

**FIRST AMENDMENT TO
GROUND LEASE AGREEMENT**

THIS FIRST AMENDMENT (this "Amendment") is dated as of the last date of execution by the parties and made effective as of December 15, 2020 (the "Effective Date"), by and between **TOWN OF BELLEAIR**, a Florida municipal corporation ("Landlord") and **BELLEVIEW BILTMORE COUNTRY CLUB CORP.**, a Florida limited liability company d/b/a Liberty Tax Service ("Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Ground Lease Agreement dated August 17, 2020 (the "Lease"), pursuant to which Tenant leased certain Premises located in Belleair, Pinellas County, Florida.

WHEREAS, Landlord and Tenant desire to modify and amend certain terms and conditions of the Lease, as hereinafter set forth.

NOW THEREFORE, in consideration of the promises and the provisions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **Inspection Period.** Section 3.1 of the Lease is hereby amended to reflect that the Inspection Period shall expire at 5:00 pm (Belleair, FL time) on January 7, 2021.
2. **Defined Terms.** All capitalized terms set forth but not defined in this Amendment shall have the definitions provided for such terms in the Lease.
3. **Counterparts; Electronic Copies.** This Amendment may be executed in counterparts, and facsimile or other electronically-generated copies of this Amendment, or the separately-executed counterparts hereof, shall be deemed and treated in every respect as originals.
4. **Ratification.** Except as specifically modified and amended hereby, the Lease is effective, in full force and effect, has not been modified and is hereby ratified and confirmed in every respect by Landlord and Tenant.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

Signed, sealed and delivered
in the presence of:

(Witness Signature)
Print Name:_____

(Witness Signature)
Print Name:_____

Signed, sealed and delivered
in the presence of:

(Witness Signature)
Print Name:_____

(Witness Signature)
Print Name:_____

LANDLORD:

TOWN OF BELLEAIR,
a Florida municipal corporation

By: _____

Print Name: _____

Print Title: _____

Date: _____

TENANT:

**BELLEVIEW BILTMORE COUNTRY
CLUB CORP.,**
a Florida not-for-profit corporation

By: _____

Paul H. Auslander, its President

Date: _____