the lease. FEC's insurance requirements are attached. You should provide this insurance requirement to your insurance agent to ensure that the insurance certificate your agent provides FEC meets all provisions of the insurance requirements.

6. Annual Rent

Annual rent is payable in advance upon execution of the lease. Please send your first payment with the executed lease.

7. Fencing

The area to be leased must be fenced, in accordance with FEC's specifications, before occupancy of the property is permitted.

8. Removal of Improvements

Upon termination of the lease, you must remove all improvements on the property. Rent will continue to be due and payable to FEC until the date FEC has provided you written notice that FEC has accepted the condition of the property.

FEC Real Estate Services affiliate, FEC ROW LLC (hereinafter "FEC"), has been granted exclusive right by Florida East Coast Railway, L.L.C. (hereafter "FECR"), to lease portions of FECR's railway right of way corridor to third parties. The details above are a brief outline of some of FEC's requirements for entering into a lease of real estate within FECR's right-of-way.

2022 Application for Lease of Right-Of-Way

Applicant Information

Company Name	Street Address Including City, State, and ZIP Code
Contact Person	Telephone
Office Email Address	Cell Phone

Billing Information

Company Name	Street Address Including City, State, and ZIP Code
Contact Person	Telephone
Office Email Address	Cell Phone

Legal Information for Real Estate Lease

Name of Entity Leasing Property
Type of Entity Leasing Property
Address of Entity Leasing Property

Notice Provision – To whom and where do you want you legal notices to be mailed

Name	Street Address Including City, State, and ZIP Code
Attention:	Title:
With Copy to: Name	Street Address Including City, State, and ZIP Code
Attention:	
Name /Title of person executing lease:	

Business Information

1. Own Rent Neither the property adjacent to real estate that will be used in conjunction with the property to be leased.

Please provide the following about property ownership:

Owner Name _____	Address of Property Owner: _____
	Address of Property: _____

**Note- If you are a renter, please provide a copy of your lease.

2. Provide a copy of your business license for the business that is being operated on the property adjacent to FEC Row LLC property
3. Describe the nature of business to be operated on the leased premises:

Information Regarding Property to be Leased

Parcel Number: _____	Nearest Intersection: _____
City: _____	County: _____

1. Provide a sketch / plan with dimensions and any improvements you intend to make on the property. The area to be lease may be NO closer than 25' from the Florida East Coast Railway LLC railroad tracks. Applicants may be required to locate signal wires and handholes on plans.
2. Describe your intended use for the property, ie. Parking, storage, landscaping buffer etc.

3. Land Cell Tower Utility Billboard Other _____