

Reply To: Tallahassee

October 1, 2025

Fellsmere Water Control District
Attn: Greg Nelson, President
109 North Willow Street
Fellsmere, FL 32948**CONFIDENTIAL
ATTORNEY/CLIENT
PRIVILEGED**

RE: Agreement for Legislative Services

Dear Mr. Nelson:

On behalf of the law firm of Lewis, Longman & Walker, P.A. ("LLW"), thank you for the opportunity to work with Fellsmere Water Control District on the above-referenced matter that is further defined in Section 2 of this Engagement Agreement ("Agreement"). The purpose of this Agreement is to document the terms of our professional relationship. A solid attorney-client relationship is built on a clear understanding of the terms of the relationship. Therefore, I ask that you review this letter with care and then either confirm your agreement to these terms or state any different or additional terms that you would like me to consider.

1. Client. Unless and until agreed by all parties in writing, LLW's only client in this matter is Fellsmere Water Control District, whose primary address is 109 North Willow Street, Fellsmere, FL 32948 (hereafter "you" or "district").

2. Services. LLW will represent you only in the matter of seeking passage of legislation to contract the boundaries of the district. Any additional matters that you may ask us to undertake must be covered by separate Engagement Agreements and will require additional conflict checks.

3. Professional Fees and Term of Agreement. I will be the attorney in charge of this matter, and will be responsible for providing and supervising the legislative services required. The term of this Agreement will begin on the date this Agreement is signed and terminate on June 30, 2026. LLW will be paid a flat fee of \$50,000.00 for our professional services under this Agreement. The fees for services rendered shall be payable in nine monthly installments of \$5,555.55 beginning in October 2025.

4. Communication and Cooperation. In order for us to serve as your counsel, it is essential that we are able to contact you, and that you respond to our requests for information or documents as expeditiously and completely as possible. We may also require client personnel be made available to meet with us in relation to representing you in this matter. Please bear in mind that if we do not obtain such cooperation, the quality of our representation may suffer and we may feel constrained to withdraw from any further work.

JACKSONVILLE
245 Riverside Ave.
Suite 510
Jacksonville, Florida 32202
T: 904.353.6410
F: 904.353.7619**ST. PETERSBURG**
100 Second Ave. South
Suite 501-S
St. Petersburg, Florida 33701
T: 727.245.0820
F: 727.290.4057**TALLAHASSEE**
106 East College Avenue
Suite 1500
Tallahassee, Florida 32301
T: 850.222.5702
F: 850.224.9242**TAMPA**
301 West Platt St.
Suite A364
Tampa, Florida 33606
T: 813.775.2331**WEST PALM BEACH**
360 South Rosemary Ave.
Suite 1100
West Palm Beach, Florida 33401
T: 561.640.0820
F: 561.640.8202

You have been identified as the client contact for this matter. I can be reached by telephone at 850-222-5702 or by email at clyon@llw-law.com. You may also reach me through my Legislative Assistant, Alison Ramos, by phone at 850-222-5792 or by email at aramos@llw-law.com.

5. Costs. LLW will charge you for direct costs incurred on your behalf for this representation. We may advance these costs and seek reimbursement in our billings or we may, at our discretion, require you to deposit these costs with us before the costs are incurred.

6. Billing and Payment. We will bill you on a monthly basis for professional services rendered and expenses incurred in connection with this matter. Fellsmere Water Control District agrees to pay the amount of each invoice in full within twenty (20) days of the billing date. For the convenience of our clients, LLW accepts credit card payments for invoices. Payments received will be applied to the outstanding invoices specified by the payment. If a specific invoice is not specified, the payment will be applied to the oldest outstanding invoice. If you have any questions about the invoice or if you dispute any items or any invoice, you agree to notify me in writing within fifteen (15) days of the billing date of your question or concern. If no issues are raised within this time period, the firm will assume you do not have any dispute with the invoice. Any amount of fees and costs due remaining unpaid for more than thirty (30) days from the date of billing shall bear interest at the rate of twelve (12%) percent per annum, compounded daily, until paid.

7. Default. If you fail to abide by the terms of this Agreement, you will be considered in default of this Agreement and we may terminate our representation. In the event any suit or action is brought to enforce the provisions of this Agreement in any arbitration, or administrative or judicial proceeding, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs incurred in such proceedings, including appeals.

8. Public Records. LLW will keep and maintain public records required by you to perform the service. However, the parties agree that the nature of the retention contemplated herein does not render LLW a "public agency" within the meaning of the term in Chapter 119, Florida Statutes.

Upon request by your custodian of public records, as identified in the next section, LLW will provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

For public records requests that require significant administrative time or the use of technology to fulfill, LLW will prepare an estimate of the cost of fulfilling the public records request and provide same to you in writing. If you have a policy regarding the manner of calculating charges for significant administrative time or the use of technology, LLW will follow the policy in developing the cost estimate. The policy will be attached hereto upon execution by you. If you do not have a specific policy for calculating charges for significant administrative time or the use of technology, LLW shall develop the estimate based on LLW's actual cost. Significant administrative time will be considered time in excess of 30 minutes. Labor costs shall be

estimated based on 1.25 x the hourly rate of the lowest paid LLW member capable of performing the work. The cost of technology shall be estimated based on actual cost, with no mark-up.

LLW will ensure that public records maintained or created in connection with this representation that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of the representation if LLW does not transfer the records to you.

Upon completion of the representation, LLW shall transfer, at no cost to you, all public records in possession of LLW related to the representation, in the format in which those records were ordinarily kept, provided that all electronic records shall be produced to you in a format that is compatible with your information technology systems. If you desire the records to be transferred in a format that is different than the above-referenced format, LLW shall prepare a cost estimate for the records conversion upon request and provide the converted records to you upon approval of the cost estimate.

LLW shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. LLW may retain duplicate copies of non-exempt and non-confidential public records after the record copies are transferred to you. If you receive a public records request for materials the record copies of which are maintained by LLW, you shall immediately notify LLW of the request in writing. LLW will provide the records to you or allow the records to be inspected or copied within a reasonable time, as directed by you. If you desire for LLW to review the records for responsiveness and/or exemption/privilege, you shall advise LLW of its desire in writing and LLW shall provide the service at the rates provided herein. If you seek for LLW to "certify" a public record, you should provide LLW with direction on the desired format of such certification along with the records request.

9. IF LLW HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LLW'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, LLW WILL CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT Please fill in contact information for the Custodian of Public Records:

Telephone Number

E-mail Address

Mailing Address

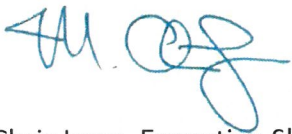
10. Venue. If any arbitration or enforcement action or any other litigation arises regarding this Agreement, venue will be in Palm Beach County, Florida and the parties hereby waive their right to a jury trial.

11. E-Verify. LLW warrants for itself and its subcontractors that LLW and all subcontractors are in compliance with all federal immigration laws and regulations that relate to their employees. LLW agrees and acknowledges that you are a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. Notwithstanding any other provisions in this Agreement, if Fellsmere Water Control District has a good faith belief that LLW has knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, Fellsmere Water Control District shall terminate the Agreement. If Fellsmere Water Control District has good faith belief that a subcontractor knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, Fellsmere Water Control District shall promptly notify LLW and order LLW to immediately terminate the contract with the subcontractor. LLW agrees to be liable for any additional costs incurred by Fellsmere Water Control District as a result of the termination of a contract based on LLW's failure to comply with E-Verify requirements referenced herein.

12. Binding and Entire Agreement. This Agreement and any concurrent attachments represent the entire Agreement between the parties, and no party is relying or is entitled to rely on any representations not expressly contained herein. In addition, no changes may be made to this Agreement without the written consent of all the parties hereto.

We sincerely thank you for choosing LLW to assist you in this most important matter. If you agree with the foregoing terms and conditions, please sign in the space provided at the bottom of this Agreement. Please email the executed document to me and retain a copy for your records. On behalf of LLW, I look forward to assisting you in this matter.

Sincerely,



Chris Lyon, Executive Shareholder
Lewis, Longman & Walker, P.A.

ACCEPTED BY:

FELLSMERE WATER CONTROL DISTRICT

[SIGNATURE]

[PRINT NAME]

Fellsmere Water Control District

Greg Nelson, President

October 1, 2025

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[TITLE]

[DATE]

[EMAIL ADDRESS]

[WORK TELEPHONE NUMBER]

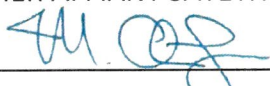
[CELL PHONE NUMBER]

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Chris Lyon, as Shareholder on behalf of Lewis, Longman, & Walker, P.A. ("LLW") under penalty of perjury hereby attest as follows:

1. I am over 18 years of age and have personal knowledge of the matters set forth in this affidavit.
2. LLW does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, LLW does not engage in any of the following actions in connection with providing labor or services:
 - a. Using or threatening to use physical force against any person;
 - b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debtor the length and nature of the labor or services are not respectively limited and defined;
 - d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - e. Causing or threatening to cause financial harm to any person;
 - f. Enticing or luring any person by fraud or deceit; or
 - g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT

By: 
Print Name: Chris Lyon
Title: Executive Shareholder
Date: 8/13/25

JACKSONVILLE
245 Riverside Ave.
Suite 510
Jacksonville, Florida 32202
T: 904.353.6410
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STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of September, 2025 on behalf of Lewis, Longman & Walker, P.A. by Chris Lyon its Executive Shareholder. He is personally known to me and did () did not () take an oath.

[Seal]
