

GENERAL INFORMATION

1. Application for an Amendment to the Lease of FEC Real Estate

FEC will begin the review process upon receipt of a completed Application for an Amendment to the Lease of Real Estate on FEC's approved forms. We will accept an application package when submitted with the following: Current year application (completely and accurately filled out), plan/sketch if applicable (11"x17" in U.S. Survey Feet) and applicable fees.

2. Application Fee

An Application Fee of \$500 must be submitted, payable to FEC ROW LLC, along with the Application. A \$1,500 Engineering Review Fee payable to Florida East Coast Railway, LLC as additional fee will apply if improvements are made to FECR property. These fees are non-refundable. If the Amendment to the lease is not executed within ninety (90) days from the date of the original submittal, then a new application and fees must be submitted. The payment instructions can be found on page 3 of this Application Package.

3. Rent

If the Rent is going to be amended, new rent is payable in advance upon execution of the Amendment to the lease. Please send your payment with the executed Amendment.

4. 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.

Commonly, FEC is able to offer a draft of the Amendment in response to a complete and correct application package in approximately 6-8 calendar weeks.

FEC will not be able to provide / execute an Amendment if the account(s) is (are) not current with payments.

2024 APPLICATION FOR AMENDMENT TO LAND LEASE

Date: _____

Tenant Information:

Tenant Name: _____
Tenant Number: _____ File Number: _____
Address: _____ City, St, ZIP: _____
Contact Person: _____ Contact Email: _____
Contact Work Phone: _____ Contact Cell Phone: _____

Updated Billing Information:

Company Name: _____
Address: _____ City, St, ZIP: _____
Contact Person: _____ Contact Email: _____
Contact Work Phone: _____ Contact Cell Phone: _____

Terms desired to amend: (select the ones that apply)

- Size: Specify dimensions (ex. 25'x30') _____
- Location: Specify new location _____
- Rent: Specify billing frequency (ex. Annual, monthly) _____
- New Improvements: Specify improvements _____
- Purpose of lease: Specify purpose: (ex. parking) _____

Provide a sketch / plan with dimensions of the new land lease area if amended, including any new improvements you intend to make on the property. (Note: The area to be amended must be 25' away from the Florida East Coast Railway LLC railroad tracks) An example of the sample plan is provided at the end of the Application Package.

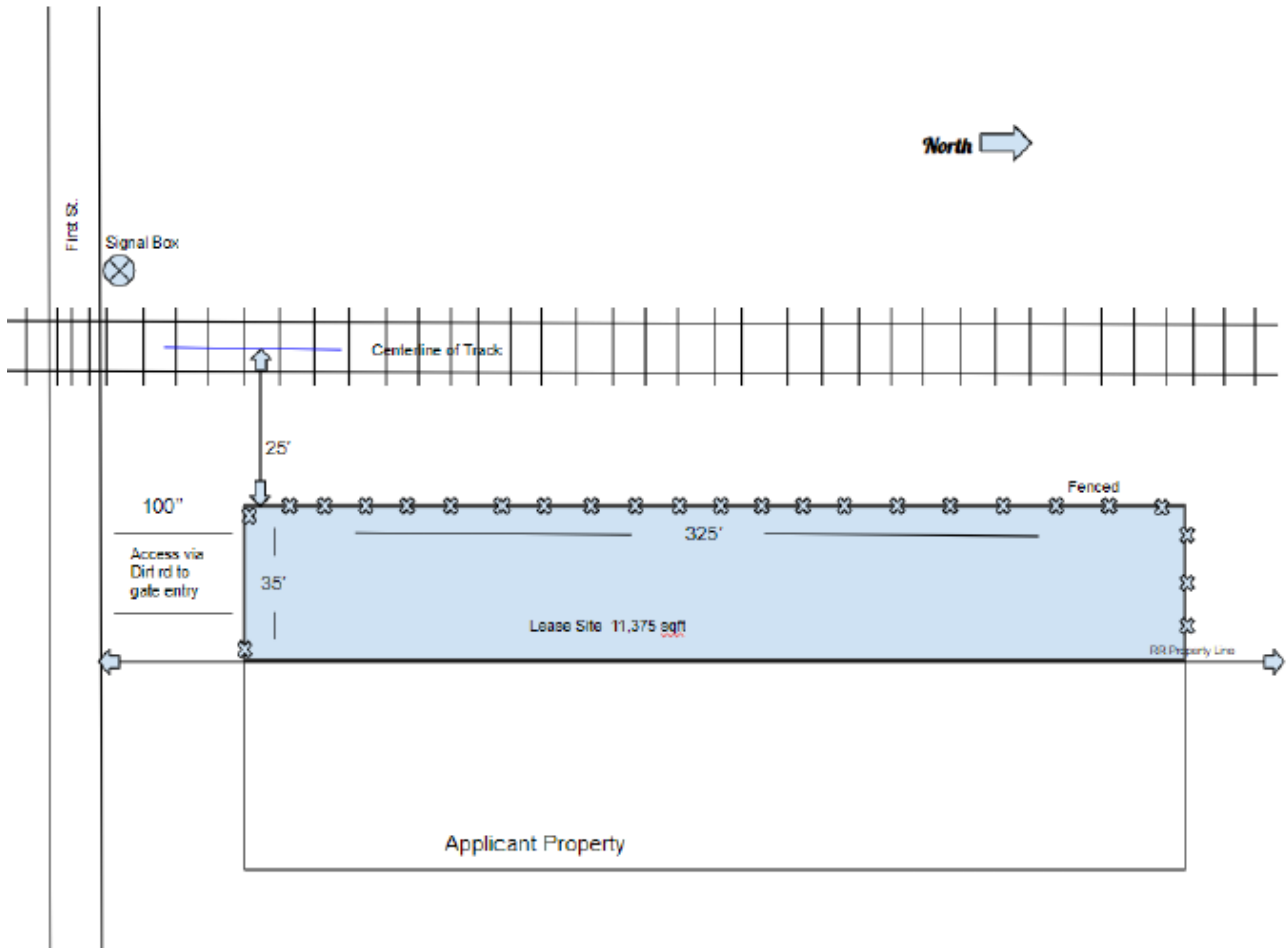
Name and title of person that will be executing the Amendment to the Lease:

Name: _____
Title: _____

Submit the Amendment application and non-refundable \$500 application fee to:

FEC ROW, LLC
Attn: Land Lease Manager
7150 Philips Highway
Jacksonville, FL 32256

EXAMPLE OF A PLAN/SKETCH



Sketch/plan must provide or identify the following:

- City and County
- Closest cross street/intersection
- FEC Right-of-Way
- Railway gate arms and signal equipment
- Any utilities, handholes
- Landmarks and/or business address
- Improvements: identify any existing or new improvements to be added such as storage building, concrete, signage, plants, fence, etc.
- Identify which improvements are existing and which ones will be new.

PAYMENT INSTRUCTIONS

APPLICATION FEE (non-refundable)

- Amount: \$500.00
- Payable to FEC ROW, LLC.
- No additional application fees required if there are no new improvements added to the lease area.

ENGINEERING REVIEW FEE (non-refundable)

- Amount: \$1,500.00
- Payable to Florida East Coast Railway, LLC.
- Paid in addition to Application Fee if there will be ANY NEW improvements made to land lease area not included in the original agreement or previous amendments to the Land Lease, example: asphalt, cement, block wall, trees, etc. Please note: if plans submitted in “phases” requiring additional review by Engineers, additional \$1,500 Engineering Review Fee(s) will be required.

PAYMENT OPTIONS:

If by US Mail: (FEC receives fund within 5-10 business days, except overnight)

FEC ROW, LLC
Attn: Land Lease Manager
7150 Philips Highway,
Jacksonville, FL 32256

If by ACH: (FEC receives fund within 1-2 business days)

Name on Bank Account: FEC ROW, LLC ABA
Number: 111000012
FEC Bank Account Number: 004451236762
REF: FEC ROW/ COMPANY NAME

If by FED Wire Transfer Credit: (FEC receives funds instantly)

Name on Bank Account: FEC ROW, LLC
ABA Number: 026009593
FEC Bank Account Number: 004451236762
SWIFT CODE: BOFAUS3N
REF: FEC ROW/ COMPANY NAME

2024 AMENDMENT APPLICATION SUBMITTAL CHECKLIST

- Current year Amendment Application form completely and accurately filled out
- Application fee and Engineering Review fee (if applicable) must be included in the application package
- (1) 11"x17" set of the plan/sketch must be included in the application package (if applies)
- FEC Right-of-Way must be clearly identified in application package including also streets, Railway gate arms and signal equipment, handholes and planned improvements are required to be shown on your plans
- All wording on plan/sketch must be legible

Application fee payable to: **FEC ROW, LLC**

Engineering Review fee payable to: **Florida East Coast Railway, LLC**