

This instrument was prepared under the direction of:

James D. Stokes, Esq., City Attorney

Prepared by:

CITY OF PORT ST. LUCIE

City Attorney's Office

121 S.W. Port St. Lucie Boulevard

Port St. Lucie, FL 34984

### **PARTIAL RELEASE OF LEASE**

KNOW ALL MEN BY THESE PRESENTS that **10 CW Properties LP**, a New Jersey limited partnership and **Walgreen Co.**, are the parties to that certain Lease Agreement as evidenced by that certain Memorandum of Lease recorded in Official Records Book 1046, Page 1855 of the Public Records of Saint Lucie County, Florida (the "Lease") on November 19, 1996. The parties do hereby release the real property described on **Exhibit A**, which is attached hereto and incorporated herein, from any rights, obligations, or interests created by the Lease. The parties retain all rights, obligations, or interested on all other property to which its Lease pertains.

**[SIGNATURE PAGE FOLLOWS]**

WITNESS my hand and seal this 15<sup>L</sup> day of October, 2021.

Signed, sealed and delivered in the presence of **10 CW PROPERTIES, LP**  
of:

Irene C Van Der  
Witness 1 Signature

Irene C VanDentHeuvel  
Witness 1 Print Name

[Signature]  
Witness 2 Signature

Blatthe D. Leard  
Witness 2 Print Name

By: Mark Schaefer  
Its: Authorized Signatory

STATE OF NY )  
COUNTY OF Schenectady ) ss:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of October, 2021, by Mark Schaefer, as Authorized Rep of \_\_\_\_\_, on behalf of the company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]

[Signature]  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Commission #: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

MATTHEW C. LAMSTEIN  
Notary Public, State of New York  
No. 02LA6130967  
Qualified in Nassau County  
Commission Expires July 25, 2025

Signed, sealed and delivered in the presence of:

WALGREEN CO.

Gisela Contreras  
Witness 1 Signature

[Signature]  
By: RICHARD N. STEINER  
Its: DIRECTOR AND MANAGING COUNSEL

Gisela Contreras  
Witness 1 Print Name

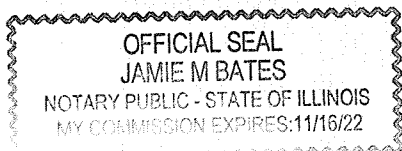
Debra M. Buchanan  
Witness 2 Signature

DEBRA M. BUCHANAN  
Witness 2 Print Name

STATE OF ILLINOIS )  
                                          ) SS:  
COUNTY OF LAKE )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>ST</sup> day of SEPTEMBER, 2021, by RICHARD N. STEINER, as DIRECTOR AND MANAGING COUNSEL of WALGREEN CO., on behalf of the company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]



Jamie M Bates  
Print Name: JAMIE M. BATES  
Notary Public, State of ILLINOIS  
Commission #: 1663895  
My Commission Expires: 11-16-22

EXHIBIT A  
TO  
PARTIAL RELEASE OF LEASE

**Exhibit A**

Prepared under the direction of:  
J.M. Joiner, Turnpike Surveyor  
DATE: May 12, 2017

PARCEL NO.: 100 & 700  
F.P.I.D. NO.: 439153  
STATE ROAD NO.: 91  
COUNTY: ST. LUCIE

**RIGHT OF WAY  
PARCEL 100**

A portion of Lot 1, St. Lucie Joint Venture Subdivision, as recorded in Plat Book 35, Pages 18 through 18A of the Public Records of St. Lucie County, Florida, lying in Section 8, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Lot 1, St. Lucie Venture Subdivision, lying on the existing Northerly right of way line of Essex Drive, as shown on said plat, being a point on a non-tangent curve to the left, having a radius of 2,635.60 feet and a chord bearing and distance of South 80°30'03" West 243.85 feet; thence Southwesterly along said existing Northerly right of way line of Essex Drive, and the arc of said curve, passing through a central angle of 05°18'11" for a distance of 243.94 feet to the point of reverse curvature of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance of North 64°30'42" West 30.53 feet; thence Northwesterly along said existing Northerly right of way line of Essex Drive and the arc of said curve, passing through a central angle of 75°16'41" for a distance of 32.85 feet to the point of tangency of said curve, lying on the existing Easterly right of way line of Bayshore Boulevard, as shown on Right of Way Map Section 97940-(2300)2334, Sheet 5; thence North 26°52'22" West along said existing Easterly right of way line of Bayshore Boulevard, a distance of 27.70 feet to the **POINT OF BEGINNING**; thence continue North 26°52'22" West, along said existing Easterly right of way line, a distance of 81.76 feet to a point on a non-tangent curve to the right, having a radius of 2,760.60 feet and a chord bearing and distance of North 76°48'01" East 2.92 feet; thence Northeasterly along said existing Easterly right of way line, and the arc of said curve, passing through a central angle of 00°03'38" for a distance of 2.92 feet to a point on said curve; thence departing said existing Easterly right of way line, run South 24°52'07" East, a distance of 81.12 feet to the **POINT OF BEGINNING**.

Containing 116 square feet, more or less.