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AMENDMENT TO LONG TERM LEASE

THIS AMENDMENT to Long Term Lease made and entered into this the 8th day of January, A.D. 1974, by and between CAPE SHORES DEVELOPMENT CORPORATION, a Florida corporation, hereinafter called the "Lessor", and CAPE SHORES ASSOCIATION, INC., a Florida corporation not for profit, hereinafter called the "Lessee"; which terms "Lessor" and "Lessee" shall be deemed to extend to and include the successors and assigns of the said Parties;

WITNESSETH:

WHEREAS, the Lessor and the Lessee entered into that certain Long Term Lease, being Clerk's No. 758075, recorded December 29, 1971, in Official Records Book 1215, Pages 136 through and including 155, Public Records of Brevard County, Florida; and

WHEREAS on the face of said Long Term Lease the demised premises was incorrectly described as Exhibit's A and B. It is the desire of the Parties to correct the Lease description to read only as Exhibit A.

NOW, THEREFORE, in consideration of the mutual covenants herein and in order to amend and correct the said Lease the Parties agree that paragraph No. 1 thereof be and is hereby amended to read as follows:

"1. DEMISE

The Lessor does hereby lease, let and demise unto the Lessee and the Lessee does hereby lease of and from the Lessor, the parcel of land in Brevard County, Florida described in Exhibit A attached hereto and made a part hereof, together with the improvements, furniture, furnishings and equipment located thereon or to be located thereon by the Lessor pursuant to the terms hereof (hereinafter called the 'Demised Premises'). "

IN WITNESS WHEREOF the Parties hereto have hereunto set forth their hands and seals on the day and year first above written.

Executed in the Presence of:

Melvinda G. Korda
Janet S. Pozsmi
As to Cape Shores Development Corporation

Melvinda G. Korda
Janet S. Pozsmi
As to Cape Shores Association, Inc.

CAPE SHORES DEVELOPMENT CORPORATION

BY: Jack C. Moline
JACK C. MOLINE, President

Attest: Charlotte Moline
CHARLOTTE MOLINE, Secretary

CAPE SHORES ASSOCIATION, INC.

BY: Jack C. Moline
JACK C. MOLINE, President

Attest: Charlotte Moline
CHARLOTTE MOLINE, Secretary

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AMENDMENT TO LONG TERM LEASE

THIS AMENDMENT to Long Term Lease made and entered into this the 30th day of October, A. D. 1974, by and between CAPE SHORES DEVELOPMENT CORPORATION, a Florida corporation, hereinafter called the "Lessor", and CAPE SHORES ASSOCIATION, INC., a Florida corporation not for profit, hereinafter called the "Lessee"; which terms "Lessor" and "Lessee" shall be deemed to extend to and include the successors and assigns of the said Parties;

WITNESSETH:

WHEREAS, the Lessor and the Lessee entered into that certain Long Term Lease, being Clerk's No. 758075, recorded December 29, 1971, in Official Records Book 1215, Pages 136 through and including 155, Public Records of Brevard County, Florida; and

WHEREAS the Lease provides for the construction of recreational facilities by the Lessor in Paragraph 5, Page 4 of said Long Term Lease and that such facilities will be built as determined by the Lessor; and

WHEREAS the Lessor determined to construct and provide access to a pier with dock facilities in accordance with the approval of all governmental authorities being obtained; and

WHEREAS said additional recreational facilities were not part of the original described real property or facilities built thereon by Lessor and the Lessor desires that these facilities become under the terms of the Long Term Lease.

NOW, THEREFORE, in consideration of the mutual covenants herein as follows: The Lessor does hereby lease, let and demise to the Lessee and the Lessee does hereby lease of and from the Lessor as additional property and facilities of the Long Term Lease the riparian rights and pier and dock facilities located on the property along the western boundary of the property known as CAPE SHORES CONDOMINIUMS.

IN WITNESS WHEREOF the Parties hereto have hereunto set forth their hands and seals on the day and year first above written.

Executed in the Presence of:

Nancy J. Moline

Mary E. Coule
As to Cape Shores Development Corporation

Nancy J. Moline

Mary E. Coule
As to Cape Shores Association, Inc.

CAPE SHORES DEVELOPMENT CORPORATION

BY: Jack C. Moline
JACK C. MOLINE, President

Attest: Charlotte Moline
CHARLOTTE MOLINE, Secretary

CAPE SHORES ASSOCIATION, INC.

BY: Jack C. Moline
JACK C. MOLINE, President

Attest: Charlotte Moline
CHARLOTTE MOLINE, Secretary