

POST CLOSING OCCUPANCY AGREEMENT

SELLER: TIMES PUBLISHING COMPANY

BUYER: HERNANDO COUNTY WATER and SEWER DISTRICT

This Post Closing Occupancy Agreement represents a part of the Contract for Sale and Purchase of Real Property with the Effective Date being the date of closing on this transaction.

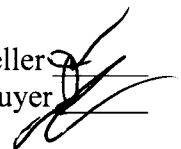
Brief Legal Description and/or Address: 15365 Cortez Blvd., Brooksville, FL 34613 and further described in the Attached Exhibit "A" and incorporated herein.

In the event of inconsistencies between this Agreement and the Contract for Sale and Purchase of Real Property attached hereto, the provisions contained in this Agreement shall prevail and are intended to supersede anything in the Contract for Sale and Purchase of Real Property inconsistent with this Agreement.

1. Seller shall remain in possession and occupancy of the subject premises after the closing so as to continue to operate its commercial business operation. However, at no time will any residential use be made of the real property.
2. During the period of time that the Seller occupies the real property after the date of closing it shall be responsible for all utility charges including but not limited to electricity, gas, phone, water, trash disposal and cable television.
3. Buyer assumes no liability for any damages, injury or loss to Seller or Seller's personal property as a result of said post closing occupancy and Seller agrees that such occupancy shall be at its sole risk.
4. During Seller's occupancy, Seller shall be responsible for all utilities as stated herein above in paragraph two (2) and all utilities shall be maintained in the Seller's name. Additionally, the Seller shall continue in force or obtain a personal injury and liability insurance policy with minimum coverage limits of \$1,000,000 each occurrence/\$2,000,000 aggregate and the Buyer must be named as an additional insured on the general liability insurance policy. It is specifically understood that the Buyer shall not be liable or responsible to the Seller for the loss of any personal property of the Seller during the time the Seller occupies the premises.
5. Seller shall indemnify the Buyer for any liability incurred by the Seller as a result of its post-closing occupancy including court costs and attorney fees awarded to the prevailing party. Seller must comply with all State and Federal laws as to

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
Initial Seller
Initial Buyer




Workers' Compensation and shall maintain Workers' Compensation coverage for its own employees.

6. Seller shall pay to the Buyer an occupancy fee in the amount of two hundred fifty one dollars and 12/100 (\$251.12) per day for each day it occupies the real property(\$7,533.69/month.) It is estimated and understood that the parties are entering this agreement with the understanding that the Seller expects and the Buyer has agreed that Seller's post closing occupancy rights hereunder shall terminate on or before four (4) months or 120 day period, whichever is longer, after the closing date, unless extended by written agreement.
7. Seller shall be responsible for maintaining the premises in the same condition as at the time of the closing, including but not limited to lawn, shrubbery, plumbing, lighting, furniture, and air conditioner systems. Seller shall not be liable for normal wear and tear done to the premises, acts of God or insured casualty.
8. At the time of the closing, a security deposit shall be held in escrow shall be held in escrow by the Seller or its agent with proof of said deposit provided to the Buyer within five days after closing in the amount of \$ 10,000.00. The security deposit shall be returned to the Seller following the Seller vacating the premises provided an inspection of the premises demonstrates that the property is in the same condition as it was on the date of closing, subject to normal wear and tear as per the terms of this agreement.
9. The Seller and the Buyer specifically understand that this agreement is not a Lease and the relationship between the parties is NOT that of a Landlord/Tenant.
10. Each party shall be responsible for its own costs and attorney's fees in the event of any dispute, claim, action or appeal arising from or related to this Contract. The venue of any litigation shall be in the 5th Judicial Circuit Court, Hernando County, Florida. To the extent permitted by law, the respective parties in this instrument agree to and do waive trial by jury in any action, proceeding, or counterclaim brought by either of the parties against the other on any matters whatsoever arising out of or in any way connected with this Post Closing Occupancy Agreement, Seller's continued use or occupancy of the property, or any claim of damage resulting from any act or omission of the parties or either of them in any way connected with this Agreement.
11. Neither party may assign this Contract.
12. In the event either party shall default in performance of any of the terms of this Agreement, then the other party shall have the right to exercise all remedies in law or in equity.
13. Typewritten or handwritten provisions inserted in this Contract or attached hereto shall control any printed provision with which it may conflict.

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Initial Seller 

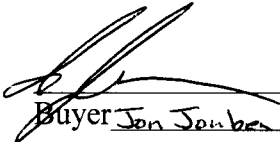
Initial Buyer 

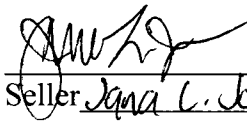
14. The benefits and obligations of the covenants herein contained shall inure to and bind the respective heirs, personal representatives, administrators, successors and assigns of the parties to this Agreement. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

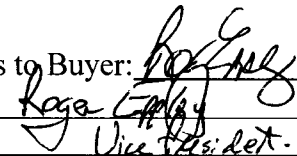
15. This Agreement shall not confer any rights or remedies upon any person other than the parties and their respective successors and permitted assigns.

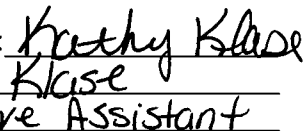
Board of County Commissioners
Hernando County, Florida

Times Publishing Company
Board of Directors



Buyer Jon Jonker Date: 10-8-15


Seller Jana L. Jones Date: 10-7-15

Witness to Buyer: 
Name: Roger Eddy
Title: Vice President

Witness to Seller: 
Name: Kathy Klase
Title: Executive Assistant

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Initial Seller 
Initial Buyer 