

## Exhibit B

### **Lease of Property Located at the Northeast Corner of Halpatiokee Park in Stuart, Florida Martin County Minimum Maintenance Standards**

#### **Pest Control and Application Methods**

Martin County requires that all contractors responsible for pest control of any type, be familiar with and comply with the Martin County Integrated Pest Management (IPM) Plan. Shall the need arise to deviate from the IPM Plan, the Lessee must submit justification to the County in writing, providing a minimum of 10 working days' notice with an explanation for the proposed change. The request will subsequently be reviewed by County staff who will either approve or deny the request within an amount of time deemed reasonable by the County. The County reserves the right to restrict or prohibit the use of any chemical, pesticide, or application method(s) on any or all sites during the term of this contract. Please note that chemicals, pesticides, or application methods required by the County's standards may result in a cost increase to the Lessee.

The following chemical(s), pesticide(s), and application method(s) are currently prohibited:

- a. For use on all County property: glyphosate
- b. For use on County aquatic sites: copper

#### **Landscape Areas**

Lessee shall remove all trash and litter from the entire area to be maintained prior to initiating any mowing of the turf areas. All grass shall be cut at the height of 3.0 to 4.0 inches. Height-turf areas are to be mowed at uniform heights throughout the leased area. The Lessee shall mow often enough so that no more than 1/3 of turf blade is to be removed at one time / per cycle cut. No mechanical trimming shall be permitted around trees and shrubs. Applications of herbicide to create a ring (of at least 2 feet in diameter and no greater than 4 feet in diameter around stand-alone trees and shrubs, and 6 inches from shrub beds) shall be maintained. The Lessee or Lessee's Contractor must keep records of all pesticide applications (see Attachment 1). All foreign growth in cracks, seams, and joints of hard surfaces such as sidewalks, curbs, pavers and driveways shall be cut down to the pavement surface during the completion of each mowing cycle. All hard edges such as sidewalks, curbs, and steps shall be mechanically edged where they exist using a metal blade exposing hard surface to be completed each cycle.

Trees should not have hanging/cracked limbs or other hazards visible from the ground. Limbs and foliage for mature trees should be maintained at minimum height of 8 feet over pedestrian pathways and 14 feet over vehicular driveways. Palms shall be pruned annually as described in University of Florida's Circular ENH1182, "Pruning Palms".

All shrubs shall be pruned to either retain an attractive, natural form, or where specifically designed by the Parks Operations Division in a precise, formal shape. Martin County shall retain the right to determine size and shape of all plantings. Pruning techniques must adhere to those described in the University of Florida's Circular 853, "Pruning Landscape Trees and Shrubs".

All planting beds shall be maintained regularly to keep the beds looking well maintained. Each maintenance occurrence shall include weed control, litter removal, twigs, dead plants and other undesirable materials and debris removal as necessary to comply. A weed is a plant out of place. Foreign growth that was not part of the original landscape design or approved by the County shall be considered weeds. Weed removal/control within planting beds shall be performed during each maintenance cycle as necessary. Weed control shall only be applied in a manner consistent with Integrated Pest Management practices (IPM). Pre and post emergent herbicides may be used to control weeds. The Lessee shall notify the County in writing whenever chemical weed control is to be applied. Chemicals to be applied must be approved in advance by Martin County. Weed control shall only be applied in a manner consistent with Integrated Pest Management practices (IPM). Install mulching materials for planting beds at a depth of three inches (3") after settlement following installation. Mulch shall not be in contact with the trunk of the trees. Keep mulch 3 to 4 inches away from tree trunks. Any landscape fabric or bare ground uncovered or damaged during maintenance activities shall be repaired and covered with mulch. Mulch shall not be placed over valves, valve boxes, other irrigation parts, light fixtures or other in ground structures that are located within mulched beds.

All landscape areas should be inspected daily and holes and diggings repaired immediately as needed or closed for use.

## **Buildings, structures and amenities**

### **Exterior areas**

All sidewalks, stairs, docks or other hardscape walking surfaces shall be kept free of mold, mildew or algae. All building exteriors, including ceilings, walls, windows, and soffits, are to be cleaned regularly to remove cob webs, dirt, mold, mildew or any other foreign material. Doors should operate freely and as designed. Electrical outlets shall be safe and have appropriate covers.

### **Interior areas**

Floors shall be clean and free of debris or tripping hazards. Lessee will be responsible for the cleaning of all offices, conference rooms, kitchen areas and restrooms. Cleaning will be performed daily. All trash and trash receptacles will be the responsibility of the Lessee. Trash will be emptied on a daily basis and disposed of in authorized location.

### **Amenities**

All amenities should be inspected and tested regularly for damage and repaired immediately as needed or closed off to the public. Equipment and seating should be checked regularly for damage or loose parts, and bolts should be tightened as needed and equipment fixed as needed or closed to the public. Fencing, gates, and locking mechanisms must be properly anchored and inspected regularly to ensure they move and lock properly. Lessee will be required to follow its maintenance and operations plan to minimize negative environmental impact and pet waste and reduce surface water impacts on the nearby body of water. This includes an educational initiative for park users regarding pet waste disposal and focusing on sustainable and environmentally friendly best practices and regular sanitizing and cleaning of all amenities.

## **Roadway and Parking Lot**

The road must be kept to a thickness of at least 3 to 4 inches of asphalt millings. This is a minimum to keep the road to where it could be box bladed when needed. Cost of additional millings is at Lessee's expense.

Any potholes that are approximately 1 inch in depth must be filled in order to prevent larger holes forming and causing conditions that may damage vehicles entering the property.

Box blade the roadway as needed to keep the surfacing as level as possible and to prevent standing water after rains.

The parking areas must be maintained and bollards pressure washed to keep a tidy appearance for patrons.

The handicapped parking must be kept clean and free of debris. The painted lines on this surface is Lessee's responsibility to keep properly marked and in good condition.