EXHIBIT G

LEASE

THIS LEASE (the "***Lease***"), is made and entered into as of [_____], 20[__] (the "***Effective Date***") by and between the CITY OF VERO BEACH, FLORIDA, a Florida municipal corporation (herein called "***Landlord***"), with an address of 1053 20th Place, Vero Beach, FL 32960, and FLORIDA POWER & LIGHT COMPANY, a Florida corporation (herein called "***Tenant***"), with an address of 700 Universe Boulevard, Juno Beach, FL 33408. Landlord and Tenant are sometimes collectively referred to herein as the "***Parties***" and individually as a "***Party.***"

RECITALS

A. Terms not defined herein have the meaning ascribed to them in the PSA (as defined below).

B. This Lease is made in connection with the sale by Landlord of its municipal power plant (the "***Power Plant***") located on the Premises (as hereinafter defined) to Tenant.

C. As of the Effective Date of this Lease, Landlord has conveyed to Tenant all right, title and interest in and to the Power Plant and all related facilities and improvements (including the substation and appurtenant facilities) located on the Premises.

D. A referendum authorizing a lease of the Power Plant's site for the purpose of selling the Landlord's electric utility was approved by the voters of Landlord on November 8, 2011.

NOW THEREFORE, in consideration of and subject to the terms, covenants, agreements, provision and limitations set forth in this Lease, Landlord and Tenant agree as follows:

1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

2. Premises. Landlord hereby leases to Tenant, and Tenant leases from Landlord, all those certain parcels of real property consisting of approximately [_____] acres of land located in the City of Vero Beach, Indian River County, Florida, described on the attached **Exhibit "A"** (collectively, the "***Power Plant Property***," and together with all tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining to the Power Plant Property, collectively, the "***Premises***") for purposes of the Business of the Vero Beach Electric Utility (as defined in the Asset Purchase and Sale Agreement dated [_____], 2013 between Landlord and Tenant (the "***PSA***")) as conducted by Tenant during the term of this Lease.

3. Easements. This Lease also includes the right to use all easements and appurtenances benefitting the Premises or necessary for any purpose of the Business of the Vero Beach Electric

Utility to be conducted by Tenant during the term of this Lease (the "***Easements***"). All Easements shall be appurtenant to the Premises, shall run with the Premises, and shall continue in full force and effect for the Term and any extension thereof.

4. Term. The initial term of this Lease shall be three (3) years (the "***Initial Term***", and prior to any extension thereof as set forth below, the "***Term***"), commencing on the Effective Date and continuing until the third (3rd) year anniversary of the Effective Date, unless extended by Tenant. Tenant shall have the option, at Tenant's sole and absolute discretion to extend the Initial Term for one (1) additional one (1) year period (the "***Extended Term***", and together with the Initial Term and any Extended Term, the "***Term***") by providing Landlord with written notice of Tenant's intention to extend the Initial Term delivered at least thirty (30) days prior to expiration of the Initial Term.

5. Rent. Tenant will make an annual rent payment to Landlord for each Lease Year (as hereinafter defined) in the amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS ($1,500,000.00) ("***Rent***") beginning on the Effective Date and on each anniversary of the Effective Date during the Term and any Extended Term. As used herein, the term "***Lease Year***" shall mean each twelve (12) month period during the Term, commencing on the Effective Date and each anniversary date of the Effective Date (each such twelve month period commencing on such date and on each anniversary date thereof being hereinafter referred to as a "***Lease Year***").

6. Representations, Warranties and Covenants.

(a) Landlord represents and warrants to Tenant as follows:

(i) Landlord has taken all actions required and has full power and authority to enter into this Lease.

(ii) The person executing and delivering this Lease on Landlord's behalf is acting pursuant to proper authorization and this Lease is the valid, binding and enforceable obligation of Landlord.

(iii) As owner of the Premises, Landlord remains responsible for any Remediation (as defined in the PSA) or Loss (as defined in the PSA) associated with the presence or Release (as defined in the PSA) of Hazardous Substances (as defined in the PSA) at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release (including Releases by Tenant), except to the extent of the Buyer Remediation Share (as defined in the PSA) and the Buyer Remediation Responsibility (as defined in the PSA).

(b) Tenant represents and warrants to Landlord as follows:

(i) Tenant is a corporation duly organized, validly existing and in good standing under the laws of the State of Florida, with the necessary corporate power and authority to enter into this Lease.

(ii) The person executing and delivering this Lease on Tenant's behalf is acting pursuant to proper authorization and that this Lease is the valid, binding and enforceable obligation of Tenant.

7. Hazardous Substances.

Landlord shall be required to perform (or reimburse Tenant for the cost to perform if required by Law or a Governmental Authority to be performed by Tenant or its contractor) all Remediation, if any, relating to the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises at any time before or after the Effective Date irrespective of the cause of such presence or Release, excluding the Buyer Remediation Responsibility (as defined in the PSA). The Buyer Remediation Share (as defined in the PSA) and the Buyer Remediation Responsibility under the PSA are Tenant's sole and exclusive Liability (as defined in the PSA) related to the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release, and Landlord hereby releases Tenant from any Liability in excess of the Buyer Remediation Share and the Buyer Remediation Responsibility for Remediation related to the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release (including Releases by Tenant). For the avoidance of doubt, Tenant's responsibility for the Buyer Remediation Share shall be solely under the PSA and not under this Lease.

8. Non-interference and Use.

(a) Landlord covenants and agrees not to use (or permit the use of) or construct (or permit the construction of) any improvements on, under or over the Premises.

(b) The Premises shall be used by Tenant (and any permitted assignees or transferees of Tenant) for purposes of the Business of the Vero Beach Electric Utility including operating the Power Plant and appurtenant facilities as conducted by Tenant during the Term of this Lease. Tenant shall comply with all laws, ordinances, rules, regulations, codes, permits and approvals in the use of the Premises.

(c) Tenant has reviewed the Premises and accepts Premises in an "as is" condition in all respects.

9. Mechanics and Materialmen's Liens; Notice of Work. Tenant shall give Landlord not less than ten (10) days' notice prior to the commencement of any work on the Premises, and Landlord shall have the right to post notices of non-responsibility in or on the Premises as provided by law. In accordance with the applicable provisions of the Florida Construction Lien Law and specifically Florida Statutes, Section 713.10, no interest of Landlord whether personally or in the Premises, or the leasehold interest granted to Tenant shall be subject to liens for work requested or caused to be made by Tenant hereunder. Further, Tenant acknowledges that Tenant, with respect to work, improvements or alterations made by Tenant or caused to be made by Tenant under this Lease, shall promptly notify the contractor performing such work or alterations or making such improvements to the Premises of this provision exculpating Landlord's liability for such liens. Notwithstanding the foregoing, if any mechanic's lien or other lien, attachment,

judgment, execution, writ, charge or encumbrance is filed against the Premises or this leasehold, or any alterations, fixtures or improvements therein or thereto, as a result of any work, action or inaction done by or at the direction of Tenant, Tenant will discharge or remove such lien of record, whether by payment or posting of an appropriate surety bond in accordance with applicable law, within sixty (60) days following Tenant's receipt of written notice of the filing of such lien. In the event that Tenant fails to remove or discharge such lien within such sixty (60) day period, Landlord may do so, and Tenant will reimburse Landlord for all reasonable costs and expenses so incurred by Landlord within forty-five (45) days following receipt of Landlord's written request for reimbursement together with supporting documentation.

10. Insurance; Indemnity.

(a) Tenant shall maintain its self-insured and a comprehensive property and liability insurance program with permissible deductibles in excess of $2,000,000.00 per occurrence.

(b) From and after the Effective Date, Tenant shall, on an After-Tax Basis (as defined in the PSA), indemnify, defend and hold harmless Landlord and its elected and appointed officials, employees and agents (each, a "***Landlord Indemnitee***") from and against, and pay, reimburse and fully compensate as the primary obligor each Landlord Indemnitee for, any and all Losses (each, a "***Covered Loss***"), asserted against or suffered by any Landlord Indemnitee resulting from or arising out of any person or entity who is not a Party to this Lease (a ***"Third Party Claim"***) arising from injury to or death of any person (other than an employee of Landlord) or tangible property damage while on the Premises to the extent caused by the negligence or willful misconduct of Tenant, its employees, agents or contractors, except to the extent covered by Section 10(c)(i), below.

(c) From and after the Effective Date, Landlord shall, on an After-Tax Basis, defend and hold harmless Tenant and its Affiliates (as defined in the PSA) and its and their officers, directors, members, employees, shareholders and agents (each, a "***Tenant Indemnitee")*** from and against, and pay, reimburse and fully compensate as the primary obligor each Tenant Indemnitee for, any and all Covered Losses asserted against or suffered by any Tenant Indemnitee relating to, resulting from or arising out of:

(i) the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release (including Releases by Tenant), except to the extent of the Buyer Remediation Share and the Buyer Remediation Responsibility; or

(ii) any Third Party Claim arising from injury to or death of any person (other than an employee of Tenant) or tangible property damage while on the Premises to the extent caused by the negligence or willful misconduct of Landlord or the negligence of its employees or agents.

(d) **Actual Damages**. Notwithstanding any other provisions in this Lease to the contrary, neither party nor its partners, officers, directors, elected officials, appointed board members, employees, lenders or agents shall be liable to the other for consequential or indirect loss or damage, including loss of profit, loss of use, loss of operating time, loss of revenue,

increased costs of producing revenues, cost of capital, or loss of goodwill, on account of any defaults or breaches under this Lease. The parties further agree that the waivers and disclaimers of liability, indemnities, releases from liability, sole remedy provisions and limitations on liability expressed in this Lease shall survive termination or expiration of this Lease, and shall apply (unless otherwise expressly indicated), whether in contract, equity, tort or otherwise, even in the event of the fault, negligence, including sole negligence, strict liability, or breach of warranty of the party indemnified, released or whose liabilities are limited, and shall extend to the partners, officers, directors, elected officials, appointed board members, employees and agents and related or affiliated entities of such parties and their respective partners, directors, officers and employees.

(e) This Section 10 shall survive the expiration or earlier termination of this Lease.

11. Taxes. Tenant shall pay the real property taxes for the Premises. As used herein, the term "***real property tax***" shall include any form of real estate tax or assessment, general, ad valorem, special, ordinary or extraordinary, and any license fee, commercial rental tax, sales or use tax, improvement bond or bonds, levy or tax (other than inheritance, personal income or estate taxes) imposed on the Tenant's leasehold interest or the Premises or any portion thereof by any authority having the direct or indirect power to tax, including any city, county, state or federal government, or any school, agricultural, sanitary, fire, street, drainage or other improvement district thereof, as against any legal or equitable interest of Tenant in the Premises or in any portion thereof, but does not include any income tax or tax against Landlord's right to rent or otherwise receive income therefrom.

12. Utilities. Tenant shall pay for all water, gas, heat, light, power, telephone and other utilities and services supplied to the Premises and utilized by Tenant, together with any taxes thereon, upon same becoming due.

13. Assignment and Subletting. Tenant shall not transfer this Lease without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

14. Default.

(a) **Tenant Events of Default.** The occurrence of any one or more of the following events shall constitute an "***event of default***" under this Lease by Tenant:

(i) The failure by Tenant to make any payment of Rent or any other payment required to be made by Tenant hereunder, as and when due, which failure continues for a period of forty-five (45) days following written notice from Landlord to Tenant.

(ii) Failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant, where such failure shall continue for a period of forty-five (45) days after written notice thereof from Landlord to Tenant. In the event the default cannot reasonably be cured within such forty-five (45) day period, Tenant shall not be in default if Tenant commences the cure within the forty-five (45) day period and thereafter diligently prosecutes the cure to completion.

(iii) (a) The making by Tenant of any general arrangement or general assignment for the benefit of creditors; (b) Tenant becomes a debtor as defined in 11 U.S.C. 101 or any successor statute thereto (unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days); (c) the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within sixty (60) days; or (d) the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged within sixty (60) days.

(b) **Landlord Events of Default.** The occurrence of any one or more of the following events shall constitute an "***event of default***" under this Lease by Landlord:

(i) Failure by Landlord to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Landlord, where such failure shall continue for a period of forty-five (45) days after written notice thereof from Tenant to Landlord. In the event the default cannot reasonably be cured within such forty-five (45) day period, Landlord shall not be in default if Landlord commences the cure within the forty-five (45) day period and thereafter diligently prosecutes the cure to completion.

(ii) (A) The making by Landlord of any general arrangement or general assignment for the benefit of creditors; (B) Landlord becomes a debtor as defined in 11 U.S.C. 101 or any successor statute thereto (unless, in the case of a petition filed against Landlord, the same is dismissed within sixty (60) days); (C) the appointment of a trustee or receiver to take possession of substantially all of Landlord 's assets, where possession is not restored to Tenant within sixty (60) days; or (D) the attachment, execution or other judicial seizure of substantially all of Landlord's assets, here such seizure is not discharged within sixty (60) days.

15. Remedies.

If an event of default occurs hereunder and remains uncured after notice and expiration of the applicable cure period, the non-defaulting Party shall have the right at its option and without further notice, but subject to the limitations set forth in the last sentence of this paragraph, to exercise any remedy available at law or in equity, including without limitation, a suit for specific performance of any obligations set forth in this Lease or any appropriate injunctive or other equitable relief, or for damages resulting from such default. The Parties agree that remedies at law may be inadequate to protect against any actual or threatened breach of this Lease. In the event of any breach or threatened breach, either Party shall have the right to apply for the entry of an immediate order to restrain or enjoin the breach and otherwise specifically enforce the provisions of this Lease. Notwithstanding the foregoing or anything to the contrary contained in this Lease, in no event shall any default or breach of this Lease, or any failure to perform any obligations under this Lease, terminate, or entitle any Party to terminate, rescind or cancel this Lease or the rights granted hereunder.

16. Condemnation. If the Premises or any portion thereof are taken under the power of eminent domain, or sold under the threat of the exercise of said power (all of which are herein called "***condemnation***"), this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever first occurs. If so much of the Premises is taken under the power of eminent domain so as to make the Premises unsuitable for its intended use, Tenant may, at Tenant's option, to be exercised in writing only within ten (10) days after Landlord shall have given Tenant written notice of such taking (or in the absence of such notice, within ten (10) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. If Tenant does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the base annual Rent shall be reduced in proportion to the area of the Premises taken bears to the area of the Premises. Any award for the taking of all or any part of the Premises under the power of eminent domain or any payment made under threat of the exercise of such power shall be the property of Landlord; provided, however, that Tenant shall be entitled to any award for loss of Tenant's leasehold interest.

17. Severability. If any provision or portion of this Lease shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other governmental authority, (1) such portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling, and (3) the remainder of this Lease shall remain in full force and effect.

18. Waivers. No waiver by any Party of any provision of this Lease shall be deemed to be a waiver of any other provision hereof or of any subsequent breach by the other Party of the same or any other provision.

19. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

20. Binding Effect. This Lease shall bind the Parties, and their respective successors and assigns.

21. Signs. Tenant will be permitted to have one or more signs on the Premises which identify the Premises as an FPL Power Plant and high voltage facility without Landlord's consent, except that any and all signs shall be installed and maintained in conformance with all applicable federal, state, and local laws and codes, including, but not limited to, the provisions of Landlord's sign ordinance.

22. Quiet Possession. Upon Tenant paying the Rent for the Premises and observing and performing all of the covenants, conditions and provisions on Tenant's part to be observed and performed hereunder, Tenant shall have quiet possession of the Premises for the entire Term.

23. Right of Entry. Landlord, or any of its agents, shall only have the right to enter the Premises during reasonable hours to examine the same and only when accompanied by a qualified employee of Tenant.

24. Force Majeure. In the event that any Party is unable to fulfill, or shall be delayed or restricted in the fulfillment of any obligation, or the curing of a default, under any provision of this Lease by reason of strike, lock-out, war, acts of military authority, rebellion or civil commotion, fire or explosion, flood, wind, storm, hurricane, water, earthquake, acts of God or other casualty or by reason of any statute or law or any regulation or order passed or made, or by reason of any order or direction of any administrator, controller, board or any governmental department or officer or other authority (other than, in the case of Landlord claiming relief under this Section, any statute or law or any regulation or order passed or made, or by reason of any order or direction of, any administrator, controller, board or any governmental department or officer or other authority of Landlord), or by reason of any other cause beyond such Party's control or not wholly or mainly within such Party's control, whether of the foregoing character or not, such Party shall, so long as any such impediment exists, be relieved from the fulfillment of such obligation and the other Party shall not be entitled to compensation for any damage, inconvenience, nuisance or discomfort thereby occasioned, or to terminate this Lease.

25. Counterparts. This Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute but one instrument.

26. Brokerage. Landlord and Tenant each represent and warrant one to the other that neither of them has employed any broker in connection with the negotiations of the terms of this Lease or the execution thereof. Landlord and Tenant hereby agree to indemnify and to hold each other harmless against, and pay, reimburse and fully compensate as the primary obligor each other for, any loss, expense, or liability with respect to any claims for commissions or brokerage fees arising from or out of any breach of the foregoing representation and warranty. This provision shall survive the expiration or earlier termination of this Lease.

27. Attorneys' Fees. In the event either Landlord or Tenant employs attorneys and brings suit in connection with the enforcement of this Lease or any provision hereof or the exercise of any of its remedies hereunder, each party shall bear their own costs and attorneys' fees with respect to such suit.

28. Estoppel Certificate. Landlord and Tenant shall, from time to time and without additional consideration, execute and deliver to each other or to any person whom the requesting Party may designate, within ten days after the request therefor (a) an estoppel certificate consisting of statements, if true, that (i) this Lease is in full force and effect, with Rent current through the date of the certificate; (ii) this Lease has not been modified or amended (or setting forth all modifications and amendments); and (iii) to the best of such Party's knowledge and belief, the other Party is not then in default (or if in default, specifying such default), and Tenant and Landlord have fully performed all of Tenant's and Landlord's obligations, respectively, required to have been performed under this Lease as of the date of the certificate; and (b) such further consents and instruments of a similar nature evidencing the agreement (subject to the provisions of this Lease) of Landlord or Tenant to the mortgage or other hypothecation by Tenant of the leasehold estate created hereby, as may be reasonably requested by Tenant or any leasehold mortgagee, or assignee or transferee of the interest of Landlord or Tenant, as applicable. Each and every such mortgage or other hypothecation by Tenant of its leasehold estate shall affect only Tenant's leasehold interest in the Premises under this Lease but not Landlord's fee title.

29. Notices. Every notice, approval, consent or other communication required or permitted under this Lease shall be in writing, shall be deemed to have been duly given on the date of receipt, and shall be deemed delivered if served personally on the Party to whom notice is to be given, or mailed to the Party to whom notice is to be given, by overnight courier or by first class registered or certified mail (return receipt requested), postage prepaid, and addressed to the addressee at the address stated opposite its name below, or at the most recent address specified by written notice given to the other Party in the manner provided in this Section.

To Landlord: City of Vero Beach
1053 20th Place
Vero Beach, FL 32960
Attention:

With a copy to: Edwards Wildman Palmer LLP
525 Okeechobee Blvd., Suite 1600
West Palm Beach, FL 33401

To Tenant: Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408
Attention: Corporate Real Estate

With a copy to: Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408
Attention: Law Department

A copy of any notice required or permitted under this Lease to be given to Tenant shall at the same time and in the same manner also be provided by Landlord to any leasehold mortgagee of the Premises, the identity and address of which Tenant shall provide to Landlord.

30. Memorandum of Lease; Recording. This Lease shall not be recorded but the Parties shall execute and record in the appropriate recorder's office a Memorandum of Lease, in the form attached hereto as **Exhibit "B"**. Any amendment or supplement to this Lease required to be entered into pursuant to the terms hereof shall be executed in recordable form and said amendment or a short form memorandum thereof shall be recorded in the appropriate recorder's office. Tenant agrees that, upon expiration of this Lease, Tenant will, within ten (10) business days of request by Landlord, execute and deliver to Landlord a release of this Lease in recordable form. The foregoing provision shall survive expiration or earlier termination of this Lease.

31. Entire Agreement. This Lease and the PSA, including all its exhibits and schedules, contain the entire agreement between the Parties and supersedes all previous negotiations leading thereto, and it may be modified only by an agreement in writing executed and delivered by Landlord and Tenant. Any formally executed addendum to or modification of this Lease shall be expressly deemed incorporated by reference herein unless a contrary intention is clearly stated therein.

32. Governing Law; Forum. This Lease shall be governed by and construed in accordance with the laws of the State of Florida (without giving effect to conflict of law principles) as to all matters, including but not limited to matters of validity, construction, effect, performance and remedies. THE PARTIES HERETO AGREE THAT VENUE IN ANY AND ALL ACTIONS AND PROCEEDINGS ARISING OUT OF, OR IN ANY WAY CONNECTED WITH, THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES, OR ANY CLAIM FOR INJURY OR DAMAGE, SHALL BE IN THE COURT OF THE STATE OF FLORIDA IN INDIAN RIVER COUNTY, FLORIDA, WHICH COURT SHALL HAVE EXCLUSIVE JURISDICTION FOR SUCH PURPOSE AND THE PARTIES HERETO IRREVOCABLY SUBMIT TO THE EXCLUSIVE JURISDICTION OF SUCH COURT AND IRREVOCABLY WAIVE THE DEFENSE OF AN INCONVENIENT FORUM TO THE MAINTENANCE OF ANY SUCH ACTION OR PROCEEDING. SERVICE OF PROCESS MAY BE MADE IN ANY MANNER RECOGNIZED BY SUCH COURT.

33. WAIVER OF JURY TRIAL. THE PARTIES HERETO SHALL, AND THEY HEREBY DO, IRREVOCABLY WAIVE TRIAL BY JURY IN ANY AND EVERY ACTION OR PROCEEDING BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF, OR IN ANY WAY CONNECTED WITH, THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES, AND ANY CLAIM FOR INJURY OR DAMAGE.

34. CONFLICTS. IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS OF THIS LEASE AND THE PSA, THE TERMS OF THE PSA SHALL CONTROL TO THE EXTENT APPLICABLE TO THIS LEASE.

[Remainder of page intentionally blank; Signature page follows]

IN WITNESS WHEREOF, and intending to be legally bound hereby, the undersigned have caused this Lease to be executed as of the date first set forth above.

LANDLORD:
CITY OF VERO BEACH

By:_____

ATTEST:

Name:_____

_____

Print
name:_____

Title:_____

City Clerk

Executed on:_____

WITNESSES:

TENANT:
FLORIDA POWER & LIGHT COMPANY,
a Florida corporation

(corp. seal)

_____

Print
Name_____

By:_____

Name:_____

_____

Print
Name:_____

Title:_____

Executed on:_____

Exhibit "A"

Premises Legal Description

That portion of Government Lot 4, Section 6, Township 33 South, Range 40 East, Indian River County, Florida, lying North of State Road 656 (17th Street Causeway Boulevard), East of Indian River Boulevard and West of Indian River, LESS AND EXCEPT therefrom that portion thereof conveyed by City Deed recorded in Official Records Book 1406, Page 2289, of the Public Records of Indian River County, Florida.

NOTE: THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO REVISION UPON THE PURCHASER'S AND PURCHASER'S TITLE COMPANY'S RECEIPT AND APPROVAL OF THE SURVEY AS REQUIRED BY THE TITLE COMMITMENT ISSUED IN CONNECTION WITH THIS PURCHASE.

Exhibit "B"

Form Memorandum of Lease

This instrument was prepared by and after recording return to:
Jorge Diaz-Silveira, Esq.
Hogan Lovells US LLP
200 South Biscayne Blvd.
Suite 400
Miami, FL 33131

MEMORANDUM OF LEASE AGREEMENT

This is a Memorandum of Lease Agreement, dated as of the __ day of _____, 201[__] (the "***Lease***"), made by and between the **CITY OF VERO BEACH, FLORIDA**, a municipal corporation organized under the laws of the State of Florida ("***Landlord***") and **FLORIDA POWER & LIGHT COMPANY**, a corporation organized under the laws of the State of Florida ("***Tenant***").

WITNESSETH:

For and in consideration of the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and in consideration of the agreements hereinafter set forth, and those of the Lease, Landlord and Tenant hereby acknowledge and agree as follows:

1. Landlord and Tenant have entered into the Lease, dated as of the date hereof (the "***Lease***"), pursuant to which Landlord leased to Tenant, and Tenant leased from

Landlord, that certain real property described in Exhibit A attached hereto and made a part hereof (the "***Premises***").

2. The term of the Lease commenced as of the execution of the Lease and continues for a period of three (3) years, subject to Tenant's right to extend the Lease pursuant to its terms.

3. Reference is made to the Lease for all of the other terms, conditions and agreements between the parties, which terms, conditions and agreements are incorporated herein by reference. A true and correct copy of the Lease is available at the offices of Tenant, 700 Universe Blvd., EMT/JB Juno Beach, Florida 33408, Attention: EMT Contracts Department or at the offices of Landlord, 1053 20th Place, Vero Beach, Florida, 32960, Attention: City Clerk.

4. Tenant and Landlord hereby ratify and reaffirm their respective obligations under the Lease and confirm that all terms and obligations of the Lease are in full force and effect, and that neither Tenant nor Landlord is in default of any of its obligations thereunder. This Memorandum of Lease is executed in connection with and is deemed to be a part of the Lease. This instrument is merely a Memorandum of Lease and is subject to all of the terms, provisions and conditions of the Lease. Where the terms of this Memorandum of Lease and the Lease conflict, the terms of the Lease shall control. All capitalized terms not defined herein shall have the same meaning as ascribed in the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

ATTEST:

CITY OF VERO BEACH, FLORIDA, a Florida municipal corporation

_____
Print
Name:_____
City Clerk

By:_____
Name:_____
Title:_____

WITNESSES:

TENANT:

FLORIDA POWER & LIGHT COMPANY, a Florida corporation

_____
Print
name:_____

By:_____
Name:_____
Title:_____

_____
Print
name:_____

ACKNOWLEDGMENT

[COVB to provide form of acknowledgment]

STATE OF FLORIDA)
)
COUNTY OF [_____])

On this, the ___ day of _____, 201_, before me, a Notary Public in and for the State of Florida, personally appeared _____, who is personally known to me or who provided _____ as identification, and who acknowledged himself/herself to be an authorized officer of Florida Power & Light Company, and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of the Florida Power & Light Company by himself/herself as such.

Given under my hand and official seal, this ___ day of _____, A.D. 201_.

_____
Print Name: _____
Notary Public, State of Florida
Notary Commission No.: _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

That portion of Government Lot 4, Section 6, Township 33 South, Range 40 East, Indian River County, Florida, lying North of State Road 656 (17th Street Causeway Boulevard), East of Indian River Boulevard and West of Indian River, LESS AND EXCEPT therefrom that portion thereof conveyed by City Deed recorded in Official Records Book 1406, Page 2289, of the Public Records of Indian River County, Florida.

Parcel ID Nos. 33-40-06-00000-0040-00005.0
33-40-06-00000-0040-00006.0
33-40-06-00000-0040-00007.0

NOTE: THE LEGAL DESCRIPTION SHALL BE REPLACED WITH A METES AND BOUNDS DESCRIPTION OF THE POWER PLANT SITE LOCATED UPON THE ABOVE-DESCRIBED PROPERTY WHICH SHALL BE FURNISHED BY A SURVEYOR IN A FORM SATISFACTORY TO PURCHASER AND PURCHASER'S TITLE COMPANY.

Philo, Sherri

To: bill@cwjenkins.com
Subject: FPL

Purchase Agreement, Exhibits, Schedules as of 2-15-2013 (Friday)

Philo, Sherri

To: bgrealis@bellsouth.net
Subject: FPL

Purchase Agreement, Exhibits, Schedules as of 2-15-2013 (Friday)

Philo, Sherri

To: chuck@onsitemgmt.com
Subject: FPL

Purchase Agreement, Exhibits, Schedules as of 2-15-2013 (Friday)

Philo, Sherri

To: Daniel.fourmont@pnc.com
Subject: FPL

Purchase Agreement, Exhibits, Schedules as of 2-15-2013 (Friday)

Philo, Sherri

To: t.hill@thehillgroup.biz
Subject: FPL

Purchase Agreement, Exhibits, Schedules as of 2-15-2013 (Friday)

Philo, Sherri

To: Janeburton@bellsouth.net
Subject: FPL

Purchase Agreement, Exhibits, Schedules as of 2-15-2013 (Friday)

EXHIBIT G

LEASE

THIS LEASE (the "***Lease***"), is made and entered into as of [_____], 20[__] (the "***Effective Date***") by and between the CITY OF VERO BEACH, FLORIDA, a Florida municipal corporation (herein called "***Landlord***"), with an address of 1053 20th Place, Vero Beach, FL 32960, and FLORIDA POWER & LIGHT COMPANY, a Florida corporation (herein called "***Tenant***"), with an address of 700 Universe Boulevard, Juno Beach, FL 33408. Landlord and Tenant are sometimes collectively referred to herein as the "***Parties***" and individually as a "***Party.***"

RECITALS

A. Terms not defined herein have the meaning ascribed to them in the PSA (as defined below).

B. This Lease is made in connection with the sale by Landlord of its municipal power plant (the "***Power Plant***") located on the Premises (as hereinafter defined) to Tenant.

C. As of the Effective Date of this Lease, Landlord has conveyed to Tenant all right, title and interest in and to the Power Plant and all related facilities and improvements (including the substation and appurtenant facilities) located on the Premises.

D. A referendum authorizing a lease of the Power Plant's site for the purpose of selling the Landlord's electric utility was approved by the voters of Landlord on November 8, 2011.

NOW THEREFORE, in consideration of and subject to the terms, covenants, agreements, provision and limitations set forth in this Lease, Landlord and Tenant agree as follows:

1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

2. Premises. Landlord hereby leases to Tenant, and Tenant leases from Landlord, all those certain parcels of real property consisting of approximately [_____] acres of land located in the City of Vero Beach, Indian River County, Florida, described on the attached **Exhibit "A"** (collectively, the "***Power Plant Property***," and together with all tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining to the Power Plant Property, collectively, the "***Premises***") for purposes of the Business of the Vero Beach Electric Utility (as defined in the Asset Purchase and Sale Agreement dated [_____], 2013 between Landlord and Tenant (the "***PSA***")) as conducted by Tenant during the term of this Lease.

3. Easements. This Lease also includes the right to use all easements and appurtenances benefitting the Premises or necessary for any purpose of the Business of the Vero Beach Electric

Utility to be conducted by Tenant during the term of this Lease (the "***Easements***"). All Easements shall be appurtenant to the Premises, shall run with the Premises, and shall continue in full force and effect for the Term and any extension thereof.

4. Term. The initial term of this Lease shall be three (3) years (the "***Initial Term***", and prior to any extension thereof as set forth below, the "***Term***"), commencing on the Effective Date and continuing until the third (3rd) year anniversary of the Effective Date, unless extended by Tenant. Tenant shall have the option, at Tenant's sole and absolute discretion to extend the Initial Term for one (1) additional one (1) year period (the "***Extended Term***", and together with the Initial Term and any Extended Term, the "***Term***") by providing Landlord with written notice of Tenant's intention to extend the Initial Term delivered at least thirty (30) days prior to expiration of the Initial Term.

5. Rent. Tenant will make an annual rent payment to Landlord for each Lease Year (as hereinafter defined) in the amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS ($1,500,000.00) ("***Rent***") beginning on the Effective Date and on each anniversary of the Effective Date during the Term and any Extended Term. As used herein, the term "***Lease Year***" shall mean each twelve (12) month period during the Term, commencing on the Effective Date and each anniversary date of the Effective Date (each such twelve month period commencing on such date and on each anniversary date thereof being hereinafter referred to as a "***Lease Year***").

6. Representations, Warranties and Covenants.

(a) Landlord represents and warrants to Tenant as follows:

(i) Landlord has taken all actions required and has full power and authority to enter into this Lease.

(ii) The person executing and delivering this Lease on Landlord's behalf is acting pursuant to proper authorization and this Lease is the valid, binding and enforceable obligation of Landlord.

(iii) As owner of the Premises, Landlord remains responsible for any Remediation (as defined in the PSA) or Loss (as defined in the PSA) associated with the presence or Release (as defined in the PSA) of Hazardous Substances (as defined in the PSA) at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release (including Releases by Tenant), except to the extent of the Buyer Remediation Share (as defined in the PSA) and the Buyer Remediation Responsibility (as defined in the PSA).

(b) Tenant represents and warrants to Landlord as follows:

(i) Tenant is a corporation duly organized, validly existing and in good standing under the laws of the State of Florida, with the necessary corporate power and authority to enter into this Lease.

(ii) The person executing and delivering this Lease on Tenant's behalf is acting pursuant to proper authorization and that this Lease is the valid, binding and enforceable obligation of Tenant.

7. Hazardous Substances.

Landlord shall be required to perform (or reimburse Tenant for the cost to perform if required by Law or a Governmental Authority to be performed by Tenant or its contractor) all Remediation, if any, relating to the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises at any time before or after the Effective Date irrespective of the cause of such presence or Release, excluding the Buyer Remediation Responsibility (as defined in the PSA). The Buyer Remediation Share (as defined in the PSA) and the Buyer Remediation Responsibility under the PSA are Tenant's sole and exclusive Liability (as defined in the PSA) related to the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release, and Landlord hereby releases Tenant from any Liability in excess of the Buyer Remediation Share and the Buyer Remediation Responsibility for Remediation related to the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release (including Releases by Tenant). For the avoidance of doubt, Tenant's responsibility for the Buyer Remediation Share shall be solely under the PSA and not under this Lease.

8. Non-interference and Use.

(a) Landlord covenants and agrees not to use (or permit the use of) or construct (or permit the construction of) any improvements on, under or over the Premises.

(b) The Premises shall be used by Tenant (and any permitted assignees or transferees of Tenant) for purposes of the Business of the Vero Beach Electric Utility including operating the Power Plant and appurtenant facilities as conducted by Tenant during the Term of this Lease. Tenant shall comply with all laws, ordinances, rules, regulations, codes, permits and approvals in the use of the Premises.

(c) Tenant has reviewed the Premises and accepts Premises in an "as is" condition in all respects.

9. Mechanics and Materialmen's Liens; Notice of Work. Tenant shall give Landlord not less than ten (10) days' notice prior to the commencement of any work on the Premises, and Landlord shall have the right to post notices of non-responsibility in or on the Premises as provided by law. In accordance with the applicable provisions of the Florida Construction Lien Law and specifically Florida Statutes, Section 713.10, no interest of Landlord whether personally or in the Premises, or the leasehold interest granted to Tenant shall be subject to liens for work requested or caused to be made by Tenant hereunder. Further, Tenant acknowledges that Tenant, with respect to work, improvements or alterations made by Tenant or caused to be made by Tenant under this Lease, shall promptly notify the contractor performing such work or alterations or making such improvements to the Premises of this provision exculpating Landlord's liability for such liens. Notwithstanding the foregoing, if any mechanic's lien or other lien, attachment,

judgment, execution, writ, charge or encumbrance is filed against the Premises or this leasehold, or any alterations, fixtures or improvements therein or thereto, as a result of any work, action or inaction done by or at the direction of Tenant, Tenant will discharge or remove such lien of record, whether by payment or posting of an appropriate surety bond in accordance with applicable law, within sixty (60) days following Tenant's receipt of written notice of the filing of such lien. In the event that Tenant fails to remove or discharge such lien within such sixty (60) day period, Landlord may do so, and Tenant will reimburse Landlord for all reasonable costs and expenses so incurred by Landlord within forty-five (45) days following receipt of Landlord's written request for reimbursement together with supporting documentation.

10. Insurance; Indemnity.

(a) Tenant shall maintain its self-insured and a comprehensive property and liability insurance program with permissible deductibles in excess of $2,000,000.00 per occurrence.

(b) From and after the Effective Date, Tenant shall, on an After-Tax Basis (as defined in the PSA), indemnify, defend and hold harmless Landlord and its elected and appointed officials, employees and agents (each, a "***Landlord Indemnitee***") from and against, and pay, reimburse and fully compensate as the primary obligor each Landlord Indemnitee for, any and all Losses (each, a "***Covered Loss***"), asserted against or suffered by any Landlord Indemnitee resulting from or arising out of any person or entity who is not a Party to this Lease (a ***"Third Party Claim"***) arising from injury to or death of any person (other than an employee of Landlord) or tangible property damage while on the Premises to the extent caused by the negligence or willful misconduct of Tenant, its employees, agents or contractors, except to the extent covered by Section 10(c)(i), below.

(c) From and after the Effective Date, Landlord shall, on an After-Tax Basis, defend and hold harmless Tenant and its Affiliates (as defined in the PSA) and its and their officers, directors, members, employees, shareholders and agents (each, a "***Tenant Indemnitee")*** from and against, and pay, reimburse and fully compensate as the primary obligor each Tenant Indemnitee for, any and all Covered Losses asserted against or suffered by any Tenant Indemnitee relating to, resulting from or arising out of:

(i) the presence or Release of Hazardous Substances at, on, in, under, adjacent to or migrating from the Premises irrespective of the cause of such presence or Release (including Releases by Tenant), except to the extent of the Buyer Remediation Share and the Buyer Remediation Responsibility; or

(ii) any Third Party Claim arising from injury to or death of any person (other than an employee of Tenant) or tangible property damage while on the Premises to the extent caused by the negligence or willful misconduct of Landlord or the negligence of its employees or agents.

(d) **Actual Damages**. Notwithstanding any other provisions in this Lease to the contrary, neither party nor its partners, officers, directors, elected officials, appointed board members, employees, lenders or agents shall be liable to the other for consequential or indirect loss or damage, including loss of profit, loss of use, loss of operating time, loss of revenue,

increased costs of producing revenues, cost of capital, or loss of goodwill, on account of any defaults or breaches under this Lease. The parties further agree that the waivers and disclaimers of liability, indemnities, releases from liability, sole remedy provisions and limitations on liability expressed in this Lease shall survive termination or expiration of this Lease, and shall apply (unless otherwise expressly indicated), whether in contract, equity, tort or otherwise, even in the event of the fault, negligence, including sole negligence, strict liability, or breach of warranty of the party indemnified, released or whose liabilities are limited, and shall extend to the partners, officers, directors, elected officials, appointed board members, employees and agents and related or affiliated entities of such parties and their respective partners, directors, officers and employees.

(e) This Section 10 shall survive the expiration or earlier termination of this Lease.

11. Taxes. Tenant shall pay the real property taxes for the Premises. As used herein, the term "***real property tax***" shall include any form of real estate tax or assessment, general, ad valorem, special, ordinary or extraordinary, and any license fee, commercial rental tax, sales or use tax, improvement bond or bonds, levy or tax (other than inheritance, personal income or estate taxes) imposed on the Tenant's leasehold interest or the Premises or any portion thereof by any authority having the direct or indirect power to tax, including any city, county, state or federal government, or any school, agricultural, sanitary, fire, street, drainage or other improvement district thereof, as against any legal or equitable interest of Tenant in the Premises or in any portion thereof, but does not include any income tax or tax against Landlord's right to rent or otherwise receive income therefrom.

12. Utilities. Tenant shall pay for all water, gas, heat, light, power, telephone and other utilities and services supplied to the Premises and utilized by Tenant, together with any taxes thereon, upon same becoming due.

13. Assignment and Subletting. Tenant shall not transfer this Lease without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

14. Default.

(a) **Tenant Events of Default.** The occurrence of any one or more of the following events shall constitute an "***event of default***" under this Lease by Tenant:

(i) The failure by Tenant to make any payment of Rent or any other payment required to be made by Tenant hereunder, as and when due, which failure continues for a period of forty-five (45) days following written notice from Landlord to Tenant.

(ii) Failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant, where such failure shall continue for a period of forty-five (45) days after written notice thereof from Landlord to Tenant. In the event the default cannot reasonably be cured within such forty-five (45) day period, Tenant shall not be in default if Tenant commences the cure within the forty-five (45) day period and thereafter diligently prosecutes the cure to completion.

(iii) (a) The making by Tenant of any general arrangement or general assignment for the benefit of creditors; (b) Tenant becomes a debtor as defined in 11 U.S.C. 101 or any successor statute thereto (unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days); (c) the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within sixty (60) days; or (d) the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged within sixty (60) days.

(b) **Landlord Events of Default.** The occurrence of any one or more of the following events shall constitute an "***event of default***" under this Lease by Landlord:

(i) Failure by Landlord to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Landlord, where such failure shall continue for a period of forty-five (45) days after written notice thereof from Tenant to Landlord. In the event the default cannot reasonably be cured within such forty-five (45) day period, Landlord shall not be in default if Landlord commences the cure within the forty-five (45) day period and thereafter diligently prosecutes the cure to completion.

(ii) (A) The making by Landlord of any general arrangement or general assignment for the benefit of creditors; (B) Landlord becomes a debtor as defined in 11 U.S.C. 101 or any successor statute thereto (unless, in the case of a petition filed against Landlord, the same is dismissed within sixty (60) days); (C) the appointment of a trustee or receiver to take possession of substantially all of Landlord 's assets, where possession is not restored to Tenant within sixty (60) days; or (D) the attachment, execution or other judicial seizure of substantially all of Landlord's assets, here such seizure is not discharged within sixty (60) days.

15. Remedies.

If an event of default occurs hereunder and remains uncured after notice and expiration of the applicable cure period, the non-defaulting Party shall have the right at its option and without further notice, but subject to the limitations set forth in the last sentence of this paragraph, to exercise any remedy available at law or in equity, including without limitation, a suit for specific performance of any obligations set forth in this Lease or any appropriate injunctive or other equitable relief, or for damages resulting from such default. The Parties agree that remedies at law may be inadequate to protect against any actual or threatened breach of this Lease. In the event of any breach or threatened breach, either Party shall have the right to apply for the entry of an immediate order to restrain or enjoin the breach and otherwise specifically enforce the provisions of this Lease. Notwithstanding the foregoing or anything to the contrary contained in this Lease, in no event shall any default or breach of this Lease, or any failure to perform any obligations under this Lease, terminate, or entitle any Party to terminate, rescind or cancel this Lease or the rights granted hereunder.

16. Condemnation. If the Premises or any portion thereof are taken under the power of eminent domain, or sold under the threat of the exercise of said power (all of which are herein called "***condemnation***"), this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever first occurs. If so much of the Premises is taken under the power of eminent domain so as to make the Premises unsuitable for its intended use, Tenant may, at Tenant's option, to be exercised in writing only within ten (10) days after Landlord shall have given Tenant written notice of such taking (or in the absence of such notice, within ten (10) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. If Tenant does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the base annual Rent shall be reduced in proportion to the area of the Premises taken bears to the area of the Premises. Any award for the taking of all or any part of the Premises under the power of eminent domain or any payment made under threat of the exercise of such power shall be the property of Landlord; provided, however, that Tenant shall be entitled to any award for loss of Tenant's leasehold interest.

17. Severability. If any provision or portion of this Lease shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other governmental authority, (1) such portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling, and (3) the remainder of this Lease shall remain in full force and effect.

18. Waivers. No waiver by any Party of any provision of this Lease shall be deemed to be a waiver of any other provision hereof or of any subsequent breach by the other Party of the same or any other provision.

19. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

20. Binding Effect. This Lease shall bind the Parties, and their respective successors and assigns.

21. Signs. Tenant will be permitted to have one or more signs on the Premises which identify the Premises as an FPL Power Plant and high voltage facility without Landlord's consent, except that any and all signs shall be installed and maintained in conformance with all applicable federal, state, and local laws and codes, including, but not limited to, the provisions of Landlord's sign ordinance.

22. Quiet Possession. Upon Tenant paying the Rent for the Premises and observing and performing all of the covenants, conditions and provisions on Tenant's part to be observed and performed hereunder, Tenant shall have quiet possession of the Premises for the entire Term.

23. Right of Entry. Landlord, or any of its agents, shall only have the right to enter the Premises during reasonable hours to examine the same and only when accompanied by a qualified employee of Tenant.

24. Force Majeure. In the event that any Party is unable to fulfill, or shall be delayed or restricted in the fulfillment of any obligation, or the curing of a default, under any provision of this Lease by reason of strike, lock-out, war, acts of military authority, rebellion or civil commotion, fire or explosion, flood, wind, storm, hurricane, water, earthquake, acts of God or other casualty or by reason of any statute or law or any regulation or order passed or made, or by reason of any order or direction of any administrator, controller, board or any governmental department or officer or other authority (other than, in the case of Landlord claiming relief under this Section, any statute or law or any regulation or order passed or made, or by reason of any order or direction of, any administrator, controller, board or any governmental department or officer or other authority of Landlord), or by reason of any other cause beyond such Party's control or not wholly or mainly within such Party's control, whether of the foregoing character or not, such Party shall, so long as any such impediment exists, be relieved from the fulfillment of such obligation and the other Party shall not be entitled to compensation for any damage, inconvenience, nuisance or discomfort thereby occasioned, or to terminate this Lease.

25. Counterparts. This Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute but one instrument.

26. Brokerage. Landlord and Tenant each represent and warrant one to the other that neither of them has employed any broker in connection with the negotiations of the terms of this Lease or the execution thereof. Landlord and Tenant hereby agree to indemnify and to hold each other harmless against, and pay, reimburse and fully compensate as the primary obligor each other for, any loss, expense, or liability with respect to any claims for commissions or brokerage fees arising from or out of any breach of the foregoing representation and warranty. This provision shall survive the expiration or earlier termination of this Lease.

27. Attorneys' Fees. In the event either Landlord or Tenant employs attorneys and brings suit in connection with the enforcement of this Lease or any provision hereof or the exercise of any of its remedies hereunder, each party shall bear their own costs and attorneys' fees with respect to such suit.

28. Estoppel Certificate. Landlord and Tenant shall, from time to time and without additional consideration, execute and deliver to each other or to any person whom the requesting Party may designate, within ten days after the request therefor (a) an estoppel certificate consisting of statements, if true, that (i) this Lease is in full force and effect, with Rent current through the date of the certificate; (ii) this Lease has not been modified or amended (or setting forth all modifications and amendments); and (iii) to the best of such Party's knowledge and belief, the other Party is not then in default (or if in default, specifying such default), and Tenant and Landlord have fully performed all of Tenant's and Landlord's obligations, respectively, required to have been performed under this Lease as of the date of the certificate; and (b) such further consents and instruments of a similar nature evidencing the agreement (subject to the provisions of this Lease) of Landlord or Tenant to the mortgage or other hypothecation by Tenant of the leasehold estate created hereby, as may be reasonably requested by Tenant or any leasehold mortgagee, or assignee or transferee of the interest of Landlord or Tenant, as applicable. Each and every such mortgage or other hypothecation by Tenant of its leasehold estate shall affect only Tenant's leasehold interest in the Premises under this Lease but not Landlord's fee title.

29. Notices. Every notice, approval, consent or other communication required or permitted under this Lease shall be in writing, shall be deemed to have been duly given on the date of receipt, and shall be deemed delivered if served personally on the Party to whom notice is to be given, or mailed to the Party to whom notice is to be given, by overnight courier or by first class registered or certified mail (return receipt requested), postage prepaid, and addressed to the addressee at the address stated opposite its name below, or at the most recent address specified by written notice given to the other Party in the manner provided in this Section.

To Landlord: City of Vero Beach
1053 20th Place
Vero Beach, FL 32960
Attention:

With a copy to: Edwards Wildman Palmer LLP
525 Okeechobee Blvd., Suite 1600
West Palm Beach, FL 33401

To Tenant: Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408
Attention: Corporate Real Estate

With a copy to: Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408
Attention: Law Department

A copy of any notice required or permitted under this Lease to be given to Tenant shall at the same time and in the same manner also be provided by Landlord to any leasehold mortgagee of the Premises, the identity and address of which Tenant shall provide to Landlord.

30. Memorandum of Lease; Recording. This Lease shall not be recorded but the Parties shall execute and record in the appropriate recorder's office a Memorandum of Lease, in the form attached hereto as **Exhibit "B"**. Any amendment or supplement to this Lease required to be entered into pursuant to the terms hereof shall be executed in recordable form and said amendment or a short form memorandum thereof shall be recorded in the appropriate recorder's office. Tenant agrees that, upon expiration of this Lease, Tenant will, within ten (10) business days of request by Landlord, execute and deliver to Landlord a release of this Lease in recordable form. The foregoing provision shall survive expiration or earlier termination of this Lease.

31. Entire Agreement. This Lease and the PSA, including all its exhibits and schedules, contain the entire agreement between the Parties and supersedes all previous negotiations leading thereto, and it may be modified only by an agreement in writing executed and delivered by Landlord and Tenant. Any formally executed addendum to or modification of this Lease shall be expressly deemed incorporated by reference herein unless a contrary intention is clearly stated therein.

32. Governing Law; Forum. This Lease shall be governed by and construed in accordance with the laws of the State of Florida (without giving effect to conflict of law principles) as to all matters, including but not limited to matters of validity, construction, effect, performance and remedies. THE PARTIES HERETO AGREE THAT VENUE IN ANY AND ALL ACTIONS AND PROCEEDINGS ARISING OUT OF, OR IN ANY WAY CONNECTED WITH, THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES, OR ANY CLAIM FOR INJURY OR DAMAGE, SHALL BE IN THE COURT OF THE STATE OF FLORIDA IN INDIAN RIVER COUNTY, FLORIDA, WHICH COURT SHALL HAVE EXCLUSIVE JURISDICTION FOR SUCH PURPOSE AND THE PARTIES HERETO IRREVOCABLY SUBMIT TO THE EXCLUSIVE JURISDICTION OF SUCH COURT AND IRREVOCABLY WAIVE THE DEFENSE OF AN INCONVENIENT FORUM TO THE MAINTENANCE OF ANY SUCH ACTION OR PROCEEDING. SERVICE OF PROCESS MAY BE MADE IN ANY MANNER RECOGNIZED BY SUCH COURT.

33. WAIVER OF JURY TRIAL. THE PARTIES HERETO SHALL, AND THEY HEREBY DO, IRREVOCABLY WAIVE TRIAL BY JURY IN ANY AND EVERY ACTION OR PROCEEDING BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING OUT OF, OR IN ANY WAY CONNECTED WITH, THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES, AND ANY CLAIM FOR INJURY OR DAMAGE.

34. CONFLICTS. IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS OF THIS LEASE AND THE PSA, THE TERMS OF THE PSA SHALL CONTROL TO THE EXTENT APPLICABLE TO THIS LEASE.

[Remainder of page intentionally blank; Signature page follows]

IN WITNESS WHEREOF, and intending to be legally bound hereby, the undersigned have caused this Lease to be executed as of the date first set forth above.

LANDLORD:
CITY OF VERO BEACH

By:_____

ATTEST:

Name:_____

_____

Print

Title:_____

name:_____

City Clerk

Executed on:_____

WITNESSES:

TENANT:
FLORIDA POWER & LIGHT COMPANY,
a Florida corporation

(corp. seal)

_____

By:_____

Print

Name_____

Name:_____

_____

Title:_____

Print

Name:_____

Executed on:_____

Exhibit "A"

Premises Legal Description

That portion of Government Lot 4, Section 6, Township 33 South, Range 40 East, Indian River County, Florida, lying North of State Road 656 (17th Street Causeway Boulevard), East of Indian River Boulevard and West of Indian River, LESS AND EXCEPT therefrom that portion thereof conveyed by City Deed recorded in Official Records Book 1406, Page 2289, of the Public Records of Indian River County, Florida.

NOTE: THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO REVISION UPON THE PURCHASER'S AND PURCHASER'S TITLE COMPANY'S RECEIPT AND APPROVAL OF THE SURVEY AS REQUIRED BY THE TITLE COMMITMENT ISSUED IN CONNECTION WITH THIS PURCHASE.

Exhibit "B"

Form Memorandum of Lease

This instrument was prepared by and after recording return to:
Jorge Diaz-Silveira, Esq.
Hogan Lovells US LLP
200 South Biscayne Blvd.
Suite 400
Miami, FL 33131

MEMORANDUM OF LEASE AGREEMENT

This is a Memorandum of Lease Agreement, dated as of the __ day of _____, 201[__] (the "***Lease***"), made by and between the **CITY OF VERO BEACH, FLORIDA**, a municipal corporation organized under the laws of the State of Florida ("***Landlord***") and **FLORIDA POWER & LIGHT COMPANY**, a corporation organized under the laws of the State of Florida ("***Tenant***").

WITNESSETH:

For and in consideration of the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and in consideration of the agreements hereinafter set forth, and those of the Lease, Landlord and Tenant hereby acknowledge and agree as follows:

1. Landlord and Tenant have entered into the Lease, dated as of the date hereof (the "***Lease***"), pursuant to which Landlord leased to Tenant, and Tenant leased from

Landlord, that certain real property described in Exhibit A attached hereto and made a part hereof (the "***Premises***").

2. The term of the Lease commenced as of the execution of the Lease and continues for a period of three (3) years, subject to Tenant's right to extend the Lease pursuant to its terms.

3. Reference is made to the Lease for all of the other terms, conditions and agreements between the parties, which terms, conditions and agreements are incorporated herein by reference. A true and correct copy of the Lease is available at the offices of Tenant, 700 Universe Blvd., EMT/JB Juno Beach, Florida 33408, Attention: EMT Contracts Department or at the offices of Landlord, 1053 20th Place, Vero Beach, Florida, 32960, Attention: City Clerk.

4. Tenant and Landlord hereby ratify and reaffirm their respective obligations under the Lease and confirm that all terms and obligations of the Lease are in full force and effect, and that neither Tenant nor Landlord is in default of any of its obligations thereunder. This Memorandum of Lease is executed in connection with and is deemed to be a part of the Lease. This instrument is merely a Memorandum of Lease and is subject to all of the terms, provisions and conditions of the Lease. Where the terms of this Memorandum of Lease and the Lease conflict, the terms of the Lease shall control. All capitalized terms not defined herein shall have the same meaning as ascribed in the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

ATTEST:

CITY OF VERO BEACH, FLORIDA, a Florida municipal corporation

_____
Print
Name:_____
City Clerk

By:_____
Name:_____
Title:_____

WITNESSES:

TENANT:

FLORIDA POWER & LIGHT COMPANY, a Florida corporation

_____
Print
name:_____

By:_____
Name:_____
Title:_____

_____
Print
name:_____

ACKNOWLEDGMENT

[COVB to provide form of acknowledgment]

STATE OF FLORIDA)
)
COUNTY OF [_____])

On this, the ___ day of _____, 201_, before me, a Notary Public in and for the State of Florida, personally appeared _____, who is personally known to me or who provided _____ as identification, and who acknowledged himself/herself to be an authorized officer of Florida Power & Light Company, and that he/she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of the Florida Power & Light Company by himself/herself as such.

Given under my hand and official seal, this ___ day of _____, A.D. 201_.

_____
Print Name: _____
Notary Public, State of Florida
Notary Commission No.: _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

That portion of Government Lot 4, Section 6, Township 33 South, Range 40 East, Indian River County, Florida, lying North of State Road 656 (17th Street Causeway Boulevard), East of Indian River Boulevard and West of Indian River, LESS AND EXCEPT therefrom that portion thereof conveyed by City Deed recorded in Official Records Book 1406, Page 2289, of the Public Records of Indian River County, Florida.

Parcel ID Nos. 33-40-06-00000-0040-00005.0
33-40-06-00000-0040-00006.0
33-40-06-00000-0040-00007.0

NOTE: THE LEGAL DESCRIPTION SHALL BE REPLACED WITH A METES AND BOUNDS DESCRIPTION OF THE POWER PLANT SITE LOCATED UPON THE ABOVE-DESCRIBED PROPERTY WHICH SHALL BE FURNISHED BY A SURVEYOR IN A FORM SATISFACTORY TO PURCHASER AND PURCHASER'S TITLE COMPANY.