

After recording return to:

Holland & Knight LLP
200 South Orange Avenue, Suite 2600
Orlando, Florida 32801
Attn: Kyla Baker, Esq.

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum"), dated to be effective as of March 18, 2016, is entered into by **CITY OF GAINESVILLE**, a Florida municipal corporation ("Landlord"), and **CADE CREATIVITY LABS, INC.**, a Florida not-for-profit corporation ("Tenant").

1. Grant of Lease; Term.

(a) Landlord leases to Tenant, and Tenant leases from Landlord, approximately 2.159 acres of real property more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Leased Premises"), for a term of seventy (75) years, subject to the provisions of that certain Amended and Restated Ground Lease Agreement for Museum Site at Depot Park (the "Lease") between the parties hereto, dated March 18, 2016. The provisions of the Lease are incorporated herein by this reference.

(b) The Lease grants to Tenant certain rights to approximately .401 acres of real property more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Landscape Area"), for the purpose of (i) use and enjoyment of the Landscape Area, including the right of pedestrian access over such Landscape Area and (ii) completion of landscaping and maintenance of the Landscape Area, together with the right of access over the Landscape Area for such purposes.

(c) The Lease contemplates execution of, and Tenant's compliance with, a Declaration of Restrictive Covenant ("DRC") by Landlord in favor of the Florida Department of Environmental Protection. Landlord may not amend the DRC without Tenant's prior written consent, which shall not be unreasonably withheld or delayed.

(d) The Lease grants Tenant certain other rights on the terms set forth therein.

2. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease shall prevail.

3. Miscellaneous. The parties have executed this Memorandum of Lease as of the date first set forth above on the dates and at the places indicated in their acknowledgments below.

[SIGNATURE PAGE FOLLOWS.]

Name: KAREN E PRUSS

Name: Kim Harris

By: _____
Name: Angela
Title: cashier

APPROVED AS TO FORM AND LEGALITY:
BY: Lisa C. Bennett
Lisa C. Bennett, Asst. City Attorney II

Signed in the presence of two witnesses:

David H. Shapiro
Name: DAVID H. SHAPIRO

Sandra M Shapiro
Name: SANDRA M SHAPIRO

TENANT:

CADE CREATIVITY LABS, INC., a
Florida not-for-profit corporation

By: Phoebe Cade Miles
Name: Phoebe Cade Miles
Title: President

STATE OF FL §
COUNTY OF MIAMI §

This instrument was acknowledged before me on March, 12th, 2016, by Phoebe Cade Miles, the President of Cade Creativity Labs, Inc., a Florida not-for-profit corporation, on behalf of said corporation.

(S E A L)

Farshid Sepehri
NOTARY PUBLIC

FARSHID SEPEHRI
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 14, 2017

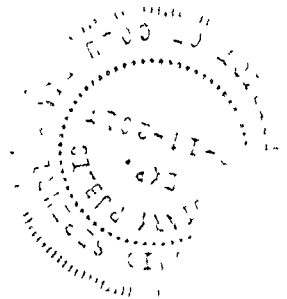


Exhibit “A”

Leased Premises

SKETCH OF LEGAL DESCRIPTION

IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA
(NOT A BOUNDARY SURVEY)

Description: (by surveyor) Cade Museum Lease Parcel at Depot Park

A part of lands described in O R B 2427, page 2468 (Parcel 1) and O R B 2427, page 2468 (Parcel 2) and O R B 2409, page 1797 (Parcel 1), all of the public records of Alachua County, Florida, lying in Section 8, Township 10 South, Range 20 East, Alachua County Florida, being more particularly described as follows

Commence at the northeast corner of said Section 8, and run thence South 89°34'31"West, along the north line of said Section, a distance of 497 00 feet to the south right-of-way line of Depot Avenue, said point being on a non-tangent curve, concave northerly, having a radius of 416 00 feet, a central angle of 01°45'56" and a chord bearing and distance of South 78°43'30"West - 12 82 feet, thence southwesterly, along said curve and along said south right-of-way line, an arc distance of 12 82 feet, thence South 50°05'55"West, along said south right-of-way line, a distance of 6 87 feet, thence South 76°39'49"West, along said south right-of-way line, a distance of 108 40 feet, thence South 13°20'11"East along said south right-of-way line, a distance of 33 29 feet to the south right-of-way line of a F D O T taking for State Road No 329 (a k a South Main Street), thence South 51°37'50"West, along said south right-of-way line, a distance of 150.81 feet to the East right-of-way line of said South Main Street, thence South 15°55'10"West, along said east right-of-way line, a distance of 23 20 feet to the Point-of-Beginning of the herein described parcel, thence continue South 15°55'10"West, along said east right-of-way line, a distance of 344 45 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 2781.79 feet, a central angle of 04°44'11" and a chord bearing and distance of South 13°34'17"West - 229 90 feet, thence southwesterly, along said curve and along said East right-of-way line, an arc distance of 229 96 feet to the northwest corner of lands described in O R B 2462, page 359 (FCT Parcel #2) said public records, thence South 83°26'52"East, along the north line of said O R B 2462, page 359 (FCT Parcel #2) and along the north line of lands described in O R B 2462, page 359 (FCT Parcel #3), said public records, a distance of 169 28 feet thence North 14°18'03"East, a distance of 307 98 feet, thence North 45°00'00"East, a distance of 21 90 feet, thence North 46°02'42"West, a distance of 12 87 feet, thence North 14°18'03"East, a distance of 211 42 feet, thence North 73°17'34"West, a distance of 161 07 feet to the said Point-of-Beginning

Containing 2 159 Acres, more or less

Description: (by surveyor) Cade Museum Maintenance Easement at Depot Park

A part of lands described in O R B 2427, page 2468 (Parcel 1) and O R B 2427, page 2468 (Parcel 2) and O R B 2409, page 1797 (Parcel 1), all of the public records of Alachua County, Florida, lying in Section 8 Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows

Commence at the northeast corner of said Section 8, and run thence South 89°34'31"West, along the north line of said Section, a distance of 497 00 feet to the south right-of-way line of Depot Avenue, said point being on a non-tangent curve concave northerly, having a radius of 416 00 feet, a central angle of 01°45'56" and a chord bearing and distance of South 78°43'30"West - 12 82 feet, thence southwesterly, along said curve and along said south right-of-way line, an arc distance of 12 82 feet, thence South 50°05'55"West, along said south right-of-way line, a distance of 6 87 feet, thence South 76°39'49"West, along said south right-of-way line, a distance of 108 40 feet, thence South 13°20'11"East, along said south right-of-way line, a distance of 33 29 feet to the south right-of-way line of a F D O T taking for State Road No 329 (a k a South Main Street), thence South 51°37'50"West, along said south right-of-way line, a distance of 150 81 feet to the east right-of-way line of said South Main Street, thence South 15°55'10"West, along said east right-of-way line, a distance of 23 20 feet to the Point-of-Beginning of the herein described easement, thence run North 15°55'10" East, along said east right-of-way line, a distance of 10 58 feet, thence, leaving said right-of-way line, run North 77°23'37" East, a distance of 29 33 feet to the beginning of a non-tangent curve, concave northerly, having a radius of 55 50 feet, a central angle of 119°24'15" and a chord bearing and distance of South 77°28'38" East - 95 84 feet, thence southeasterly, along said curve, an arc distance of 115 66 feet, thence South 55°28'01" East, a distance of 93 63 feet, thence South 14°47'36" East, a distance of 8 82 feet, thence S34°31'59"W a distance of 14 09 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 66 00 feet, a central angle of 84°50'48" and chord bearing and distance of South 07°53'25" East - 89 05 feet, thence southerly, along said curve an arc distance of 97 74 feet, thence South 48°46'17" East, a distance 13 13 feet, thence South 78°34'12" West, a distance of 73 46 feet thence South 10°35'20" East, a distance of 8 52 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 58 16 feet, a central angle of 85°44'52" and a chord bearing and distance South 14°32'27" West - 79 14 feet, thence southerly, along said curve, an arc distance of 87 04 feet, thence South 07°26'29" West, a distance of 32 85 feet, thence South 30°16'17" West, a distance of 78 16 feet, thence South 02°49'31" East, a distance of 39 59 feet, thence South 17°48'00" East, a distance of 35 44 feet, thence South 53°25'13" East, a distance of 39 87 feet, thence South 58°40'41" West, a distance of 16 89 feet, thence North 59°12'02" West, a distance of 34 67 feet, thence North 30°46'01" West, a distance of 19 83 feet, thence North 12°47'27" West, a distance of 47 67 feet, thence North 14°18'03" East along said west line, a distance of 126 78 feet, thence North 45°00'00"East, a distance of 21 90 feet, thence North 46°02'42"West, a distance of 12 87 feet, thence North 14°18'03"East, a distance of 211 42 feet, thence North 73°17'34" West, a distance of 161 07 feet to the Point-of-Beginning

Containing 0 401 acres, more or less

ABBREVIATIONS

A K A = ALSO KNOWN AS

F D O.T = FLORIDA DEPARTMENT OF TRANSPORTATION

NO = NUMBER

O R B = OFFICIAL RECORDS BOOK

CADE MUSEUM AT DEPOT PARK PROPOSED LEASE PARCEL & MAINTENANCE EASEMENT

Prepared By
 **JBrown**
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbrgroup.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17 05 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 027 FLORIDA STATUTES AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

Florida License No LS6708
Certificate of Authorization No LB8031

NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER

NICHOLAS DIGRUTOLO, P S M
Professional Surveyor & Mapper

CERTIFIED TO

CITY OF GAINESVILLE
CADE MUSEUM FOUNDATION INC

Scale	N/A
Proj No	348-13-01
Drawn By	N DiGruttolo
Checked By	N DiGruttolo
Document Name	348-13-01-SD1
Document Date	2/23/2016
Sheet	1 of 3

SKETCH OF LEGAL DESCRIPTION

IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA
(NOT A BOUNDARY SURVEY)

NOTE:

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

DEPOT AVENUE

L1

C1

L2

P.O.C.
NE CORNER
OF SECTION 8

SYMBOL LEGEND

- x BOUNDARY CORNER
- MAINTENANCE EASEMENT LINE (PROPOSED)
- LEASE PARCEL LINE (PROPOSED)
- RIGHT-OF-WAY LINE
- SECTION LINE

ABBREVIATIONS

- A.K.A. = ALSO KNOWN AS
- NO. = NUMBER
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT

SOUTH MAIN STREET
A.K.A. STATE ROAD NO. 329

P.O.B.

CADE MUSEUM PARCEL
VACANT LAND
2.159 ACRES±

CADE MUSEUM
PROPOSED
BUILDING

MAINTENANCE EASEMENT
0.401 ACRES±

LANDS OF
THE CITY OF GAINESVILLE
DEPOT PARK
TAX PARCEL 16004-000-000



50 25 0 100
SCALE 1" = 100'

CADE MUSEUM AT DEPOT PARK
PROPOSED LEASE PARCEL &
MAINTENANCE EASEMENT

Prepared By

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CERTIFIED TO:

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Drawn By	N. DiGruttolo
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Sheet:	2 of 3

SKETCH OF LEGAL DESCRIPTION

IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA
(NOT A BOUNDARY SURVEY)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	12.82'	416.00'	1°45'56"	12.82'	S78° 43' 30"W
C2	229.96'	2781.79'	4°44'11"	229.90'	S13° 34' 17"W
C3	115.66'	55.50'	119°24'15"	95.84'	S77° 28' 38"E
C4	97.74'	66.00'	84°50'48"	89.05'	S7° 53' 25"E
C5	87.04'	58.16'	85°44'52"	79.14'	S14° 32' 27"W

Parcel Line Table		
Line #	Length	Direction
L1	497.00'	S89°34'31"W
L2	6.87'	S50°05'55"W
L3	108.40'	S76°39'49"W
L4	33.29'	S13°20'11"E
L5	150.81'	S51°37'50"W
L6	23.20'	S15°55'10"W
L7	10.58'	N15°55'10"E
L8	29.33'	N77°23'37"E
L9	93.63'	S55°28'01"E
L10	8.82'	S14°47'36"E
L11	14.09'	S34°31'59"W
L12	13.13'	S48°46'17"E
L13	73.46'	S78°34'12"W

Parcel Line Table		
Line #	Length	Direction
L14	8.52'	S10°35'20"E
L15	32.85'	S7°26'29"W
L16	78.16'	S30°16'17"W
L17	39.59'	S2°49'31"E
L18	35.44'	S17°48'00"E
L19	39.87'	S53°25'13"E
L20	16.89'	S58°40'41"W
L21	34.67'	N59°12'02"W
L22	19.83'	N30°46'01"W
L23	47.67'	N12°47'27"W
L24	126.78'	N14°18'03"E
L25	21.90'	N45°00'00"E
L26	12.87'	N46°02'42"W

**CADE MUSEUM AT DEPOT PARK
PROPOSED LEASE PARCEL &
MAINTENANCE EASEMENT**

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