

**FIRST ADDENDUM TO RENTAL AGREEMENT**

**(Playground and Parking Area Use)**

This Addendum ("Addendum") is made and entered into as of April 15, 2026, and is incorporated into and made part of that certain Rental Agreement dated October 21, 2025 ("Agreement") by and between:

**Lessor: First United Methodist Church of Fort Pierce**

**Lessee: Legacy Consortium LLC**

WHEREAS, the parties entered into the Agreement for the use of the playground area located at 515 Avenue A, Fort Pierce, Florida; and

WHEREAS, the parties desire to clarify and expand the permitted use of additional areas of the Premises, including the parking area and define specific times of use;

NOW, THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

**1. Expanded Use of Premises**

In addition to the playground space outlined in the Agreement, Lessor hereby grants Lessee the right to use:

- The East Parking Area located on the Premises (specifically the area east of the oak trees)
- The designated playground area

**2. Playground Use**

Lessee shall have use of the playground area throughout the entire school day, including instructional time, recess, and related school activities.

### 3. Parking Area Use (Arrival and Dismissal Only)

Lessee shall have shared, non-exclusive use of the parking area located east of the oak trees strictly for student arrival and dismissal operations during the following times. Lessor retains the right to concurrent use of the parking area for church operations, including but not limited to other school drop-off and pick-up, weekly church activities, and access to entrances and exits for members.

#### Arrival Times:

Preschool – 8:00 a.m.

Kindergarten & 1st Grade – 8:30 a.m.

2nd through 5th Grade – 8:00 a.m.

6th through 8th Grade – 8:45 a.m.

#### Dismissal Times:

Preschool – 12:30 p.m.

Kindergarten & 1st Grade – 1:50 p.m.

2nd through 5th Grade – 3:00 p.m.

Middle School (6th–8th) – 3:30 p.m.

The staggered schedule is intended to minimize congestion, maintain safety, and reduce impact on surrounding roadways.

### 4. Boundaries and Use Conditions

Lessee's use of the parking area is limited to the timeframes above and for the sole purpose of student drop-off and pick-up. Such use is non-exclusive and must allow for continued access and use by the Lessor, its programs, and its members at all times.

Lessee agrees to coordinate with Lessor to ensure traffic flow does not interfere with church operations, and to provide supervision, signage, and staff support necessary to maintain safe and orderly operations during arrival and dismissal periods.

At all other times, control and primary use of the parking area shall remain with the Lessor.

**5. No Other Modifications**

All other terms and conditions of the original Agreement shall remain unchanged and in full force and effect.

**6. Entire Addendum**

This Addendum represents the full understanding of the parties regarding the subject matter herein and shall control in the event of any conflict with the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

LESSOR:

First United Methodist Church of Fort Pierce

By: Arlene Riggsby  
Name: ARLENE RIGSBY  
Title: CHURCH ADMINISTRATOR  
Date: 4/22/2026

LESSEE:

Legacy Consortium LLC

By: Bryan Vargas  
Name: Bryan Vargas

Title: CEO

Date: 04/22/2026