

M E M O R A N D U M

November 4, 1996

TO: DIVISION OF RECORDS AND REPORTING

FROM: DIVISION OF LEGAL SERVICES (CROSBY)

RE: DOCKET NO. 961007-WU - APPLICATION FOR CERTIFICATE UNDER GRANDFATHER RIGHTS TO PROVIDE WATER SERVICE BY KEEN SALES & RENTALS, INC. IN POLK COUNTY

Attached is a letter dated October 18, 1996, from Mr. J. Ray Keen, President of Keen Sales & Rentals, Inc., transmitting copies of a recorded 99-year lease as proof that the utility has continued use of the land upon which its facilities are located. PLEASE PLACE THE LETTER AND ATTACHMENT IN THE ABOVE-REFERENCED DOCKET FILE. Thanks.

alc

Attachments

cc: Division of Water and Wastewater
(Golden)

- ACK _____
- AFA _____
- APP _____
- CAF _____
- CMU _____
- CTR _____
- EAG _____
- LEG _____
- LIN _____
- OPD _____
- RCM _____
- SEC 1
- WAS _____
- OTH _____

DOCUMENT NUMBER-DATE
 12066 NOV 13 96
 FPSC-RECORDS/REPORTING

RSR

Keen Sales and Rentals, Inc.

685 Dyson Road
Haines City, FL 33844
Business Phone 941-421-6827

October 28, 1996

Ms. Alice Crosby
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

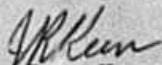
RE: 99 - Year Lease

Dear Ms. Crosby:

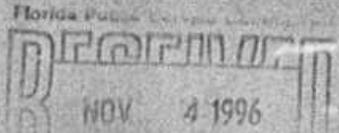
As per your request you will find six (6) copies of the recorded Lease for the land on which the water works is located.

If you have any questions, please feel free to contact me.

Sincerely,


J. Ray Keen
President

JRK/mmc
Enclosures (6)



3716 1457

Return to: (enclose self-addressed stamped envelope)

POLK OFF. REC. PAGE

F.D. "BUD" DIXON, CLERK OF COURTS	
10/22/96 08:41 456	
18130 4029	\$9.00
08139 4030	\$1.50
TOTAL	\$10.50
CHECK# 002994	\$10.50
F.D. "BUD" DIXON, CLERK OF COURTS	
10/22/96 08:47 456	
00951 4031	\$0.70
TOTAL	\$0.70
PAID BY CASH	\$0.70

EARLENE KEEN
685 DYSON ROAD
HAINES CITY, FLORIDA 33844

This Instrument Prepared by:
Name: EARLENE KEEN
Address: 685 DYSON ROAD
HAINES CITY, FLORIDA 33844

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Lease

Made this 21ST day of OCTOBER, 1996

By and Between JAMES RAY KEEN and EARLENE KEEN, his wife
hereinafter called the lessor s, and KEEN SALES & RENTALS, INC.
herein called the lessee.

Witnesseth: That in consideration of the covenants herein contained, on the part of the said lessee s
to be kept and performed, the said lessors s do as hereby lease to the said lessee s, the following described
property:

POLK COUNTY ACCOUNT NUMBER: 252727-757861-000280

KEEN SUBDIVISION: PLAT BOOK #89, PAGE #4, TRACT #B

Documentary Tax Pd. \$.70
Intangible Tax Pd. \$ -0-
E. D. "Bud" Dixon, Clerk, Polk Co.
By: Howard Deputy Clerk

To Have And To Hold the same for the term of 99 years
from the 21ST day of OCTOBER 19 96, the said lessee paying therefor the
said rent of \$1.00 Dollars.

And the said lessee s covenant s with the said lessor s to pay the said rent in yearly
payments of \$1.00 each on the 1ST day of each and every year
for the said term, the first payment to be made on the 1ST day of JANUARY, 1997;
to make no unlawful, improper or offensive use of the premises; not to assign this lease or to sublet any part of said
premises without the written consent of the Lessor s; not to use said premises for any other purpose than as
a WATER UTILITY

and to quit and deliver up said premises at the end of said term in as good condition as they are now (ordinary wear
and decay and damage by the elements only excepted). And the said lessee s hereby covenant s and agree s
that if default shall be made in the payment of rent as aforesaid, or if the said lessee s shall violate any of the
covenants of this lease, then said lessee s shall become tenant at sufferance hereby waiving all right of
notice, and the lessor s shall be entitled immediately to re-enter and re-take possession of the demised premises.

RADON GAS NOTIFICATION (the following notification may be required in some states): Radon is a naturally
occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health
risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been
found in buildings. Additional information regarding radon and radon testing may be obtained from your county
public health unit.

In Witness Whereof, the said parties have hereunto set their hands and seals the 21ST
day of OCTOBER, 19 96.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature (as to Lessor)
AMANDA M. CHAMBERS

[Signature]
Witness Signature (as to Lessor)
K. BLAKE KIMBREL

[Signature]
Witness Signature (as to Lessee)
AMANDA M. CHAMBERS

[Signature]
Witness Signature (as to Lessee)
K. BLAKE KIMBREL

[Signature]
Witness Signature (as to Lessee)
K. BLAKE KIMBREL

[Signature] [Signature]
Lessor Signatures
JAMES RAY KEEN / EARLENE KEEN
Printed Name
685 DYSON RD-HAINES CITY, FL 33844
Post Office Address

[Signature]
Lessee Signature
KEEN SALES & RENTALS, INC. by James
Printed Name Ray Keen, President
685 DYSON RD-HAINES CITY, FL 33844
Post Office Address

96 OCT 22 PM 2:47

133371

70

Office Duty, Register Paper & Printing Co., Inc. 1994

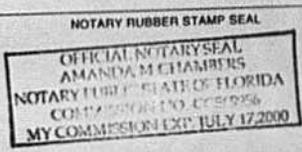
SPACE ABOVE THIS LINE FOR RECORDING DATA

STATE OF FLORIDA)
COUNTY OF POLK)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

JAMES RAY KEEN and EARLENE KEEN - PERSONALLY KNOWN

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification:



Witness my hand and official seal in the County and State last aforesaid this 21ST day of OCTOBER, A.D. 19 96

[Signature]

Notary Signature
Printed Name AMANDA M. CHAMBERS

Rate

Dr

From

(COMMON FORM)

Press