

**AMENDED AND RESTATED LEASE SCHEDULE NO. 2004A
TO THE
MASTER LEASE-PURCHASE AGREEMENT,
DATED AS OF SEPTEMBER 1, 1990,
BETWEEN
ST. LUCIE SCHOOL BOARD LEASING CORPORATION
(THE "CORPORATION")
AND
THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD")**

THIS AMENDED AND RESTATED LEASE SCHEDULE NO. 2004A (the "Amended and Restated Lease Schedule") hereby amends and restates in its entirety Lease Schedule No. 2004A, dated as of April 15, 2004, between the Corporation and the Board (the "Prior Lease Schedule") to the Master Lease-Purchase Agreement, dated as of September 1, 1990, between the Corporation and the Board, as heretofore amended and supplemented (the "Master Lease Agreement"). The Master Lease Agreement, together with this Amended and Restated Lease Schedule No. 2004A, are herein collectively referred to as the "Lease Agreement". This Amended and Restated Lease Schedule is hereby entered into under the Master Lease Agreement pursuant to which the Corporation has agreed to lease-purchase to the Board and the Board has agreed to lease-purchase from the Corporation, subject to the terms and conditions of the Lease Agreement, the Series 2004A Project as herein and therein described. All defined terms not otherwise defined herein shall have the respective meanings therefor set forth in the (i) Lease Agreement or (ii) the Master Trust Agreement, dated as of September 1, 1990, among the Board, the Corporation and the Trustee, as amended and supplemented, particularly as supplemented by the Series 2013A Supplemental Trust Agreement (the "Series 2013A Supplemental Trust Agreement"), dated as of _____ 1, 2013, among the Board, the Corporation and the Trustee (collectively, the "Trust Agreement"). Reference to "Lease Agreement" herein shall include the terms of this Amended and Restated Lease Schedule.

1. Findings. The Board and the Corporation hereby find and determine that:

(a) The Board has heretofore executed and delivered the Master Lease Agreement pursuant to which it has established a master lease-purchase program.

(b) The Board has heretofore leased the Series 2004A Project from the Corporation in accordance with the terms of the Lease Agreement.

(c) The Board has heretofore caused the Series 2004A Certificates (as defined in the Trust Agreement) to be executed, authenticated and delivered by the Trustee in connection with the financing of the costs of acquisition and construction and the Board's leasing of the Series 2004A Project.

(d) The Board and the Corporation deem it in their best interests to restructure the Basic Rent Payments due under the Prior Lease Schedule by issuing Refunding Certificates for the purpose of refunding, on an advanced basis, the outstanding Series 2004A Certificates maturing on July 1 in the years [2015 through 2018, inclusive, and 2023 through 2030, inclusive] (collectively, the "Refunded Certificates").

(e) In order to accomplish such refunding, the Board and the Corporation hereby agree to cause the issuance of the Series 2013A Certificates (as defined in the Trust Agreement) pursuant to the Trust Agreement and the Series 2013A Supplemental Trust Agreement.

(f) The Board and the Corporation further agree to use proceeds of the Series 2013A Certificates to (i) prepay the Refunded Certificates pursuant to the terms of the Trust Agreement (including, particularly, Articles V and XII thereof) and an Escrow Deposit Agreement, dated as of _____, 2013 (the "Escrow Deposit Agreement"), between the Board and U.S. Bank National Association, as Escrow Agent, in order to restructure and reduce certain Basic Rent Payments payable under the Lease Agreement as aforesaid, and (ii) pay costs associated with the issuance of the Series 2013A Certificates. The portion of the proceeds of the Series 2013A Certificates to be applied to the refunding of the Refunded Certificates shall be deposited into an escrow deposit trust fund established pursuant to the Escrow Deposit Agreement and shall constitute the deposit of prepaid Basic Rent Payments by the Board. The refunding of the Refunded Certificates is in the best interests of the Board and the Corporation because it results in a decrease in Basic Rent Payments associated with the portion of the Series 2004A Project financed with the proceeds of the Refunded Certificates.

(g) The deposit of the prepaid Basic Rent Payments into the escrow deposit trust fund shall be in an amount sufficient to pay the principal of, redemption premium, if any, and interest on the Refunded Certificates, as the same become due or are redeemed prior to maturity. The Lease Agreement will secure the payment of Supplemental Rent and any deficiency in the prepaid Basic Rent Payments on deposit in the escrow deposit trust fund relating to the Refunded Certificates.

(h) In consideration for the deposit of such prepaid Basic Rent Payments with the Escrow Agent, the Board and the Corporation agree to enter into this Amended and Restated Lease Schedule No. 2004A, whereby the Board will continue to lease the Series 2004A Project and agree to make Basic Rent Payments sufficient to pay the principal of and interest on the Series 2013A Certificates and the Series 2004A Certificates maturing on July 1 in the years 2013

and 2014 (the "Outstanding Series 2004A Certificates") that are not refunded in connection with the issuance of the Series 2013A Certificates.

2. The Series 2004A Project. The Series 2004A Project (described in Section 7 to this Amended and Restated Lease Schedule) had an original Maximum Cost of \$75,580,000 and has been acquired, constructed and installed, and is being lease-purchased by the Board from the Corporation pursuant to the terms of the Lease Agreement.

3. Commencement Date; Lease Term; Other Definitions. For purposes of this Amended and Restated Lease Schedule and the Lease Agreement:

(a) The Commencement Date for the Series 2004A Project was April 15, 2004.

(b) The Initial Lease Termination Date of the lease of the portion of the Series 2004A Project financed from the Series 2004A Certificates was June 30, 2004. The Maximum Lease Term for the Series 2004A Project commenced on the Commencement Date thereof and shall terminate on June 30, 2030.

(c) The Estimated Completion Date for the Series 2004A Project was August 31, 2006.

(d) The Replacement Amount is \$500,000.

4. Certificates of Participation.

(a) The Certificates of Participation issued under the Trust Agreement and related to this Amended and Restated Lease Schedule are identified as (i) the "Refunding Certificates of Participation (School Board of St. Lucie County, Florida Master Lease Program, Series 2013A)" (the "Series 2013A Certificates") and (ii) the Outstanding Series 2004A Certificates, each, Evidencing an Undivided Proportionate Interest of the Owners thereof in Basic Rent Payments to be made under a Master Lease-Purchase Agreement by the School Board of St. Lucie County, Florida."

(b) The Credit Enhancer for the Outstanding Series 2004A Certificates is Assured Guaranty Municipal Corp. ("AGM"). The Credit Enhancer for the Series 2013A Certificates is _____.

(c) The Reserve Requirement for the Outstanding Series 2004A Certificates and the Series 2013A Certificates shall be zero dollars (\$0.00).

(d) The Outstanding Series 2004A Certificates are not subject to optional prepayment prior to maturity. The Optional Prepayment Date for the Series 2013A Certificates is July 1, 20__.

(e) For purposes of Section 5.08(c) of the Lease Agreement, Net Proceeds of any insurance or condemnation award relating to the Series 2004A Project shall be allocated to the Series 2013A Certificates, on a pro rata basis with the Outstanding Series 2004A Certificates. With respect to the Outstanding Series 2004A Certificates, the portion of such Net Proceeds allocable to such Certificates shall be applied to the Mandatory Prepayment thereof in accordance with the Series 2004A Supplemental Trust Agreement related thereto. With respect to the Series 2013A Certificates, the portion of the Net Proceeds relating to the Series 2004A Project allocable to the Series 2013A Certificates shall be applied in accordance with Section 14 below.

5. Basic Rent. The Basic Rent payable by the Board to the Corporation with respect to the Series 2004A Project under the Lease Agreement is described in Schedule A attached hereto. Basic Rent is due and payable from the Board no later than the 15th day prior to each Basic Rent Payment Date. The Series 2004A Project shall consist of one Group. The obligation to make Basic Rent Payments in regard to the Refunded Certificates shall remain in effect to the extent of any deficiency in prepaid Basic Rent Payments deposited in the escrow deposit trust fund established by the Escrow Deposit Agreement for the Refunded Certificates.

6. Use of Certificate Proceeds. The Proceeds of the Series 2013A Certificates (excluding the underwriter's discount of \$_____ and the municipal bond insurance policy premium of \$_____) shall be disbursed as follows:

Deposit to the Series 2013A Subaccount of
the Costs of Issuance Account established for
the Series 2013A Certificates \$_____

Deposit to Escrow Fund as prepaid Basic Rent
for the Refunded Certificates..... \$_____

7. The Series 2004A Project. The Project Descriptions, Project Budgets and Project Schedules for the Series 2004A Project are attached hereto as Schedule B.

8. Designated Equipment. The Designated Equipment for the Series 2004A Project is described in Schedule B hereto.

9. The Land. A description of the Land is attached as Schedule C hereto.

10. Insurance. At such time as the Outstanding Series 2004A Certificates are no longer Outstanding under the Trust Agreement and in lieu of the provisions contained in Sections 5.05 and 5.06 of the Lease Agreement, with respect to the Series 2013A Certificates and to Series 2004A Project, the following provisions shall apply:

(a) The Board shall procure and maintain, or cause to be procured and maintained, throughout the Lease Term, subject to the requirements of State law, insurance against loss or damage to any part of the Series 2004A Project by fire or lightning, with extended coverage and vandalism and malicious mischief insurance. Said extended coverage insurance shall, as nearly as practicable, also cover loss or damage by explosion, windstorm, riot, aircraft, vehicle damage, smoke and such other hazards as are normally covered by such insurance. Such insurance may be maintained as part of or in conjunction with any other fire and extended coverage insurance carried or required to be carried by the Board, and may be maintained in whole or in part in the form of self-insurance by the Board, provided such self-insurance complies with the provisions of Section 5.07 of the Master Lease Agreement. The Net Proceeds of such insurance shall be applied as provided in Section 5.06 of the Master Lease Agreement.

(b) Flood insurance shall be separately maintained by the Board for any property included in the Series 2004A Project which is located in a federally designated flood plain, in such amounts per occurrence as are available at commercially reasonable costs and in minimum amounts necessary to qualify for federal disaster relief programs. In the event the Board considers flood insurance to be unavailable at commercially reasonable rates, it shall so notify the Trustee. If the Trustee identifies insurance for such coverage at commercially reasonable rates, the Board shall be obligated to obtain such insurance. In the event that the Trustee and the Board determine that flood insurance is unavailable at commercially reasonable rates, such flood insurance shall be maintained in whole in the form of self-insurance by the Board in compliance with the provisions of Section 5.07 of the Master Lease Agreement.

(c) It is agreed that copies of all policies of insurance required by the Lease Agreement shall not be delivered to the Trustee and evidence of payment of the premium for such policies shall not be furnished to the Trustee. The Board shall provide the Trustee annually each June 1 commencing June 1, 2013, with a certificate stating that it has complied with the provisions of Section 5.04, 5.05 (as modified hereby) and 5.07 of the Lease Agreement (including payment of the premiums on all insurance policies required thereby). The Trustee shall be entitled to rely upon said certificate of the Board as to the Board's compliance with the provisions of such sections of the Lease Agreement. The Trustee makes no

representation as to and shall have no responsibility for the sufficiency or adequacy of the insurance.

11. Other Documents. The documents required by Section 3.01(c) of the Lease Agreement to be submitted with this Amended and Restated Lease Schedule are attached hereto as Schedule D.

12. Assignment Agreement and Ground Lease Agreement. The Corporation hereby acknowledges that all Lease Payments and its rights, title and interest in this Amended and Restated Lease Schedule have been heretofore assigned to the Trustee pursuant to the Assignment Agreement and that all of its rights, title and interest in the Ground Lease Agreement, dated as of April 15, 2004, as supplemented and amended, particularly as amended by a First Amendment to Ground Lease Agreement, dated as of _____ 1, 2013, each between the Board and the Corporation, have been assigned to the Trustee pursuant to an Assignment of Ground Lease, dated as of _____ 1, 2013.

13. Other Permitted Encumbrances. Platting of the Land in accordance with applicable law. All Permitted Encumbrances, other than those described in clauses (1) through (7) of the definition of such term, must be approved by AGM.

14. Section 5.08(c) and (d) of the Master Lease Agreement Not Applicable. Notwithstanding the provisions set forth in Sections 5.08(c) and (d) of the Master Lease Agreement, if the pro rata portion of the Net Proceeds related to the Series 2004A Project allocable to the Series 2013A Certificates are not greater than the amount of the Lease Payments represented by the Series 2013A Certificates coming due in the immediately following fiscal year under this Amended and Restated Lease Schedule, then such amounts shall be used first, to pay the Interest Component of the Series 2013A Certificates for the next two interest Payment Dates and then to pay the Principal Component next coming due. In the event such Net Proceeds are greater than the amount of the Lease Payments represented by the Series 2013A Certificates coming due under this Amended and Restated Lease Schedule in the immediately following fiscal year, at the option of the Board, the Board shall apply the portion of the Net Proceeds of such insurance or condemnation award allocable to the Series 2013A Certificates to (i) the acquisition, construction and installation of other Land and/or Buildings to be used for educational purposes that will be subject to this Amended and Restated Lease Schedule or (ii) upon receipt of an approving opinion of Special Counsel, to the Series 2013A Subaccount of the Interest Account, or Series 2013A Subaccount of the Principal Account to be credited against the payments next due to such accounts or subaccounts.

15. Certification Required by Lease Agreement. Pursuant to Section 3.01(c)(ii) of the Lease Agreement, the Chairman of the Board hereby reaffirms the Board's covenants, representations and warranties made under the Lease Agreement, except as

modified hereby, and further certifies that no default has occurred and is continuing under the Lease Agreement.

16. Special Terms and Conditions for Lease Schedule. [While the Outstanding Series 2004A Certificates] remain Outstanding, the following provisions shall apply:

(a) The Board and the Corporation agree not to make any amendments to the Lease Agreement described in Sections 6.05(a)(v) and 6.05(b) of the Master Lease Agreement without obtaining the prior written consent of AGM.

(b) Notwithstanding any provision in Section 6.01 of the Master Lease Agreement to the contrary, any sublease or assignment of the Series 2004A Project shall (i) not extend for longer than the Lease Term for the Series 2004A Project, (ii) be cancellable by the Trustee upon an Event of Default or Event of Non-Appropriation pursuant to the Trust Agreement, and (iii) not allow the assignee or sublessee to in any way dispose or encumber the Series 2004A Project.

(c) The Board and the Corporation hereby agree that prior to the sale, substitution or release of any Building, or portion thereof, pursuant to Section 5.13 of the Master Lease Agreement, the prior written consent of AGM shall be obtained.

17. Information to be Provided to AGM. The Board agrees to provide the following information to AGM while [the Outstanding Series 2004A Certificates] remain Outstanding:

(a) the annual audited financial statements of the Board as soon as practicable after the completion thereof;

(b) the final Budget of the Board within 30 days of approval thereof;

(c) upon delivery of the audited financial statements described in clause (a) above, a certificate of the chief financial officer of the Board stating that, to the best of such individual's knowledge following reasonable inquiry, no Event of Default has occurred under the Lease Agreement, or if an Event of Default has occurred, specifying the nature thereof and if the Board has the right to cure such Event of Default pursuant to Section 7.02 of the Master Lease Agreement, stating in reasonable detail the steps, if any, being taken by the Board to cure such Event of Default;

(d) any official statement prepared in connection with the issuance of additional indebtedness of the Board within 30 days of the incurrence thereof;

(e) notice of any failure of the Board to make any payment required under the Lease Agreement within two Business Days after knowledge thereof;

(f) a final original transcript of all proceedings relating to the execution of any amendments to the Lease Agreement, the Trust Agreement, the Ground Lease or the Assignment Agreement;

(g) a copy of all reports, certificates and notices required to be delivered by the Board to the Trustee, the Owners or the Corporation pursuant to the Lease Agreement; and

(h) such additional information as AGM from time to time may reasonably request.

18. Environmental Matters.

(a) Definitions. When used in this Section 18, the following terms shall have the following meanings in addition to the meanings specified elsewhere herein.

"Asbestos Containing Materials" shall mean material in friable form containing more than one percent (1%) of the asbestiform varieties of (i) chrysotile (serpentine); (ii) crocidolite (riebeckite); (iii) amosite (cummingtonite-grunerite); (iv) anthophyllite; (v) tremolite; and (vi) actinolite.

"Environmental Regulations" shall mean all Laws and Regulations, now or hereafter in effect, with respect to Hazardous Materials, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, as amended (42 U.S.C. Section 9601, et seq.) (together with the regulations promulgated thereunder, "CERCLA"), the Resource Conservation and Recovery Act, as amended (42 U.S.C. Section 6901, et seq.) (together with the regulations promulgated thereunder, "RCRA"), the Emergency Planning and Community Right-to-Know Act, as amended (42 U.S.C. Section 11001, et seq.) (together with the regulations promulgated thereunder, "Title III"), the Clean Water Act, as amended (33 U.S.C. Section 1321, et seq.) (together with the regulations promulgated thereunder, "CWA"), the Clean Air Act, as amended (42 U.S.C. Section 7401, et seq.) (together with the regulations promulgated thereunder, "CAA") and the Toxic Substances Control Act, as amended (15 U.S.C. Section 2601, et seq.) (together with the regulations promulgated thereunder, "TSCA"), and any state or local similar laws and regulations and any so-called local, state or federal "superfund" or "superlien" law.

"Hazardous Materials" shall have the meaning given in Section 18(b) hereof.

"Laws and Regulations" shall have the meaning given in Section 18(b) hereof.

"Release" shall have the meaning given in Section 18(b) hereof.

(b) The Board has, after due inquiry, no knowledge and has not given or received any written notice indicating that the Series 2004A Project, upon completion, will materially violate any applicable law, regulation, code, order, rule, judgment or consent agreement, including, without limitation, those relating to zoning, building, use and occupancy, fire safety, health, sanitation, air pollution, ecological matters, environmental protection, hazardous or toxic materials, substances or wastes, conservation, parking, architectural barriers to the handicapped, or restrictive covenants or other agreements affecting title to the Series 2004A Project (collectively, "Laws and Regulations"). Without limiting the generality of the foregoing, neither the Board nor to the best of its knowledge, after due inquiry, any prior or present owner, tenant or subtenant of the Series 2004A Project has, other than as set forth in Sections 18(b) and (c) hereof or as may have been remediated in accordance with Laws and Regulations, (i) used, treated, stored, transported or disposed of any material amount of flammable explosives, polychlorinated biphenyl compounds, heavy metals, chlorinated solvents, cyanide, radon, petroleum products, asbestos or any Asbestos Containing Materials, methane, radioactive materials, pollutants, hazardous materials, hazardous wastes, hazardous, toxic or regulated substances or related materials, as defined in CERCLA, RCRA, CWA, CAA, TSCA and Title III, and the regulations promulgated pursuant thereto, and in all other Environmental Regulations applicable to the Board, of the Series 2004A Project or the business operations conducted by the Board thereon (collectively, "Hazardous Materials") on, from or beneath the Series 2004A Project, (ii) pumped, spilled, leaked, disposed of, emptied, discharged or released (hereinafter collectively referred to as "Release") any material amount of Hazardous Materials on, from or beneath the Series 2004A Project, or (iii) stored any material amount of petroleum products at the Series 2004A Project in underground storage tanks, except as may be otherwise set forth herein.

(c) Excluded from the representations and warranties in Section 18(b) hereof with respect to Hazardous Materials are those Hazardous Materials in those amounts ordinarily found in or used in the maintenance of an educational facility the use, treatment, storage, transportation and disposal of which has been and shall be in compliance with all Laws and Regulations.

(d) The Series 2004A Project is not, and shall not be, located in an area of high potential incidence of radon and does not have, or will not have, unventilated basements or subsurface portions which are occupied or used for any purpose other than the foundation or support of the Series 2004A Project.

(e) The Board has not received any notice from any insurance company which has issued a policy with respect to the Series 2004A Project or from the applicable state or local government agency responsible for insurance standards (or any other body exercising similar functions) requiring the performance of any repairs, alterations or other work, which repairs, alterations or other work have not been completed at the Series 2004A Project. The Board has not received any notice of default or breach which has not been cured under any covenant, condition, restriction, right-of-way, reciprocal easement agreement or other easement affecting the Series 2004A Project which is to be performed or complied with by it.

(f) The Board shall not use or permit the Series 2004A Project or any part thereof to be used to generate, manufacture, refine, treat, store, handle, transport or dispose of, transfer, produce or process Hazardous Materials, except, and only to the extent, if necessary to maintain the Series 2004A Project and then, only in compliance with all Environmental Regulations, and any state equivalent laws and regulations, nor shall it permit, as a result of any intentional or unintentional act or omission on its part or by any tenant, subtenant, licensee, guest, invitee, contractor, employee and agent, the storage, transportation, disposal or use of Hazardous Materials or the Release or threat of Release of Hazardous Materials on, from or beneath the Series 2004A Project excluding, however, those Hazardous Materials in those amounts ordinarily found in or used in the maintenance of the Series 2004A Project, the use, storage, treatment, transportation and disposal of which shall be in compliance with all Environmental Regulations. Upon the occurrence of any Release or threat of Release of Hazardous Materials, the Board shall promptly commence and perform, or cause to be commenced and performed promptly, all investigations, studies, sampling and testing, and all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials so released, on, from or beneath the Series 2004A Project, in compliance with all Environmental Regulations. Notwithstanding anything to the contrary contained herein, underground storage tanks shall only be permitted subject to compliance with Section 18(i) hereof and only to the extent necessary to maintain the improvements on the Series 2004A Project.

(g) The Board shall comply with, and shall cause its tenants, subtenants, licensees, guests, invitees, contractors, employees and agents to comply with, all

Environmental Regulations, and shall keep the Series 2004A Project free and clear of any liens imposed pursuant thereto (provided, however, that any such liens, if not discharged, may be bonded). The Board shall cause each tenant under any lease, and use its best efforts to cause all of such tenant's subtenants, agents, licensees, employees, contractors, guests and invitees and the guests and invitees of all of the foregoing to comply with all Environmental Regulations with respect to the Series 2004A Project; provided, however, that notwithstanding that a portion of this covenant is limited to the Board's use of its best efforts, the Board shall remain solely responsible for ensuring such compliance and such limitation shall not diminish or affect in any way the Board's obligations contained in Section 18(h) hereof as provided in said Section 18(h). Upon receipt of any notice from any Person with regard to the Release of Hazardous Materials on, from or beneath the Series 2004A Project, the Board shall give prompt written notice thereof to the Trustee and AGM (and, in any event, prior to the expiration of any period in which to respond to such notice under any Environmental Regulation).

(h) Irrespective of whether any representation or warranty contained in this Section 18 is not true or correct, the Board shall, to the extent permitted by law, defend, indemnify and hold harmless the Trustee, the Certificateholders and AGM and each of its and their employees, agents, officers, directors, trustees, successors and assigns, from and against any claims, demands, penalties, fines, attorneys' fees (including, without limitation, attorneys' fees incurred to enforce this indemnification), consultants' fees, investigation and laboratory fees, liabilities, settlements (five (5) Business Days' prior notice of which the Trustee and AGM, as appropriate, shall have delivered to the Board), court costs, damages, losses, costs or expenses of whatever kind or nature, known or unknown, contingent or otherwise, occurring in whole or in part, arising out of, or in any way related to, (i) the presence, disposal, Release, threat of Release, removal, discharge, storage or transportation of any Hazardous Materials on, from or beneath the Series 2004A Project, (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such Hazardous Materials, (iii) any lawsuit brought or threatened, settlement reached (five (5) Business Days' prior notice of which the Trustee and AGM, as appropriate, shall have delivered to the Board), or governmental order relating to Hazardous Materials on, from or beneath any of the Series 2004A Project, (iv) any violation of Environmental Regulations or Sections 18(f) or (g) hereof by it or any of its agents, tenants, employees, contractors, licenses, guests, subtenants or invitees, and (v) the imposition of any governmental lien for the recovery of environmental cleanup or removal costs. To the extent that the Board is strictly liable under any Environmental Regulation, its obligation to the Trustee and AGM and the other indemnitees under the foregoing indemnification shall likewise be

without regard to fault on its part with respect to the violation of any Environmental Regulation which results in liability to any indemnitee. Except as otherwise provided herein, its obligations and liabilities under this Section 18(h) shall survive any action by the Trustee or the Certificateholders or AGM pursuant to the terms hereof or of the Trust Agreement or the Ground Lease relating to the sale, rental or other disposal of the Series 2004A Project or the defeasance and the satisfaction of all Series 2013A Certificates.

(i) The Board shall conform to and carry out a reasonable program of maintenance and inspection of all underground storage tanks, and shall maintain, repair and replace such tanks in accordance with Laws and Regulations, including but not limited to Environmental Regulations. Any underground tanks shall be on the Series 2004A Project in good condition and repair and comply with all Laws and Regulations, including Environmental Regulations, except as set forth in this Section 16 and the Board shall take all actions to correct any violations of Laws and Regulations relating to any such tanks as set forth in this Section 18.

(j) The obligations of the Board provided in this Section 18 shall not be applicable for any matters arising or occurring subsequent to termination of the Lease Agreement. The Board shall have no responsibility or liability for any incident or situation referred to in this Section 18 relating to the Series 2004A Project which arises or occurs subsequent to termination of the Lease Agreement. The obligations provided hereby shall survive the termination of the Lease Agreement.

19. Liens or Encumbrances. There shall be no liens or encumbrances on the Land, other than Permitted Encumbrances.

IN WITNESS WHEREOF, each of the parties hereto have caused this Amended and Restated Lease Schedule No. 2004A to be executed by their proper corporate officers, all as of the 1st day of _____, 2013.

ST. LUCIE SCHOOL BOARD LEASING CORPORATION

By: _____
President

(SEAL)

Attest: _____
Secretary

THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA

By: _____
Chairman

(SEAL)

Attest: _____
Superintendent

SCHEDULE A

BASIC RENT SCHEDULE

Composite (Series 2013A Certificates and Outstanding Series 2004A Certificates)

Basic Rent Payment Date	Principal Component	Interest Component	Total Basic Rent Payment	Remaining Principal Component
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SCHEDULE B

SERIES 2004A PROJECT DESCRIPTION

1. High School "AAA" was constructed on approximately 38 acres located at the site owned by the School Board. The school is approximately 300,000 square feet and accommodates approximately 2,000 students for grades 9 through 12. The core facility (media, cafeteria, gymnasium, auditorium, etc.) is designed for 2,500 student stations. The facilities consist of grades 9-12 classrooms; skills development labs; resource rooms; exceptional student education classrooms; music rooms, physical education facilities, media center, administrative and counseling offices, food service facilities, cafeteria, auditorium, teacher planning, storage, custodian, mechanical and other miscellaneous space. The school opened in August 2006.

2. K-8 School "BB-A" was constructed on approximately 14 acres located at a site acquired in 1990. The new school is approximately 205,000 square feet and accommodates approximately 1,522 students (1,749 student stations) for grades K through 8. The facilities consist of grades K-8 classrooms; skills development labs; resource rooms; exceptional student education classrooms; music rooms, physical education facilities, media center, administrative and counseling offices, food service facilities and audertiera, teacher planning, storage, custodian, mechanical and other miscellaneous space. The school opened in August 2005.

SERIES 2004A PROJECT BUDGET

ESTIMATED PROJECT BUDGET

1. **High School "AAA"**

Building and Site Preparation	\$45,600,000
Miscellaneous/Contingency	<u>1,550,000</u>
Total	\$47,150,000

2. **K-8 School "BB-A"**

Building and Site Preparation	\$26,180,050
Miscellaneous/Contingency	<u>435,000</u>
Total	\$26,615,000

SERIES 2004A PROJECT SCHEDULE

DESIGNATED EQUIPMENT

All equipment components of the educational facilities described in Schedule B shall constitute "Designated Equipment."

SCHEDULE C

DESCRIPTION OF THE LAND

Legal Description of New K-8 School Site

All of Tract "D" and a portion of Tract "E," Port St. Lucie Section Eight, according to the Plat thereof as recorded in Plat Book 12, pages 38A - 38I, Public Records of St. Lucie County, Florida. Said lands lying in St. Lucie County, Florida.

Said portion of Tract "E" is more particularly described as follows: Beginning at the Southwest corner of aforementioned Tract "E," Port St. Lucie Section Eight; thence East along the South line of said Tract "E," a distance of 339.14 feet to the East line of Section 12, Township 37 South, Range 39 East; thence North $00^{\circ} 12' 15''$ East along the East line of said Section 12, a distance of 245.77 feet to the Northeast corner of said Section 12, also being the Southeast corner of Section 1. Township 37 South, Range 39 East; thence North $00^{\circ} 11' 10''$ East along the East line of said Section 1, a distance of 189.43 feet to the North line of said Tract "E"; thence West along the North line of said Tract "E," a distance of 340.63 feet to the West line of said Tract "E"; thence South along the West line of said Tract "E," a distance of 435.20 feet to the Point of Beginning.

Legal Description of New High School Site

Being a portion of Tract "F" according to the First Replat in Port St. Lucie Section Forty-Two, as recorded in Plat Book 18, page 18, of the public records of St. Lucie County Florida, and being more particularly described as follows:

That portion of Tract "F" lying Easterly of the following described line:

Commence at the Southwest corner of Tract "F" (also being the Southeast corner of Tract "D") of said First Replat in Port St. Lucie Section Forty-Two; thence East along the South line of said Tract "F" a distance of 1787.88 feet to the POINT OF BEGINNING of said line; thence North a distance of 1229.40 feet to the South right-of-way line of Darwin Boulevard, said point being the TERMINUS POINT of said line;

LESS AND EXCEPTING THEREFROM, that portion of Tract "F" described as follows:

Commence at the Northeast corner of the Drainage Right-of-Way Easement as shown on Tract "F" for a POINT OF BEGINNING, thence South $74^{\circ} 41' 00''$ West 1046.52 feet, thence South 230 feet to the North right-of-way line of Tulip Boulevard, thence Easterly

and Northeasterly along said North right-of-way line to the intersection of the Westerly right-of-way of Darwin Boulevard, thence Northwesterly along said right-of-way line to the POINT OF BEGINNING, also being the portion of Tract "F" described in that certain Quit-Claim Deed recorded October 12, 1998, in Official Records Book 1177, Page 1453, of the Public Records of St. Lucie County, Florida.

SCHEDULE D

DOCUMENTS REQUIRED BY SECTION 3.01(c) OF THE LEASE AGREEMENT

1. Resolution of the School Board - see tab ____ of the transcript.
2. Certificate of the Board - see tab ____ of the transcript.
3. Ground Lease Agreement - see tab ____ of the transcript.
4. Series 2013A Supplemental Trust Agreement - see tab ____ of the transcript.