

PRELIMINARY OFFERING STATEMENT DATED APRIL 24, 2025

NEW ISSUES - BOOK-ENTRY ONLY

RATINGS: See "RATINGS" herein

In the opinion of Greenberg Traurig, P.A., Special Tax Counsel, assuming continuing compliance with certain tax covenants and the accuracy of certain representations and certifications of the School Board, under existing statutes, regulations, rulings and court decisions, the portion of the Basic Lease Payments designated and paid as interest to the Series 2025A Certificate holders will be excludable from gross income for federal income tax purposes; and, further, the portion of the Basic Lease Payments designated and paid as interest to the Series 2025A Certificate holders will not be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (the "Code") on applicable corporations (as defined in Section 59(k) of the Code), the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates is not excluded from the determination of adjusted financial statement income. No opinion is expressed with respect to the federal income tax consequences of any payments received with respect to the Series 2025A Certificates following termination of the Master Lease as a result of non-appropriation of funds or the occurrence of an event of default thereunder. See "TAX TREATMENT" herein for a description of certain other federal tax consequences of ownership of the Series 2025A Certificates. Special Tax Counsel is further of the opinion that the Series 2025A Certificates and the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates will not be subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined therein; provided, however, that no opinion is expressed with respect to tax consequences under the laws of the State of Florida of any payments received with respect to the Series 2025A Certificates following termination of the Master Lease as a result of non-appropriation of funds or the occurrence of an event of default thereunder.



\$278,820,000\*

CERTIFICATES OF PARTICIPATION,  
SERIES 2025A

Evidencing Undivided Proportionate Interests of the  
Owners Thereof in Basic Lease Payments to be made by  
THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA,  
as Lessee, Pursuant to a Master LeasePurchase Agreement  
with Palm Beach School Board Leasing Corp., as Lessor

Dated: Date of Delivery

Due: August 1, as shown on the inside cover

The Certificates of Participation, Series 2025A (the "Series 2025A Certificates") offered hereby evidence undivided proportionate interests in the Basic Lease Payments (as defined herein) to be made by The School Board of Palm Beach County, Florida (the "School Board"), acting as the governing body of the School District of Palm Beach County, Florida (the "District"), pursuant to a Master Lease Purchase Agreement, dated as of November 1, 1994, as amended by an Amendment to Master Lease Purchase Agreement effective as of September 12, 2020 (collectively, the "Master Lease") with the Palm Beach School Board Leasing Corp. (the "Corporation"), as amended and supplemented by the following Schedules: (i) Schedule 2006A-1, as amended and restated as of May 1, 2025 ("Schedule 2006A-1," and together with the Master Lease, the "Series 2006A-1 Lease"), (ii) Schedule 2007A-1, as amended and restated as of May 1, 2025 ("Schedule 2007A-1," and together with the Master Lease, the "Series 2007A-1 Lease"), (iii) Schedule 2007B, as amended and restated as of May 1, 2025 ("Schedule 2007B," and together with the Master Lease, the "Series 2007B Lease") and (iv) Schedule 2007E-1, as amended and restated as of May 1, 2025 ("Schedule 2007E-1," and together with the Master Lease, the "Series 2007E-1 Lease"), each providing for the lease purchase financing and refinancing of certain educational facilities by the School Board, as described herein. Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1 are collectively referred to herein as the "Transaction Schedules." The Series 2006A-1 Lease, the Series 2007A-1 Lease, the Series 2007B Lease and the Series 2007E-1 Lease are collectively referred to herein as the "Transaction Leases."

The Series 2025A Certificates are being issued as fully registered Certificates pursuant to the provisions of a Master Trust Agreement, dated as of November 1, 1994 (the "Master Trust Agreement"), as amended and supplemented by a Series 2025A Supplemental Trust Agreement, dated as of May 1, 2025, each between the Corporation and The Bank of New York Mellon Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), Jacksonville, Florida, as trustee (the "Trustee"). The interest portion of the Basic Lease Payments represented by the Series 2025A Certificates is payable on August 1 and February 1 of each year, commencing August 1, 2025 (each a "Payment Date") by check or draft of the Trustee mailed to the Series 2025A Certificate owner of record at the address shown on the registration records maintained by the Trustee as of the fifteenth day of the month (whether or not a business day) next preceding each Payment Date. The Series 2025A Certificates are being issued in denominations of \$5,000 or any integral multiple thereof and will initially be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, New York, New York ("DTC"). Purchasers of the Series 2025A Certificates (the "Beneficial Owners") will not receive physical delivery of the Series 2025A Certificates. Ownership by the Beneficial Owners of the Series 2025A Certificates will be evidenced through a book-entry only system of registration. As long as Cede & Co. is the registered owner as nominee of DTC, payment of the principal portion and interest portion of the Basic Lease Payments represented by the Series 2025A Certificates will be made directly to Cede & Co., which will in turn remit such payments to the DTC Participants for subsequent disbursement to the Beneficial Owners.

By purchasing the Series 2025A Certificates, the initial Beneficial Owners of the Series 2025A Certificates shall be deemed to have consented to certain provisions of the Transaction Schedules described herein that only become effective upon the issuance of the Series 2025A Certificates, as authorized pursuant to the Amendment to Master Lease Purchase Agreement, effective as of September 12, 2020, by and among the School Board, the Corporation and the Trustee. See "CONSENT TO CERTAIN PROVISIONS OF THE TRANSACTION SCHEDULES" herein and "APPENDIX C - CERTAIN LEGAL DOCUMENTS - Form of Schedule 2006A-1," "Form of Schedule 2007A-1," "Form of Schedule 2007B" and "Form of Schedule 2007E-1" hereto.

The Series 2025A Certificates are not subject to optional prepayment prior to maturity. See "THE SERIES 2025A CERTIFICATES - No Prepayment" herein.

THE SCHOOL BOARD IS NOT LEGALLY REQUIRED TO APPROPRIATE MONEYS TO MAKE LEASE PAYMENTS. LEASE PAYMENTS ARE PAYABLE FROM FUNDS APPROPRIATED BY THE SCHOOL BOARD FOR SUCH PURPOSE FROM CURRENT OR OTHER FUNDS AUTHORIZED BY LAW AND REGULATIONS OF THE STATE OF FLORIDA DEPARTMENT OF EDUCATION. NONE OF THE DISTRICT, THE SCHOOL BOARD, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF IS OBLIGATED TO PAY, EXCEPT FROM SCHOOL BOARD APPROPRIATED FUNDS, ANY SUMS DUE UNDER THE TRANSACTION LEASES FROM ANY SOURCE OF TAXATION, AND THE FULL FAITH AND CREDIT OF THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF IS NOT PLEDGED FOR PAYMENT OF SUCH SUMS DUE THEREUNDER, AND SUCH SUMS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISIONS OR LIMITATION. NONE OF THE CORPORATION, THE TRUSTEE OR ANY CERTIFICATE HOLDER MAY COMPEL THE LEVY OF ANY AD VALOREM TAXES BY THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA, OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF TO PAY ANY SUMS, INCLUDING THE BASIC LEASE PAYMENTS, DUE UNDER THE TRANSACTION LEASES. SEE "RISK FACTORS" HEREIN.

SEE THE INSIDE COVER FOR CERTAIN ADDITIONAL INFORMATION RELATING TO THE TRANSACTION LEASES AND THE SERIES 2025A CERTIFICATES.

This cover page and the inside cover page contain certain information for reference only. They are not, and are not intended to be, a summary of the transaction. Investors must read the entire Offering Statement, including the appendices, to obtain information essential to the making of an informed investment decision.

The Series 2025A Certificates are offered when, as and if delivered and received by the Underwriters, subject to the approving legal opinion of Greenberg Traurig, P.A., Miami, Florida, Special Tax Counsel, and certain other conditions. Nabors, Giblin & Nickerson, P.A., Tampa, Florida, is serving as Disclosure Counsel to the School Board. Certain legal matters will be passed upon for the School Board and the Corporation by the District's Office of General Counsel. Squire Patton Boggs (US) LLP, Miami, Florida is serving as Counsel to the Underwriters. PFM Financial Advisors LLC, Orlando, Florida, is acting as Financial Advisor to the School Board. It is expected that the Series 2025A Certificates will be available for delivery through the offices of DTC on or about \_\_\_\_\_, 2025.

BofA Securities

J.P. Morgan  
Raymond James

Morgan Stanley  
RBC Capital Markets

Dated: \_\_\_\_\_, 2025

\* Preliminary, subject to change.

DAC Bond

This Preliminary Offering Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Offering Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2025A Certificates in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or filing under the securities laws of any such jurisdiction. This Preliminary Offering Statement shall be deemed "final" by the School Board as of its date for purposes of Rule 15c2-12(b)(1) promulgated by the Securities and Exchange Commission, except for certain permitted omissions.

## **ADDITIONAL INFORMATION**

The Series 2025A Certificates are being issued to provide funds, together with other legally available funds of the School Board, for the purposes of (i) refunding, on a current basis, all or a portion of the School Board's outstanding Certificates of Participation Series 2015B, (ii) refunding, on a current basis, all or a portion of the School Board's outstanding Certificates of Participation Series 2015C, (iii) refunding, on a current basis, all or a portion of the School Board's outstanding Certificates of Participation Series 2015D and (iv) paying certain costs of issuance with respect to the Series 2025A Certificates.

The initial term of the Series 2006A-1 Lease commenced on May 25, 2006 and continued through and including June 30, 2006, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2031, unless sooner terminated as described herein. The initial term of the Series 2007A-1 Lease commenced on February 28, 2007 and continued through and including June 30, 2007, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2031, unless sooner terminated as described herein. The initial term of the Series 2007B Lease commenced on March 22, 2007 and continued through and including June 30, 2007, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2032, unless sooner terminated as described herein. The initial term of the Series 2007E-1 Lease commenced on October 31, 2007 and continued through and including June 30, 2008, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2032, unless sooner terminated as described herein.

In addition to the Transaction Leases, the School Board (i) has heretofore entered into the Current Leases (as described herein) under the Master Lease, and (ii) expects to enter into other Leases under the Master Lease in the future. Failure to appropriate funds to pay Lease Payments under any such Lease, or an event of default under any such Lease, will result in the termination of all Leases, including the Transaction Leases. Upon any such termination, any proceeds of the disposition of leased Facilities that are subject to surrender will be applied solely to the payment of the related Series of Certificates in accordance with the Master Trust Agreement as supplemented by the related Supplemental Trust Agreement and as further described herein. Special Tax Counsel will express no opinion as to tax exemption with respect to the Series 2025A Certificates or the effect of securities laws with respect to the Series 2025A Certificates following non-appropriation of funds or an event of default under the Master Lease which results in termination of the Lease Terms of the Transaction Leases. Transfers of the Series 2025A Certificates may be subject to compliance with the registration provisions of state and federal securities laws following non-appropriation of funds or an event of default under the Master Lease which results in termination of the Lease Terms of all Leases. See "TAX TREATMENT" and "RISK FACTORS" herein.

**MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, YIELDS,  
PRICES AND INITIAL CUSIP NUMBERS**

**\$278,820,000<sup>(1)</sup> Serial Series 2025A Certificates**

<b>Maturity<sup>(1)</sup> (August 1)</b>	<b>Principal Amount<sup>(1)</sup></b>	<b>Interest Rate</b>	<b>Yield</b>	<b>Price</b>	<b>Initial CUSIP No.<sup>(2)</sup></b>
2026	\$35,935,000				
2027	37,740,000				
2028	31,730,000				
2029	33,325,000				
2030	59,155,000				
2031	43,830,000				
2032	37,105,000				

<sup>(1)</sup> Preliminary, subject to change.

<sup>(2)</sup> CUSIP is a registered trademark of American Bankers Association. CUSIP data herein is provided by S&P Global Market Intelligence, a division of S&P Global Inc. CUSIP data herein is provided for convenience of reference only. The School Board, the Financial Advisor and the Underwriters and their agents take no responsibility for the accuracy of such data.

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**

**BOARD MEMBERS**

District 3 - Karen Brill, Chair  
District 6 - Marcia Andrews, Vice Chair  
District 1 – Matthew Jay Lane, Esq.  
District 2 – Virginia Savietto  
District 4 - Erica Whitfield  
District 5 – Gloria Branch  
District 7 - Edwin Ferguson, Esq.

**SUPERINTENDENT OF SCHOOLS**

Michael J. Burke

**CHIEF FINANCIAL OFFICER**

Heather Frederick

**CHIEF OPERATING OFFICER**

Joseph Sanches

**TREASURER**

Leanne Evans

**COUNSEL TO THE SCHOOL BOARD**

Office of General Counsel  
The School District of Palm Beach County, Florida

**SPECIAL TAX COUNSEL**

Greenberg Traurig, P.A.  
Miami, Florida

**DISCLOSURE COUNSEL**

Nabors, Giblin & Nickerson, P.A.  
Tampa, Florida

**FINANCIAL ADVISOR**

PFM Financial Advisors LLC  
Orlando, Florida

**TRUSTEE**

The Bank of New York Mellon Trust Company, N.A.  
Jacksonville, Florida



No dealer, broker, salesman or other person has been authorized by the School Board or the Underwriters to give any information or to make any representations, other than those contained in this Offering Statement, in connection with the offering contained herein, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Offering Statement does not constitute an offer to sell or a solicitation of an offer to buy any securities, other than the securities offered hereby, or an offer or a solicitation of an offer of the securities offered hereby to any person in any jurisdiction where such offer or solicitation of such offer would be unlawful. The information set forth herein has been obtained from the District, the School Board, the Corporation, DTC and other sources which are believed to be reliable, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of the District or the School Board with respect to information provided by DTC. The information and expressions of opinion stated herein are subject to change without notice, and neither the delivery of this Offering Statement nor any sale made hereunder under any circumstances, create any implication that there has been no change in the affairs of the District or the School Board since the date hereof.

The Underwriters have provided the following sentence for inclusion in this Offering Statement. The Underwriters have reviewed the information in this Offering Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.

UPON ISSUANCE, THE SERIES 2025A CERTIFICATES WILL NOT BE REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAW, AND WILL NOT BE LISTED ON ANY STOCK OR OTHER SECURITIES EXCHANGE. NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR ANY OTHER INDEPENDENT FEDERAL, STATE OR GOVERNMENTAL ENTITY OR AGENCY WILL HAVE PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFERING STATEMENT OR APPROVED THE SERIES 2025A CERTIFICATES FOR SALE. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFERING STATEMENT DOES NOT CONSTITUTE A CONTRACT BETWEEN THE SCHOOL BOARD OR THE DISTRICT AND ANY ONE OR MORE OF THE OWNERS OF THE SERIES 2025A CERTIFICATES.

THE ORDER AND PLACEMENT OF MATERIALS IN THIS OFFERING STATEMENT, INCLUDING THE APPENDICES, ARE NOT TO BE DEEMED A DETERMINATION OF RELEVANCE, MATERIALITY OR IMPORTANCE, AND THIS OFFERING STATEMENT, INCLUDING THE APPENDICES, MUST BE CONSIDERED IN ITS ENTIRETY. THE CAPTIONS AND HEADINGS IN THIS OFFERING STATEMENT ARE FOR CONVENIENCE ONLY AND IN NO WAY DEFINE, LIMIT OR DESCRIBE THE SCOPE OR INTENT, OR AFFECT THE MEANING OR CONSTRUCTION, OF ANY PROVISIONS OR SECTIONS IN THIS OFFERING STATEMENT. THE OFFERING OF THE SERIES 2025A CERTIFICATES IS MADE ONLY BY MEANS OF THIS ENTIRE OFFERING STATEMENT.

CERTAIN STATEMENTS INCLUDED OR INCORPORATED BY REFERENCE IN THIS OFFERING STATEMENT CONSTITUTE "FORWARD-LOOKING STATEMENTS."

SUCH STATEMENTS GENERALLY ARE IDENTIFIABLE BY THE TERMINOLOGY USED, SUCH AS "PLAN," "EXPECT," "ESTIMATE," "BUDGET" OR OTHER SIMILAR WORDS. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS THAT MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE SCHOOL BOARD DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ITS EXPECTATIONS CHANGE OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

All summaries herein of documents and agreements are qualified in their entirety by reference to such documents and agreements, and all summaries herein of the Series 2025A Certificates are qualified in their entirety by reference to the form thereof included in the aforesaid documents and agreements.

THIS OFFERING STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN EITHER BOUND OR PRINTED FORMAT ("ORIGINAL BOUND FORMAT"), OR IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: [WWW.MUNIOS.COM](http://WWW.MUNIOS.COM) AND [WWW.EMMA.MSRB.ORG](http://WWW.EMMA.MSRB.ORG). THIS OFFERING STATEMENT MAY BE RELIED ON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT, OR IF IT IS PRINTED OR SAVED IN FULL DIRECTLY FROM THE AFOREMENTIONED WEBSITES.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Offering Statement.

## TABLE OF CONTENTS

	Page
INTRODUCTION .....	1
PURPOSE OF THE SERIES 2025A	
CERTIFICATES .....	7
PLAN OF REFUNDING .....	8
VERIFICATION OF MATHEMATICAL	
COMPUTATIONS .....	8
THE SERIES 2025A CERTIFICATES .....	9
General .....	9
Prepayment .....	10
BOOK-ENTRY ONLY SYSTEM .....	10
SECURITY FOR THE SERIES 2025A	
CERTIFICATES .....	12
General .....	12
Lease Payments .....	13
Limited Obligation of the School Board..	14
Additional Leases .....	14
Additional Certificates; Outstanding	
Certificates .....	15
Optional Prepayment Price .....	16
Non-Appropriation Risk .....	16
No Reserve Account for Series 2025A	
Certificates .....	17
CONSENT TO CERTAIN PROVISIONS	
OF THE TRANSACTION	
SCHEDULES .....	17
THE MASTER LEASE FACILITIES .....	18
THE REFINANCED FACILITIES .....	18
The Series 2006A-1 Facilities .....	18
Manatee Elementary School Addition ....	19
The Series 2007A-1 Facilities .....	19
The Series 2007B Facilities .....	20
Gladeview Elementary Modernization	
Facility .....	21
The Series 2007E-1 Facilities .....	22
Substitution and/or Additions to	
Refinanced Facilities .....	22
THE PRIOR FACILITIES .....	23
ESTIMATED SOURCES AND USES OF	
FUNDS .....	27
CERTIFICATE PAYMENT SCHEDULE I	
FOR OUTSTANDING CERTIFICATES	28
CERTIFICATE PAYMENT SCHEDULE II	
FOR OUTSTANDING CERTIFICATES	29
THE MASTER LEASE PROGRAM .....	31
THE TRANSACTION LEASES .....	31
Authority .....	31
Lease Term .....	31
Lease Payments .....	32
Assignment of Lease to Trustee .....	33
Lease Covenants .....	33
Budget and Appropriation .....	34
Termination of Lease Term .....	34
Effect of Termination for Non-	
Appropriation or Default .....	35
THE CORPORATION .....	36
THE DISTRICT .....	37
General .....	37
Certain Statistical Information .....	37
FTE Growth .....	38
The School Board .....	38
The Superintendent of Schools .....	39
Biographical Information for Certain	
Administrators .....	39
Total District Personnel .....	40
Employee Relations .....	40
Accreditation .....	41
Budget Process .....	41
Capital Improvement Program .....	41
FINANCIAL RESULTS AND	
LIABILITIES OF THE DISTRICT .....	42
Financial Results .....	42
General Fund Revenue Sources .....	43
General Fund Operations .....	44
General Fund Ending Balance	
Guidelines .....	45
Capital Projects Funds .....	45
Liabilities .....	47
Obligations Under Unrelated Lease	
Purchase Agreements .....	48
Florida Retirement System .....	49
Other Post Employment Benefit	
Program .....	50
AVAILABLE REVENUES FOR CAPITAL	
OUTLAY PROJECTS .....	51
State Sources .....	51
Local Sources .....	52
Local Option Millage Levy Required to	
Cover Certificate Payments .....	54

OPERATING REVENUES OF THE DISTRICT.....	60	Tax Effect Upon Termination of Transaction Leases .....	80
State Sources .....	60	Applicability of Securities Laws .....	80
Local Sources.....	62	Local Option Millage Revenue.....	80
Federal Sources.....	63	Fluctuations in Sales Surtax and/or Discretionary Sales Surtax Revenues.....	81
AD VALOREM TAXATION .....	64	Educational Impact Fees.....	81
Property Assessment and County Property Appraiser.....	64	State Revenues .....	81
Assessed Valuation of Taxable Property .	66	Additional Leases .....	83
Millage Set by Local Governing Body ....	66	Additional Indebtedness .....	83
Tax Collection and Distribution by Tax Collector .....	69	Legislative Changes .....	83
Exemptions from Ad Valorem Taxation..	70	Effect of Sequestration on Lease Payments .....	84
Legislation Relating to Ad Valorem Taxation.....	72	Climate Change .....	84
Ad Valorem Tax Levies and Collections.	73	Natural Disasters.....	85
Principal Property Tax Payers .....	74	Property Insurance .....	85
RECENT GOVERNMENTAL ACTIONS		Coronavirus (COVID-19).....	85
AFFECTING DISTRICT REVENUES....	74	Cybersecurity .....	87
General.....	74	LITIGATION .....	88
Constitutional Amendments Related to Class Size Reduction .....	75	RATINGS .....	89
Legislative Changes Relating to School Choice.....	75	DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS .....	89
Distribution of Capital Outlay Funds to Charter Schools .....	77	CERTAIN LEGAL MATTERS .....	89
Schools of Hope.....	77	UNDERWRITING .....	90
Public Safety Mandate .....	78	TAX TREATMENT.....	91
RISK FACTORS .....	79	FINANCIAL ADVISOR.....	94
Annual Right of the School Board to Terminate the Transaction Leases .....	79	BASIC FINANCIAL STATEMENTS .....	94
Limitation Upon Disposition; Ability to Sell or Relet .....	80	FORWARD LOOKING STATEMENTS .....	95
		CONTINUING DISCLOSURE.....	95
		MISCELLANEOUS .....	96

## APPENDIX A INFORMATION CONCERNING PALM BEACH COUNTY, FLORIDA

## APPENDIX B EXCERPTED INFORMATION FROM THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2024

## APPENDIX C CERTAIN LEGAL DOCUMENTS

The Master Lease, as amended  
Form of Schedule 2006A-1  
Form of Schedule 2007A-1  
Form of Schedule 2007B  
Form of Schedule 2007E-1  
The Series 2006A Ground Lease  
The Series 2007A Ground Lease

The Series 2007B Ground Lease  
The Series 2007E Ground Lease  
The Master Trust Agreement  
Form of Series 2025A Supplemental Trust Agreement  
The Series 2006A Assignment Agreement  
The Series 2007A Assignment Agreement  
The Series 2007B Assignment Agreement  
The Series 2007E Assignment Agreement

APPENDIX D FORM OF SPECIAL TAX COUNSEL OPINION

APPENDIX E FORM OF DISCLOSURE DISSEMINATION AGENT AGREEMENT

[THIS PAGE INTENTIONALLY LEFT BLANK]

## **OFFERING STATEMENT**

**\$278,820,000\***

**CERTIFICATES OF PARTICIPATION, SERIES 2025A**  
**Evidencing Undivided Proportionate Interests**  
**of the Owners Thereof in Basic Lease Payments to be made by**  
**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, as Lessee,**  
**Pursuant to a Master Lease Purchase Agreement**  
**with Palm Beach School Board Leasing Corp., as Lessor**

### **INTRODUCTION**

This Offering Statement, including the cover page, the inside cover page and appendices hereto, is provided to furnish information in connection with the sale and delivery of \$278,820,000\* aggregate principal amount of Certificates of Participation, Series 2025A (the "Series 2025A Certificates").

The Series 2025A Certificates evidence undivided proportionate interests of the owners thereof in the Basic Lease Payments to be made by The School Board of Palm Beach County, Florida (the "School Board") under the Transaction Leases (as such term is defined below). The Series 2025A Certificates are being executed and delivered pursuant to a Master Trust Agreement dated as of November 1, 1994 (the "Master Trust Agreement"), as amended and supplemented by a Series 2025A Supplemental Trust Agreement dated as of May 1, 2025 (the "Series 2025A Supplemental Trust Agreement," and together with the Master Trust Agreement, the "Trust Agreement"), each between the Palm Beach School Board Leasing Corp., a Florida not-for-profit corporation (the "Corporation") and The Bank of New York Mellon Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), Jacksonville, Florida, as trustee (the "Trustee").

The School Board, as the governing body of the School District of Palm Beach County, Florida (the "District"), entered into a Master Lease Purchase Agreement dated as of November 1, 1994, as amended by an Amendment to Master Lease Purchase Agreement, effective as of September 12, 2020 (collectively, the "Master Lease"), between the Corporation, as lessor, and the School Board, as lessee, for the purpose of providing for the lease purchase financing and refinancing from time to time of certain educational facilities, sites and equipment (the "Facilities") from the Corporation. See "APPENDIX C – CERTAIN LEGAL DOCUMENTS – The Master Lease, as amended" hereto. Facilities to be leased from time to time are identified on separate schedules (each a "Schedule") attached to the Master Lease. Upon execution and delivery thereof, each Schedule, together with the provisions of the Master Lease, will constitute a separate lease agreement (individually a "Lease" and collectively the "Leases"). The Facilities subject to each such Lease are financed or refinanced with a separate Series of Certificates issued under the Master Trust Agreement as supplemented by a Supplemental Trust Agreement related to each such Series of Certificates.

---

\* Preliminary, subject to change.

By purchasing the Series 2025A Certificates, the initial Beneficial Owners (as defined herein) of the Series 2025A Certificates shall be deemed to have consented to certain provisions of the Transaction Schedules (as defined herein) that only become effective upon the issuance of the Series 2025A Certificates, as authorized pursuant to the Amendment to Master Lease Purchase Agreement, effective as of September 12, 2020 (the "Amendment to Master Lease"), by and among the School Board, the Corporation and the Trustee. See "CONSENT TO CERTAIN PROVISIONS OF THE TRANSACTION SCHEDULES" herein and "APPENDIX C - CERTAIN LEGAL DOCUMENTS – Form of Schedule 2006A-1," "– Form of Schedule 2007A-1," "– Form of Schedule 2007B" and "– Form of Schedule 2007E-1" hereto.

[Remainder of page intentionally left blank]



The following table provides a summary of the Leases expected to be in effect following delivery of the Series 2025A Certificates, the designation of the Facilities being lease-purchased by the School Board under each Lease, the final renewal term ending date of each Lease, the related Series of Certificates and the outstanding principal amount of each such related Series of Certificates.

Lease	Related Facilities	Final Renewal Term Ending Date	Related Series of Certificates	Principal Amount Outstanding
Series 2000A	Series 2000A	August 1, 2025	Series 2014B	\$ 20,185,000
Series 2001A <sup>(1)</sup>	Series 2001A-1 and Series 2001A-2	August 1, 2026	Series 2017A	36,045,000 <sup>(5)</sup>
Series 2002B	Series 2002B	August 1, 2027	Series 2018A	42,670,000
Series 2002C	Series 2002C	August 1, 2027	Series 2017A	60,420,000 <sup>(5)</sup>
Series 2002D <sup>(2)</sup>	Series 2002D-1 and Series 2002D-2	August 1, 2028	Series 2018B	73,930,000
			Series 2017B	16,930,000 <sup>(6)</sup>
Series 2003B	Series 2003B	August 1, 2029	Series 2018C	95,090,000
Series 2004A-1	Series 2004A-1	August 1, 2029	Series 2022A	28,675,000
Series 2006A-1	Series 2006A-1	August 1, 2031	Series 2025A	67,675,000 <sup>(9)</sup>
Series 2007A-1	Series 2007A-1	August 1, 2031	Series 2024A	33,820,000
			Series 2025A	93,805,000 <sup>(9)</sup>
Series 2007B	Series 2007B	August 1, 2032	Series 2017B	5,625,000 <sup>(6)</sup>
			Series 2025A	59,880,000 <sup>(9)</sup>
Series 2007E-1	Series 2007E-1	August 1, 2032	Series 2025A	57,460,000 <sup>(9)</sup>
Series 2010A <sup>(3)</sup>	Series 2010A	August 1, 2025	Series 2010A	67,665,000
Series 2020A <sup>(4)</sup>	Series 2020A-1 and Series 2020A-2	August 1, 2034 August 1, 2032	Series 2020A	103,820,000
Series 2021A	Series 2021A	August 1, 2040	Series 2021A	101,905,000
Series 2021B	Series 2021B	August 1, 2035	Series 2021B	9,935,000
Series 2022B <sup>(7)</sup>	Series 2022B-1 and Series 2022B-2	August 1, 2040 August 1, 2029	Series 2022B	111,715,000
				51,605,000
Series 2023A <sup>(8)</sup>	Series 2023A-1 and Series 2023A-2	August 1, 2040 August 1, 2040	Series 2023A	140,750,000
Total				<u>\$1,279,605,000</u>

(1) Includes the Series 2001A-1 Lease and the Series 2001A-2 Lease.

(2) Includes the Series 2002D-1 Lease and the Series 2002D-2 Lease.

(3) The School Board designated the Series 2010A Lease as a "qualified school construction bond" pursuant to Section 54F of the Internal Revenue Code of 1986, as amended (the "Code"). Pursuant to Section 6431 of the Code, the School Board made an election to qualify to receive federal subsidy payments from the United States Treasury pursuant to Section 6431(f) of the Code (the "Interest Subsidy") on each interest payment date for the Series 2010A Certificates. The expected Interest Subsidy will be in an amount equal to the lesser of the amount of interest payable with respect to the Series 2010A Certificates on such date or the amount of interest which would have been payable with respect to the Series 2010A Certificates if the interest were determined at the applicable tax credit rate for the Series 2010A Certificates pursuant to Section 54A(b)(3) of the Code. See "RISK FACTORS - Effect of Sequestration on Lease Payments" herein.

(4) Includes the Series 2020A-1 Lease and the Series 2020A-2 Lease.

(5) The listed principal amounts represent the approximate principal portion of the Series 2017A Certificates allocated to each of the Series 2001A Leases and Series 2002C Lease.

(6) The listed principal amounts represent the approximate principal portion of the Series 2017B Certificates allocated to each of the Series 2002D Leases and Series 2007B Lease.

(7) Includes the Series 2022B-1 Lease and the Series 2022B-2 Lease.

(8) Includes the Series 2023A-1 Lease and the Series 2023A-2 Lease

(9) Preliminary, subject to change. The listed principal amounts represent the approximate principal portion of the Series 2025A Certificates allocated to each of the Transaction Leases. Assumes the refunding of the Refunded Certificates (as defined herein) with proceeds of the Series 2025A Certificates. See "PURPOSE OF THE SERIES 2025A CERTIFICATES" and "PLAN OF REFUNDING" herein.

The Series 2010A Certificates, the Series 2014B Certificates, the Series 2017A Certificates, the Series 2017B Certificates, the Series 2018A Certificates, the Series 2018B Certificates, the Series 2018C Certificates, the Series 2020A Certificates, the Series 2021A Certificates, the Series 2021B Certificates, the Series 2022A Certificates, the Series 2022B Certificates, the Series 2023A Certificates and the Series 2024A Certificates are collectively referred to herein as the "Outstanding Certificates." The Series 2000A Lease, the Series 2001A Leases, the Series 2002B Lease, the Series 2002C Lease, the Series 2002D Leases, the Series 2003B Lease, the Series 2004A-1 Lease, the Series 2010A Lease, the Series 2020A Leases, the Series 2021A Lease, the Series 2021B Lease, the Series 2022B Leases and the Series 2023A Leases are collectively referred to herein as the "Current Leases." In addition to the Current Leases and the Transaction Leases (as such term is defined below), the School Board may authorize other Leases in the future. See "THE MASTER LEASE FACILITIES," "THE PRIOR FACILITIES" and "THE MASTER LEASE PROGRAM" herein.

The Facilities currently leased by the School Board under the Master Lease constitute approximately 38% of all student stations in the District and approximately 40% of all gross square feet of educational facilities space in the District. See "THE MASTER LEASE FACILITIES," "THE REFINANCED FACILITIES" and "THE PRIOR FACILITIES" herein.

Pursuant to the applicable provisions of Florida law, including particularly Chapters 1001-1013, Florida Statutes, the School Board has, by a Resolution duly adopted by the School Board on April 23, 2025, authorized the execution and delivery of (i) Schedule 2006A-1, as amended and restated as of May 1, 2025 ("Schedule 2006A-1," and together with the Master Lease, the "Series 2006A-1 Lease"), (ii) Schedule 2007A-1, as amended and restated as of May 1, 2025 ("Schedule 2007A-1," and together with the Master Lease, the "Series 2007A-1 Lease"), (iii) Schedule 2007B, as amended and restated as of May 1, 2025 ("Schedule 2007B," and together with the Master Lease, the "Series 2007B Lease") and (iv) Schedule 2007E-1, as amended and restated as of May 1, 2025 ("Schedule 2007E-1," and together with the Master Lease, the "Series 2007E-1 Lease"), each providing for the lease purchase financing and refinancing of certain educational facilities by the School Board, as described herein. Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1 are collectively referred to herein as the "Transaction Schedules." The Series 2006A-1 Lease, the Series 2007A-1 Lease, the Series 2007B Lease and the Series 2007E-1 Lease are collectively referred to herein as the "Transaction Leases."

The initial term of the Series 2006A-1 Lease commenced on May 25, 2006 and continued through and including June 30, 2006, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2031, unless earlier terminated as described herein. Subject to the School Board's right to substitute facilities, the Facilities being lease purchased under the Series 2006A-1 Lease include two elementary schools and the modernization of two elementary schools and one high school (collectively, the "Series 2006A-1 Facilities") and an addition at an elementary school (the "Manatee Elementary Addition"). The Manatee Elementary Addition is not subject to surrender or disposition by the Trustee upon termination of the Series 2006A-1 Lease as a result of certain Events of Default or a non-appropriation thereunder. See "THE TRANSACTION LEASES" and "THE REFINANCED FACILITIES - The Series 2006A-1 Facilities" herein.

The initial term of the Series 2007A-1 Lease commenced on February 28, 2007 and continued through and including June 30, 2007, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2031, unless sooner terminated as described herein. Subject to the School Board's right to substitute facilities, the Facilities being lease purchased under the Series 2007A-1 Lease includes the modernization/replacement of four elementary schools, a high school and an ESE school (collectively, the "Series 2007A-1 Facilities"). The Series 2007A-1 Facilities include the Gladeview Elementary Modernization Facility described below. See "THE TRANSACTION LEASES" and "THE REFINANCED FACILITIES - The Series 2007A-1 Facilities" herein.

The initial term of the Series 2007B Lease commenced on March 22, 2007 and continued through and including June 30, 2007, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2032, unless sooner terminated as described herein. Subject to the School Board's right to substitute facilities, the Facilities being lease purchased under the Series 2007B Lease include additions at two middle schools, an auditorium addition at a high school, an elementary school and the modernization/replacement of two elementary schools (collectively, the "Series 2007B Facilities"). Additionally, a portion of the costs of the modernization/replacement of an additional elementary school was financed from amounts on deposit in the Series 2007B Acquisition Account (the "Gladeview Elementary Modernization Facility") as an additional Facility subject to the Series 2007B Lease; provided, however, that the Gladeview Elementary Modernization Facility is not subject to surrender or disposition by the Trustee upon certain Events of Default or a non-appropriation under the Series 2007B Lease. Notwithstanding the foregoing, the Gladeview Elementary Modernization Facility was also financed from amounts on deposit in the Series 2007A-1 Acquisition Account and the Gladeview Elementary Modernization Facility constitutes a Series 2007A-1 Facility which is subject to surrender and disposition by the Trustee under the Series 2007A-1 Lease. See "THE TRANSACTION LEASES" and "THE REFINANCED FACILITIES - The Series 2007B Facilities" herein.

The initial term of the Series 2007E-1 Lease commenced on October 31, 2007 and continued through and including June 30, 2008, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2032, unless earlier terminated as described herein. Subject to the School Board's right to substitute facilities, the Facilities being lease purchased under the Series 2007E-1 Lease include an elementary school, the modernization/replacement of an elementary school, and additions to three elementary schools (collectively, the "Series 2007E-1 Facilities"). The Series 2006A-1 Facilities, Series 2007A-1 Facilities, Series 2007B Facilities and Series 2007E-1 Facilities are collectively referred to herein as the "Refinanced Facilities." See "THE TRANSACTION LEASES" and "THE REFINANCED FACILITIES - The Series 2007E-1 Facilities." herein.

The School Board currently holds title to all of the sites on which the Series 2006A-1 Facilities are located (the "Series 2006A-1 Facility Sites"). Pursuant to the Series 2006A Ground Lease, dated as of May 1, 2006, as amended (the "Series 2006A Ground Lease"), the School Board is leasing the Series 2006A-1 Facility Sites to the Corporation for an initial term which commenced on May 25, 2006 and ends on August 1, 2036, subject to Permitted Encumbrances (as defined in the Series 2006A Ground Lease), and subject to earlier termination or extension as set forth therein. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Series 2006A Ground Lease."

The School Board currently holds title to all of the sites on which the Series 2007A-1 Facilities are located (the "Series 2007A-1 Facility Sites"). Pursuant to the Series 2007A Ground Lease, dated as of February 1, 2007, as amended (the "Series 2007A Ground Lease"), the School Board is leasing the Series 2007A-1 Facility Sites to the Corporation for an initial term which commenced on February 28, 2007 and ends on August 1, 2036, subject to Permitted Encumbrances (as defined in the Series 2007A Ground Lease), and subject to earlier termination or extension as set forth therein. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Series 2007A Ground Lease."

The School Board currently holds title to all of the sites on which the Series 2007B Facilities are located (the "Series 2007B Facility Sites"). Pursuant to the Series 2007B Ground Lease, dated as of March 1, 2007, as amended (the "Series 2007B Ground Lease"), the School Board is leasing the Series 2007B Facility Sites to the Corporation for an initial term which commenced on March 22, 2007 and ends on August 1, 2037, subject to Permitted Encumbrances (as defined in the Series 2007B Ground Lease), and subject to earlier termination or extension as set forth therein. The site on which the Gladeview Elementary Modernization Facility will be located is not a Series 2007B Facility Site and is not subject to the Series 2007B Ground Lease; provided, however, that such Facility constitutes a Series 2007A-1 Facility and Series 2007A-1 Facility Site subject to the Series 2007A Ground Lease. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Series 2007B Ground Lease."

The School Board currently holds title to all of the sites on which the Series 2007E-1 Facilities are located (the "Series 2007E-1 Facility Sites"). Pursuant to the Series 2007E Ground Lease, dated as of October 1, 2007 (the "Series 2007E Ground Lease," and together with the Series 2006A Ground Lease, the Series 2007A Ground Lease and the Series 2007B Ground Lease, the "Transaction Ground Leases"), the School Board is leasing the Series 2007E-1 Facility Sites to the Corporation for an initial term which commenced on October 31, 2007 and ends on August 1, 2037, subject to Permitted Encumbrances (as defined in the Series 2007E Ground Lease), and subject to earlier termination or extension as set forth therein. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Series 2007E Ground Lease."

Pursuant to the Series 2006A Assignment Agreement, dated as of May 1, 2006 (the "Series 2006A Assignment"), between the Corporation and the Trustee, the Corporation has irrevocably assigned to the Trustee for the benefit of the owners of the Series 2025A Certificates allocable to the Series 2006A-1 Lease and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2006A-1 Lease substantially all of its right, title and interest in and to the Series 2006A Ground Lease and the Series 2006A-1 Lease, including the right to receive the Basic Lease Payments and all other amounts due under the Series 2006A-1 Lease, as herein described. See "APPENDIX D - CERTAIN LEGAL DOCUMENTS - The Series 2006A Assignment."

Pursuant to the Series 2007A Assignment Agreement, dated as of February 1, 2007 (the "Series 2007A Assignment"), between the Corporation and the Trustee, the Corporation has irrevocably assigned to the Trustee for the benefit of the owners of the Series 2025A Certificates allocable to the Series 2007A-1 Lease, the Series 2024A Certificates (as defined herein) and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007A-1 Lease substantially all of its right, title and interest in

and to the Series 2007A Ground Lease and the Series 2007A-1 Lease, including the right to receive the Basic Lease Payments and all other amounts due under the Series 2007A-1 Lease, as herein described. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Series 2007A Assignment."

Pursuant to the Series 2007B Assignment Agreement, dated as of March 1, 2007 (the "Series 2007B Assignment"), between the Corporation and the Trustee, the Corporation has irrevocably assigned to the Trustee for the benefit of the owners of the Series 2025A Certificates allocable to the Series 2007B Lease, the Series 2017B Certificates (as defined herein) allocable to the Series 2007B Lease any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007B Lease substantially all of its right, title and interest in and to the Series 2007B Ground Lease and the Series 2007B Lease, including the right to receive the Basic Lease Payments and all other amounts due under the Series 2007B Lease, as herein described. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Series 2007B Assignment."

Pursuant to the Series 2007E Assignment Agreement, dated as of October 1, 2007 (the "Series 2007E Assignment," and together with the Series 2006A Assignment, Series 2007A Assignment, Series 2007B Assignment, the "Transaction Assignments"), between the Corporation and the Trustee, the Corporation has irrevocably assigned to the Trustee for the benefit of the owners of the Series 2025A Certificates allocable to the Series 2007E-1 Lease and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E-1 Lease substantially all of its right, title and interest in and to the Series 2007E Ground Lease and the Series 2007E-1 Lease, including the right to receive the Basic Lease Payments and all other amounts due under the Series 2007E-1 Lease, as herein described. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Series 2007E Assignment."

Pursuant to a Disclosure Dissemination Agent Agreement (the form of which is attached hereto as APPENDIX E), the School Board will agree to provide certain continuing disclosure information relating to the Series 2025A Certificates in compliance with S.E.C. Rule 15c2-12. See "CONTINUING DISCLOSURE" herein.

Brief descriptions of the District, the School Board, the Corporation and the Refinanced Facilities are included in this Offering Statement together with summaries of certain provisions of the Series 2025A Certificates, the Master Lease, the Transaction Leases, the Transaction Ground Leases, the Trust Agreement and the Transaction Assignments. Such descriptions and summaries do not purport to be comprehensive or definitive. All references herein to the Master Lease, the Transaction Leases, the Trust Agreement, the Transaction Ground Leases and the Transaction Assignments are qualified in their entirety by reference to the respective complete documents.

## **PURPOSE OF THE SERIES 2025A CERTIFICATES**

The Series 2025A Certificates are being issued for the principal purposes of providing funds, together with other legally available funds, sufficient to (i) pay or prepay, as applicable, the outstanding Series 2015B Certificates maturing on and after August 1, 2025 (the "Refunded Series

2015B Certificates") and thereby refinance a portion of the costs of the Series 2006A-1 Facilities, (ii) prepay all of the outstanding Series 2015C Certificates (the "Refunded Series 2015C Certificates") and thereby refinance a portion of the costs of the Series 2007B Facilities, (iii) pay or prepay, as applicable, all or a portion of the outstanding Series 2015D Certificates maturing on and after August 1, 2025 (the "Refunded Series 2015D Certificates," and together with the Refunded Series 2015B Certificates and the Refunded Series 2015C Certificates, the "Refunded Certificates") and thereby refinance a portion of the costs of the Series 2007A-1 Facilities and the Series 2007E-1 Facilities and (iv) paying costs associated with the issuance of the Series 2025A Certificates. See "PLAN OF REFUNDING" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

## **PLAN OF REFUNDING**

The Series 2025A Certificates are being issued in order to provide the funds, together with other legally available funds, necessary to refund, on a current basis, the Refunded Certificates and thereby refinance a portion of the costs of the Refinanced Facilities. The Refunded Certificates maturing on August 1, 2025 will be paid on their scheduled maturity date. The Refunded Certificates maturing on and after August 1, 2026 are subject to optional prepayment on August 1, 2025, at a price equal to the par amount of the Refunded Certificates, plus accrued interest to the prepayment date. Upon the issuance of the Series 2025A Certificates, a portion of the proceeds of the Series 2025A Certificates, together with other legally available funds of the School Board, will be deposited into an escrow deposit trust fund created pursuant to an Escrow Deposit Agreement by and between the School Board and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as Escrow Agent (the "Escrow Deposit Agreement"), and applied to the purchase of certain United States Treasury Obligations (the "Escrow Securities"), which together with interest earnings thereon and a cash deposit therein, will be sufficient to pay the Basic Lease Payments represented by the Refunded Certificates to their dates of payment or prepayment, as applicable. Special Tax Counsel will render its opinion to the effect that, assuming the deposit and application of such proceeds and other funds in accordance with the terms of the Escrow Deposit Agreement provision having been made for the payment of the Basic Lease Payments represented by the Refunded Certificates, the Refunded Certificates will be deemed to be paid and the obligations under the Transaction Leases to pay Basic Lease Payments represented by the Refunded Certificates will have been released and discharged with respect to the Refunded Certificates. Such opinions will be rendered in reliance upon the verification report of Bingham Arbitrage Rebate Services, Inc., Richmond, Virginia, independent certified public accountants described herein under the heading "VERIFICATION OF MATHEMATICAL COMPUTATIONS."

## **VERIFICATION OF MATHEMATICAL COMPUTATIONS**

The accuracy of the arithmetic computations showing the adequacy of the proceeds of the Series 2025A Certificates and other funds to be deposited with the Escrow Agent pursuant to the Escrow Deposit Agreement to pay the principal portion and interest portion of the Basic Lease Payments represented by the Refunded Certificates, as described under "PLAN OF

REFUNDING," and the yield on the Series 2025A Certificates and the Escrow Securities will be verified by Bingham Arbitrage Rebate Services, Inc., Richmond, Virginia.

## **THE SERIES 2025A CERTIFICATES**

### **General**

The Series 2025A Certificates will be dated the date of delivery, will mature in the years and principal amounts and accrue interest at the fixed interest rates set forth on the inside cover page of this Offering Statement. The Series 2025A Certificates will initially be issued exclusively in "book-entry" form and ownership of one fully registered Series 2025A Certificate for each maturity as set forth on the inside cover page, each in the aggregate principal amount of such maturity, will be initially registered in the name of "Cede & Co." as nominee of The Depository Trust Company ("DTC"). The principal portion and interest portion of Basic Lease Payments represented by the Series 2025A Certificates are payable in the manner set forth under "BOOK-ENTRY ONLY SYSTEM" herein. Individual purchases of the Series 2025A Certificates will be made in increments of \$5,000 or integral multiples thereof.

The principal portion of Basic Lease Payments represented by the Series 2025A Certificates payable at maturity or earlier prepayment thereof represents undivided proportionate interests in the principal portion of the Basic Lease Payments due on each of the dates set forth in (i) the Series 2006A-1 Lease, (ii) the Series 2007A-1 Lease, equally and ratably with the Certificates of Participation, Series 2024A (the "Series 2024A Certificates"), (iii) the Series 2007B Lease, equally and ratably with the Certificates of Participation, Series 2017B (the "Series 2017B Certificates") allocable to the Series 2007B Lease and (iv) the Series 2007E-1 Lease.

The interest component of Basic Lease Payments represented by the Series 2025A Certificates is payable on August 1 and February 1 of each year, commencing on August 1, 2025, to and including the date of maturity or earlier prepayment (each a "Payment Date"), and represents undivided proportionate interests in the interest portion of Basic Lease Payments due on the June 30 and December 30 prior to each Payment Date to and including the maturity or earlier prepayment of the Series 2025A Certificates under (i) the Series 2006A-1 Lease, (ii) the Series 2007A-1 Lease, equally and ratably with the Series 2024A Certificates, (iii) the Series 2007B Lease, equally and ratably with the Series 2017B Certificates allocable to the Series 2007B Lease and (iv) the Series 2007E-1 Lease. The interest portion of the Basic Lease Payments represented by the Series 2025A Certificates will be computed on the basis of a 360-day year comprised of twelve 30-day months. The principal portion or Prepayment Price of the Series 2025A Certificates is payable to the registered owner upon presentation at the designated corporate trust office of the Trustee. Except as otherwise provided in connection with the maintenance of a book-entry only system of registration of the Series 2025A Certificates, the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates is payable to the registered owner at the address shown on the registration books maintained by the Trustee as of the fifteenth day of the month (whether or not a business day) preceding the Payment Date or at the prior written request and expense of any registered owner of at least \$1,000,000 in aggregate principal amount of Series 2025A Certificates by bank wire transfer to a bank account in the United States designated in writing prior to the fifteenth day of the month next preceding each Payment Date. Notwithstanding

the above, reference is made to the book-entry system of registration described under "BOOK-ENTRY ONLY SYSTEM" herein.

## **Prepayment**

*No Optional Prepayment.* The Series 2025A Certificates are not subject to prepayment prior to maturity at the option of the School Board.

*No Extraordinary Prepayment in the Event of Damage, Destruction or Condemnation of the Refinanced Facilities.* The Series 2025A Certificates are not subject to extraordinary prepayment prior to maturity in the event of damage, destruction or condemnation of the Refinanced Facilities. See "THE TRANSACTION LEASES - Lease Payments" for information regarding the required use of any insurance or condemnation proceeds related to the Refinanced Facilities in the event of damage, destruction or condemnation of such Facilities.

## **BOOK-ENTRY ONLY SYSTEM**

THE INFORMATION IN THIS SECTION CONCERNING DTC AND DTC'S BOOK-ENTRY ONLY SYSTEM HAS BEEN OBTAINED FROM SOURCES THAT THE CORPORATION AND THE SCHOOL BOARD BELIEVE TO BE RELIABLE, BUT NEITHER THE CORPORATION NOR THE SCHOOL BOARD TAKE ANY RESPONSIBILITY FOR THE ACCURACY THEREOF.

The Depository Trust Company ("DTC") will act as securities depository for the Series 2025A Certificates. The Series 2025A Certificates will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Series 2025A Certificates, each in the aggregate principal amount of such maturity and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions, in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and



non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has a Standard & Poor's rating of "AA+." The DTC rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of the Series 2025A Certificates under the DTC system must be made by or through Direct Participants, which will receive a credit for such Series 2025A Certificates on DTC's records. The ownership interest of each actual purchaser of each Series 2025A Certificate ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2025A Certificates are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2025A Certificates, except in the event that use of the book-entry system for the Series 2025A Certificates is discontinued.

To facilitate subsequent transfers, all Series 2025A Certificates deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2025A Certificates with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2025A Certificates; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2025A Certificates are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping an account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements made among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2025A Certificates may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2025A Certificates, such as prepayments, defaults, and proposed amendments to the Series 2025A documents. For example, Beneficial Owners of Series 2025A Certificates may wish to ascertain that the nominee holding the Series 2025A Certificates for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Trustee and request that copies of notices be provided directly to them.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2025A Certificates unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the School Board as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2025A Certificates are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Distributions and payments on the Series 2025A Certificates will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the School Board or the Trustee on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the School Board, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of distributions, and payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the School Board and/or the Trustee for the Series 2025A Certificates. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2025A Certificates at any time by giving reasonable notice to the School Board or its agent. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2025A Certificates are required to be printed and delivered.

The School Board may decide to discontinue use of the book-entry transfers through DTC (or a successor securities depository). In that event, Series 2025A Certificates will be printed and delivered to DTC.

## **SECURITY FOR THE SERIES 2025A CERTIFICATES**

### **General**

The Series 2025A Certificates evidence undivided proportionate interests in the principal portion and interest portion of Basic Lease Payments made by the School Board under (i) the Series 2006A-1 Lease, (ii) the Series 2007A-1 Lease, equally and ratably with the Series 2024A Certificates, (iii) the Series 2007B Lease, equally and ratably with the Series 2017B Certificates allocable to the Series 2007B Lease and (iv) the Series 2007E-1 Lease. The Series 2025A Certificates are secured by and payable from the Trust Estate established for the Series 2025A Certificates (the "Series 2025A Trust Estate") pursuant to the Trust Agreement. The Series 2025A Trust Estate consists of all estate, right, title and interest of the Trustee in and to the Basic Lease Payments under the Transaction Leases allocable to the Series 2025A Certificates and all amounts held in the funds and accounts under the Trust Agreement in accordance with the provisions of the Transaction Leases and the Trust Agreement, including investment earnings thereon, and any and all monies allocable to the Series 2025A Certificates received by the Trustee pursuant to the Transaction Leases and the Trust Agreement which are not required to be remitted to the School Board or the Corporation pursuant to the Transaction Leases or the Trust Agreement.

Neither the Corporation nor the School Board will mortgage or grant a security interest in the Refinanced Facilities to the Trustee. Upon termination of the Transaction Leases upon the occurrence of an event of non-appropriation or in the case of certain events of default, however,

the Transaction Leases provide that the School Board must surrender possession of the Refinanced Facilities (but not the Manatee Elementary School Addition) to the Trustee as assignee of the Corporation for disposition by sale or re-letting of its interest in such Facilities as provided in the Trust Agreement. Any proceeds of any such disposition of the Series 2006A-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2006A-1 Lease, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2006A-1 Lease. Any proceeds of any such disposition of the Series 2007A-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007A-1 Lease, equally and ratably with the Series 2024A Certificates, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007A-1 Lease. Any proceeds of any such disposition of the Series 2007B Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007B Lease, equally and ratably with the Series 2017B Certificates allocable to the Series 2007B Lease, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007B Lease. Any proceeds of any such disposition of the Series 2007E-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007E-1 Lease, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007E-1 Lease. **The School Board may not be dispossessed of the Manatee Elementary School Addition or any personal property financed or refinanced, in whole or in part, with proceeds of Certificates.** See "THE REFINANCED FACILITIES" herein for a description of the Refinanced Facilities against which the Trustee may exercise rights on behalf of the Owners of the Series 2025A Certificates. See also "THE TRANSACTION LEASES - Effect of Termination for Non-Appropriation or Default" herein.

## **Lease Payments**

All Lease Payments and all other amounts required to be paid by the School Board under the Transaction Leases and the Current Leases and all other Leases will be made from funds authorized by law and regulations of the State of Florida Department of Education to be used for such purpose and budgeted and appropriated for such purpose by the School Board. Revenues available to the District for operational purposes and capital projects such as the Refinanced Facilities are described under "OPERATING REVENUES OF THE DISTRICT" and "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS" herein. Prospective purchasers should assume that operating funds will not be available to make Lease Payments and that such payments will be made solely from available revenues for capital outlay projects. Such revenues are also used to pay other outstanding obligations of the District.

The Master Trust Agreement, as supplemented by the Series 2006A Supplemental Trust Agreement, dated as of May 1, 2006, the Series 2007A Supplemental Trust Agreement, dated as of February 1, 2007, the Series 2007B Supplemental Trust Agreement, dated as of March 1, 2007 and the Series 2007E Supplemental Trust Agreement, dated as of October 1, 2007, provides for the establishment and maintenance of a Series 2006A-1 Lease Payment Account, a Series 2007A-1 Lease Payment Account, a Series 2007B Payment Account and a Series 2007E-1 Payment Account for deposit of Basic Lease Payments appropriated and paid under the Series 2006A-1 Lease, the Series 2007A-1 Lease, the Series 2007B Lease and the Series 2007E-1 Lease, respectively. Separate Lease Payment Accounts are established for each new group of Facilities to be financed by a Series of Certificates issued under the Trust Agreement. Lease Payments due under the schedules to the Master Lease are subject to annual appropriation by the School Board

on an all-or-none basis and are payable solely from legally available funds appropriated by the School Board for such purposes; provided that Lease Payments with respect to a particular schedule and Series of Certificates may be additionally and separately secured by a Credit Facility. Such additional Facilities may be financed through the sale of additional Series of Certificates under the Trust Agreement. THE SCHOOL BOARD MAY NOT BUDGET AND APPROPRIATE LEASE PAYMENTS DUE FOR A PORTION OF THE FACILITIES LEASED UNDER THE MASTER LEASE; IT MUST BUDGET AND APPROPRIATE LEASE PAYMENTS FOR ALL FACILITIES OR NONE OF THEM. THERE CAN BE NO ASSURANCE THAT SUFFICIENT FUNDS WILL BE APPROPRIATED OR OTHERWISE BE MADE AVAILABLE TO MAKE ALL OF THE LEASE PAYMENTS DUE UNDER THE MASTER LEASE.

### **Limited Obligation of the School Board**

THE SCHOOL BOARD IS NOT LEGALLY REQUIRED TO APPROPRIATE MONEYS TO MAKE LEASE PAYMENTS. LEASE PAYMENTS ARE PAYABLE FROM FUNDS APPROPRIATED BY THE SCHOOL BOARD FOR SUCH PURPOSE FROM CURRENT OR OTHER FUNDS AUTHORIZED BY LAW AND REGULATIONS OF THE STATE OF FLORIDA DEPARTMENT OF EDUCATION. NONE OF THE DISTRICT, THE SCHOOL BOARD, THE STATE OF FLORIDA, OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF IS OBLIGATED TO PAY, EXCEPT FROM SCHOOL BOARD APPROPRIATED FUNDS, ANY SUMS DUE UNDER THE TRANSACTION LEASES FROM ANY SOURCE OF TAXATION, AND THE FULL FAITH AND CREDIT OF THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF IS NOT PLEDGED FOR PAYMENT OF SUCH SUMS DUE THEREUNDER, AND SUCH SUMS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. NONE OF THE CORPORATION, THE TRUSTEE OR ANY CERTIFICATE HOLDER MAY COMPEL THE LEVY OF ANY AD VALOREM TAXES BY THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF TO PAY ANY SUMS, INCLUDING THE BASIC LEASE PAYMENTS, DUE UNDER THE TRANSACTION LEASES. SEE "RISK FACTORS" HEREIN.

### **Additional Leases**

As noted above, the School Board has entered into the Current Leases and may enter into other Leases under the Master Lease in addition to the Transaction Leases and the Current Leases. See "THE MASTER LEASE PROGRAM." Failure to appropriate funds to make Lease Payments under any Lease will, and certain events of default under a Lease may, result in the termination of the Lease Term of all Leases, including the Transaction Leases. Upon any such termination of the Lease Term of all Leases, the School Board must surrender all Facilities (except for certain designated Facilities such as the Manatee Elementary School Addition), including the Refinanced Facilities to the Trustee for sale or reletting of the Trustee's interest. Any proceeds of any such disposition of the Series 2006A-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2006A-1 Lease, after payment of the expenses of the Trustee,

in accordance with the terms of the Series 2006A-1 Lease. Any proceeds of any such disposition of the Series 2007A-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007A-1 Lease, equally and ratably with the Series 2024A Certificates, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007A-1 Lease. Any proceeds of any such disposition of the Series 2007B Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007B Lease, equally and ratably with the Series 2017B Certificates allocable to the Series 2007B Lease, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007B Lease. Any proceeds of any such disposition of the Series 2007E-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007E-1 Lease, after payments of the expenses by the Trustee, in accordance with the terms of the Series 2007E-1 Lease. **The School Board may not be dispossessed of the Manatee Elementary School Addition or any personal property financed or refinanced, in whole or in part, with proceeds of Certificates.** The Gladeview Elementary Modernization Facility is subject to surrender and disposition by the Trustee under the Series 2007A-1 Lease for the benefit of the holders of Certificates representing an interest in the Series 2007A-1 Lease. Except as herein provided, in no event will owners of the Series 2025A Certificates have any interest in or right to the proceeds of the disposition of Facilities financed or refinanced with the proceeds of another Series of Certificates. There can be no assurance that the remedies available to the Trustee upon any such termination of the Lease Term of all Leases and the disposition of the Refinanced Facilities against which the Trustee has rights will produce sufficient amounts to pay the outstanding Series 2025A Certificates.

For a discussion of remedies available to the Trustee upon the occurrence of an event of the non-appropriation of funds to pay Lease Payments or upon the occurrence of an event of default, see "THE TRANSACTION LEASES - Termination of Lease Term" and "- Effect of Termination for Non-Appropriation or Default" herein and "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Master Lease" hereto.

### **Additional Certificates; Outstanding Certificates**

With respect to any Additional Lease, one or more series of Additional Certificates may be authorized by the Corporation at the request of the School Board and executed and delivered by the Trustee for the purpose of: (a) financing the cost of acquisition, construction, installation and equipping of any Facilities; (b) financing the cost of completing the acquisition, construction, installation and equipping of any Facilities; (c) financing the cost of increasing, improving, modifying, expanding or replacing any Facilities; (d) paying or providing for the payment of the principal portion and interest portion of the Basic Lease Payments with respect to, or the Purchase Option Price (as described under "SECURITY FOR THE SERIES 2025A CERTIFICATES - Optional Prepayment Price" below) of, all or a portion of the Facilities financed from the proceeds of any series of Certificates previously executed and delivered; (e) funding a Reserve Account in an amount equal to the applicable Reserve Account Requirement, if any; (f) capitalizing the interest portion of Basic Lease Payments during construction; or (g) paying the applicable Costs of Issuance. The aggregate principal amount of Additional Certificates which may be executed and delivered under the provisions of the Master Trust Agreement is not limited, except as may be provided with respect to a particular series of Additional Certificates in any Supplemental Trust Agreement creating such Series.

Unless otherwise set forth in a Supplemental Trust Agreement authorizing the issuance of more than one Series of Certificates, each Certificate within a Series of Certificates executed and delivered pursuant to the Trust Agreement shall rank *pari passu* and be equally and ratably secured under the Trust Agreement with each other Certificate of such Series, but not with any Certificates of any other Series, without preference, priority, or distinction of any such Certificate over any other such Certificate, except that to the extent that Basic Lease Payments available for payment to all Certificate holders are less than all amounts owed with respect to all Series of Certificates on any Payment Date, such amounts available shall be applied on a pro rata basis to Certificate holders of all Series in accordance with the ratio that the principal balance of each Series of Certificates outstanding bears to the total amount of Certificates Outstanding under the Trust Agreement.

### **Optional Prepayment Price**

The School Board has the right to prepay all or a portion of the Basic Lease Payments represented by the Series 2025A Certificates and in connection therewith remove all or a portion of the related Refinanced Facilities from the related Transaction Lease and from the lien of the related Transaction Ground Lease, by paying the Purchase Option Price for the specific Refinanced Facilities being purchased or, to the extent permitted by law, by substituting other Facilities for the Refinanced Facilities to be released. In such event, Series 2025A Certificates representing an interest in the prepaid Basic Lease Payments would be prepaid on the next available date for paying such Series 2025A Certificates. No such partial payment of the Series 2025A Certificates which is accomplished by the deposit in escrow of the prepayment price and the removal of Facilities from the applicable Transaction Lease and from the lien of the applicable Transaction Ground Lease may be made without the prior consent of the Credit Facility Issuer, if any. The Purchase Option Price, as of each Lease Payment Date, is: (i) the Basic Lease Payment then due plus the amount designated in the Series 2025A Lease; (ii) minus any credits pursuant to the provisions of the Series 2025A Lease; (iii) plus an amount equal to the interest to accrue with respect to the Series 2025A Certificates and any other Certificates representing an interest in the applicable Transaction Lease to be prepaid from such Lease Payment Date to the next available date for paying such Series 2025A Certificates; (iv) plus an amount equal to any other amounts then due and owing under the applicable Transaction Lease. See also "CERTAIN AMENDMENTS TO THE TRANSACTION SCHEDULES" for information regarding an amendment to the Transaction Schedules allowing for the release of the Refinanced Facilities, as applicable, under certain other circumstances.

### **Non-Appropriation Risk**

THE SCHOOL BOARD IS NOT LEGALLY REQUIRED TO APPROPRIATE MONEYS FOR THE PURPOSE OF MAKING LEASE PAYMENTS. UNDER THE MASTER LEASE, THE SCHOOL BOARD MAY NOT BUDGET AND APPROPRIATE AVAILABLE REVENUES TO MAKE LEASE PAYMENTS SELECTIVELY ON A LEASE BY LEASE BASIS, BUT MUST APPROPRIATE SUCH REVENUES FOR ALL LEASES OR NONE OF THEM. FOR A DISCUSSION OF REMEDIES AVAILABLE TO THE TRUSTEE IN THE EVENT OF THE NON-APPROPRIATION OF FUNDS TO PAY LEASE PAYMENTS, SEE "THE TRANSACTION LEASES - TERMINATION OF LEASE TERM" AND "- EFFECT OF TERMINATION FOR NON-APPROPRIATION OR DEFAULT" HEREIN. THERE CAN BE

NO ASSURANCE THAT THE REMEDIES AVAILABLE TO THE TRUSTEE IN THE EVENT OF NON-APPROPRIATION WILL PRODUCE SUFFICIENT AMOUNTS TO FULLY PAY THE OUTSTANDING CERTIFICATES FOR PAYING SUCH CLAIMS.

#### **No Reserve Account for Series 2025A Certificates**

There is no Reserve Account for the Series 2025A Certificates. However, pursuant to a Supplemental Trust Agreement authorizing the issuance of any Series of Certificates, there may be established and maintained a separate Reserve Account to secure the payment of the principal and/or interest portion of the Basic Lease Payments related to such Series of Certificates. Each such Reserve Account shall secure only the Series of Certificates for which it has been established. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Master Trust Agreement" hereto.

#### **CONSENT TO CERTAIN PROVISIONS OF THE TRANSACTION SCHEDULES**

Pursuant to the Amendment to Master Lease, the initial Owners of the Series 2025A Certificates shall be deemed to consent to provisions in the Transaction Schedules that (i) allow for the substitution of the Refinanced Facilities upon meeting certain conditions (see "THE REFINANCED FACILITIES – Substitution and/or Additions to Refinanced Facilities – Substitution" for the requirements for such substitution as contemplated in the amended provision) and (ii) allow for the release of a Refinanced Facility or Refinanced Facilities from the lien of the applicable Transaction Lease if after the release of such Refinanced Facility or Refinanced Facilities, the total construction cost of the remaining Refinanced Facilities subject to the lien of the applicable Transaction Lease exceeds the remaining principal portion of the Basic Lease Payments payable under the applicable Transaction Lease (see "THE REFINANCED FACILITIES – Release of Refinanced Facilities" herein). See "APPENDIX C – LEGAL DOCUMENTS – Form of Schedule 2006A-1," "– Form of Schedule 2007A-1," "– Form of Schedule 2007B" and "– Form of Schedule 2007E-1" hereto for the specific amendments.

**At the time of issuance of the Series 2025A Certificates, the initial Owners of the Series 2025A Certificates, through their purchase of the Series 2025A Certificates, shall be deemed to have consented to the amendments set forth in the applicable Transaction Schedules. Upon their issuance, the Series 2025A Certificates will represent a majority of the Certificates Outstanding under each of the Transaction Schedules for purposes of the amendments set forth in the applicable Transaction Schedules. As such, the amendments set forth in the applicable Transaction Schedules are expected to become effective immediately upon the issuance of the Series 2025A Certificates.**

**Purchasers of the Series 2025A Certificates should carefully review such provisions in the Transaction Schedules. See "APPENDIX C – CERTAIN LEGAL DOCUMENTS – Form of Schedule 2006A-1," "– Form of Schedule 2007A-1," "– Form of Schedule 2007B" and "– Form of Schedule 2007E-1" hereto.**

*The Underwriters are not providing consent to or approval of the herein described provisions and the School Board will not deem such provisions to have been consented to or approved by the Underwriters as a result of the Underwriters' purchase of the Series 2025A*

*Certificates in their capacity as underwriters as defined in Section 2(a)(11) of the Securities Act of 1933, as amended.*

## **THE MASTER LEASE FACILITIES**

The Refinanced Facilities are being financed and refinanced under the School Board's existing Master Lease as part of the School Board's master lease purchase program (the "Master Lease Program") with the Corporation. The Facilities financed or refinanced by the School Board under the Master Lease Program are subject to annual appropriation on an all or none basis. Currently, approximately 38% of all student stations in the District and 40% of all gross square feet of educational facilities space in the District are subject to the Master Lease. For a complete description of the Facilities under the Master Lease Program, see "THE REFINANCED FACILITIES " and "THE PRIOR FACILITIES" herein.

Pursuant to the Master Lease, the School Board does not have the ability to appropriate funds to make Lease Payments on one Facility or some combination of Facilities only. The School Board's annual appropriation for Basic Lease Payments must be for all Facilities under the Master Lease Program or none of them. In the event the School Board does not appropriate funds in its annual budget for all of such Facilities, the School Board would be required to surrender such Facilities, including the Refinanced Facilities (but not the Manatee Elementary School Addition), to the Trustee for the benefit of the Owners of the Certificates which financed or refinanced such Facilities. Under certain conditions set forth in the Master Lease, the School Board may (1) substitute or add components to the Facilities, (2) modify the plans and specifications thereof and (3) release certain Facilities from the related Transaction Lease and Transaction Ground Lease. See " THE REFINANCED FACILITIES" and "THE PRIOR FACILITIES" herein.

## **THE REFINANCED FACILITIES**

### **The Series 2006A-1 Facilities**

Barton Elementary School Modernization. This school, located in the City of Lake Worth, has approximately 119,204 gross square feet and a student capacity of 964. The school has two pre-kindergarten classrooms, four kindergarten classrooms, 12 primary classrooms, 16 intermediate classrooms, three skills development/computer labs, five resource rooms, 23 ESE classrooms, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2007.

DD Eisenhower Elementary School Modernization. This school, located in northern Palm Beach County, has approximately 118,529 gross square feet and a student capacity of 600 with a core capacity of 960. The school has eight kindergarten classrooms, 16 primary classrooms, six intermediate classrooms, two skills development/computer labs, four resource rooms, 14 ESE pre-kindergarten classrooms, three ESE classrooms, art, music, covered play area, library media center, administration/student services, audiology lab, food service/multipurpose, teach planning, stage, restrooms and custodial space. This school opened in 2007.



Palm Beach Gardens Area Elementary School (03-x). This school, located in the City of Palm Beach Gardens, has approximately 121,243 gross square feet and a student capacity of 960. The school has eight kindergarten classrooms, 22 primary classrooms, 16 intermediate classrooms, three skills development/computer labs, six resource rooms, six ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2008.

Rolling Green Elementary School Modernization. This school, located in the City of Boynton Beach, has approximately 101,244 gross square feet and a student capacity of 964. The school has one pre-kindergarten classroom, four kindergarten classrooms, nine primary classrooms, 16 intermediate classrooms, three skills development/computer labs, four resource rooms, 14 ESE classrooms, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2007.

Palm Beach Gardens High School Modernization. This school, located in the City of Palm Beach Gardens, has approximately 385,555 gross square feet and a student capacity of 2,545. The school has driver's education, 30 ESE classrooms, five foreign language classrooms, 24 general classrooms, nine language arts classrooms, eight math classrooms, 12 science rooms, eight social studies classrooms, two resource rooms, four skills development/computer labs, career education (business, family/consumer science, health occupations, information technology, media/film/tv production, radio production, technology and tourism/hospitality/resort management), ROTC, art, music, physical education, library media center, administration/student services, food service, teacher planning, auditorium, stage, restrooms and custodial space. This school opened in 2009.

### **Manatee Elementary School Addition**

Manatee Elementary Addition. The addition at this school, located in unincorporated Palm Beach County, Florida has 56,143 net square feet with 663 student stations. The addition has 10 primary classrooms, 20 intermediate classrooms, one skills/computer lab, five ESE classrooms, two resource rooms, administration, teacher planning, restrooms and custodial space. This project opened in 2011. **This project is not subject to surrender or disposition by the Trustee in the event the Series 2006A-1 Lease is terminated as a result of certain Events of Default or a non-appropriation of funds.**

### **The Series 2007A-1 Facilities**

C.O. Taylor Elementary School Modernization. This school, located in the Village of Palm Springs, has 171,830 net square feet with a student capacity of 1439. The school has 48 primary classrooms, 20 intermediate classrooms, four skills/computer labs, 15 resource rooms, ten ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. The school opened in 2009.

Royal Palm School Modernization. This school, located in unincorporated Palm Beach County, has 147,481 net square feet with a student capacity of 623. The school has 55 ESE

classrooms, five ESE Resource Rooms, four ESE Vocational Lab, two skill/computer labs, two resources rooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2009.

Suncoast High School Modernization. This school, located in the City of Riviera Beach, has 294,344 net square feet with 1,824 student stations and a student capacity of 1,732. The school has 30 senior high classrooms, 15 science rooms, eight skills/computer labs, five ESE classrooms, career education (business, technology, communication and engineering), art, music, physical education, gym and locker rooms, library media center, administration/student services, food service, teacher planning, auditorium, stage, restrooms and custodial space. The school opened in 2010.

Westward Elementary School Modernization. This school, located in the City of West Palm Beach, has 119,796 net square feet with a student capacity of 890. The school has one ESE Pre-K classroom, 24 primary classrooms, 17 intermediate classrooms, three skill/computer labs, six resource rooms, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. The school opened in 2008.

Gladeview Elementary Modernization. This school, located in the City of Belle Glade, has approximately 50,883 gross square feet with a student capacity of 360. The school has 13 primary classrooms, three intermediate classrooms, two ESE Pre-K classrooms, two ESE classrooms, two skills/computer labs, two resources rooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2015. **This school is also subject to the Series 2007B Lease, however, it is not subject to surrender or disposition by the Trustee under the Series 2007B Lease upon termination thereof as a result of a non-appropriation of funds or certain Events of Default. Any proceeds from the surrender or disposition of this school will be applied on a proportionate basis for the benefit of the holders of Certificates evidencing an interest in the Series 2007A-1 Lease.**

Rosenwald Elementary Modernization. This school, located in the Town of South Bay, has approximately 40,776 gross square feet with a student capacity of 314. The school has 11 primary classrooms, four intermediate classrooms, two ESE classrooms, two skills/computer labs, two resources rooms, art, music, covered play area, library media center, administration/student services, teacher planning, stage, restrooms and custodial space. This school opened in 2015.

### **The Series 2007B Facilities**

Carver Middle School Addition. The addition at this school, located in the City of Delray Beach, has 28,761 net square feet with 352 student stations. The addition has 12 intermediate classrooms, three science classrooms, two resource rooms, two ESE classrooms, one skills/computer lab, satellite administration, teacher planning, restrooms and custodial space. This project opened in 2011.

Hagen Road Elementary School Modernization. This school, located in unincorporated Palm Beach County, has 123,115 net square feet with a student capacity of 849. The school has eight ESE Pre-K classrooms, 24 primary classrooms, 16 intermediate classrooms, two skills/computer labs, one resource room, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project opened in 2008.

Lake Worth Middle School Addition. The addition at this school, located in the City of Lake Worth, has 34,353 net square feet with 366 student stations. The addition has 11 intermediate classrooms, three science classrooms, one skills/computer lab, two technology/industry exploration lab, two resource rooms, satellite administration, teacher planning and custodial space. This project opened in 2011.

Palm Beach Gardens Elementary School Modernization. This school, located in Palm Beach Gardens, has 111,459 net gross square feet with a student capacity of 739. The school has two ESE Pre-K classrooms, 22 primary classrooms, 12 intermediate classrooms, two skills/computer labs, four resource rooms, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project opened in 2008.

Wellington High School Auditorium. This addition, located in the Village of Wellington, has 29,635 net square feet and no student stations. This project opened in 2008.

Sunset Palms Elementary School (03-Z). This school, located in unincorporated Palm Beach County, has 127,106 net square feet with a student capacity of 978. The school has 32 primary classrooms, 16 intermediate classrooms, three skills/computer labs, five resource rooms, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2008.

### **Gladeview Elementary Modernization Facility**

Gladeview Elementary Modernization. This school, located in the City of Belle Glade, has approximately 50,883 gross square feet with a student capacity of 360. The school has 13 primary classrooms, three intermediate classrooms, two ESE Pre-K classrooms, two ESE classrooms, two skills/computer labs, two resources rooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2015. **Upon termination of the Series 2007B Lease as a result of non-appropriation of funds or certain Events of Default, this school is not subject to surrender or disposition by the Trustee for the benefit of the holders of Certificates evidencing an interest in the Series 2007B Lease. However, this school is subject to surrender and disposition by the Trustee under the Series 2007A-1 Lease and any proceeds that will be applied on a proportionate basis for the benefit of the holders of Certificates evidencing an interest in the Series 2007A-1 Lease.**

## **The Series 2007E-1 Facilities**

Allamanda Elementary School Replacement/Modernization. This school, located in the City of Palm Beach Gardens, has 130,872 net square feet with a student capacity of 740. The school has 17 primary classrooms, 12 intermediate classrooms, two skills/computer labs, two ESE Pre-K classrooms, 18 ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project opened in 2008.

Banyan Creek Elementary School Addition. The addition at this school, located in the City of Delray Beach, has 41,968 net square feet with 528 student stations. The school has 17 intermediate classrooms, two skills/computer labs, two ESE classrooms, administration, teacher planning, restrooms and custodial space. This project opened in 2009.

Hope Centennial Elementary School (06-D). This school, located in unincorporated Palm Beach County and the Town of Haverhill, has 123,111 net square feet with a student capacity of 952. The school has two ESE Pre-K classrooms, 30 primary classrooms, 16 intermediate classrooms, three skills/computer labs, four resource rooms, six ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project opened in 2009.

Wellington Elementary School Addition. The addition at this school, located in the Village of Wellington, has 62,070 net square feet with 467 student stations. The school has three Pre-K classrooms, eight primary classrooms, 14 intermediate classrooms, two skills/computer labs, three resource rooms, one ESE classroom, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project opened in 2009.

Whispering Pines Elementary School Addition. The addition at this school, located in unincorporated Palm Beach County, has 15,608 net square feet with 40 student stations. The addition has six ESE classrooms, one skills/computer lab, administration, teacher planning, restrooms and custodial space. This project opened in 2010.

## **Substitution and/or Additions to Refinanced Facilities**

Substitution. The following reflects the amendments to Section 6.4 of the Master Lease set forth in the Transaction Schedules. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - Master Lease" for the original provision and "APPENDIX C - CERTAIN LEGAL DOCUMENTS – Form of Schedule 2006A-1," "– Form of Schedule 2007A-1," – Form of Schedule 2007B" and – Form of Schedule 2007E-1" hereto for the amended provision.

To the extent permitted by law, on or after the Completion Date, the School Board may substitute for any of the Refinanced Facilities other facilities owned by the School Board, provided such substituted facilities: (a) have the same or greater remaining useful life; (b) have a fair market value equal to or greater than the portion of the Refinanced Facilities for which they are substituted (based on an assessment prepared by the District); (c) are of substantially equal usefulness as the Refinanced Facilities to be replaced and provide essential governmental services; (d) are free and clear of all liens and encumbrances, except Permitted Encumbrances and (e) are approved by the

State Department of Education. In order to effect such substitution, the Refinanced Facilities to be replaced will be released from the encumbrance of the applicable Transaction Lease and the Transaction Ground Lease by appropriate instrument executed by the School Board and the Corporation (or Trustee as assignee of the Corporation) in form sufficient to leave good and marketable fee simple title to such Facilities in the School Board subject only to Permitted Encumbrances, and the facilities to be substituted shall likewise be incorporated into the applicable Transaction Lease and Transaction Ground Lease. The applicable Transaction Schedule will be appropriately amended, and the related Transaction Ground Lease will be amended or canceled and replaced, to reflect such substitution.

There shall also be delivered at the time of substitution an Opinion of Counsel as described in the Master Lease with respect to the substitute Facility Site. The foregoing conditions with respect to substitution only apply to Facilities against which the Trustee has rights such as the Refinanced Facilities.

Additions. From time to time, the School Board may have remaining funds on deposit in an Acquisition Fund under a particular Lease. This sometimes occurs as a result of a Facility or combination of Facilities being constructed for less than anticipated, a Facility is no longer needed or there are unresolved issues concerning the site on which the Facility is to be built. In such case, the School Board may finance other Facilities under such Lease, in which case such additional Facilities shall be subject to the provisions of the related Lease. In certain cases, such newly added Facilities may be Facilities which are not subject to surrender and disposition by the Trustee (such as the Gladeview Elementary Modernization Facility under the Series 2007B Lease).

## **THE PRIOR FACILITIES**

The following provides a summarized description of the Facilities being lease-purchased under the Current Leases and subject to the Master Lease. Under certain conditions set forth in the Master Lease, the School Board may substitute Facilities, modify the plans and specifications therefor or eliminate Facilities.

### **Series 2000A Facilities**

Beacon Cove Elementary School (96-A)  
Independence Middle School (98-FF)  
Jupiter High School modernization  
Lake Park Elementary School modernization  
Pahokee Elementary School, classroom building  
Palmetto Elementary School modernization  
Palm Beach Central High School (96-JJJ)  
Village Academy (98-P)

### **Series 2001A-1 Facilities**

Benoist Farms Elementary School (96-D)  
Boca Raton Elementary School modernization  
Crosspointe Elementary School (98-I)  
Discovery Key Elementary School (96-L)

Forest Hill Elementary School modernization  
Freedom Shores Elementary School (97-M)  
Frontier Elementary School (96-B)  
Lake Worth High School, classroom addition  
Pleasant City Elementary School (98-N)  
Royal Palm Beach Elementary School (96-J)  
Sunrise Park Elementary School (96-H)

**Series 2001A-2 Facilities\***

Portable replacement program

**Series 2002B Facilities**

Belvedere Elementary School modernization  
Greenacres Elementary School modernization  
Jaega Middle School (98-EE)  
Jupiter Elementary School modernization  
Lantana Middle School modernization  
South Olive Elementary School modernization

**Series 2002C Facilities**

Diamond View Elementary School (01-R)  
Equestrian Trails Elementary School (02-S)  
Forest Hill High School modernization  
Panther Run addition and HVAC replacement  
U.B. Kinsey/Palmview Elementary School modernization  
Village Academy addition  
West Boca Raton Community High School (01-LLL)

**Series 2002D-1 Facilities**

Don Estridge High Tech Middle School (98-GG) additions and athletic facilities  
H.L. Watkins Middle School modernization  
Lantana Elementary School modernization  
Osceola Creek Middle School (99-HH)  
Palm Beach Public Elementary School modernization  
Palm Springs Elementary School modernization  
Roosevelt Elementary School modernization  
Tradewinds Middle School (98-II)

**Series 2002D-2 Facilities\***

Portable replacement program  
Site Acquisition  
West Boca Raton Community High School buildout

**Series 2003B Facilities**

Atlantic High School replacement  
Bak Middle School of the Arts modernization  
L.C. Swain Middle School (03-KK)

**Series 2004A-1 Facilities**

Coral Sunset Elementary School addition  
Hammock Pointe Elementary School addition  
JC Mitchell Elementary School modernization  
Meadow Park Elementary School modernization

**Series 2010A Facilities**

Belle Glade Elementary School roof replacement  
Galaxy Elementary School modernization  
Gove Elementary School modernization  
Pioneer Park Elementary School roof replacement

**Series 2020A-1 Facilities**

Verde K-8 Middle School modernization  
Washington Elementary School modernization  
Addison Mizner K-8 School modernization  
Plumosa School of Arts classroom addition

**Series 2020A-2 Facility\***

Citrus Cove Elementary School core addition and remodeling  
Del Prado Elementary School core addition and remodeling  
Seminole Trails Elementary School core addition and remodeling

**Series 2021A Facilities**

Blue Lake Elementary School (05-C)  
Dr. Joaquin Garcia High School (03-000)

**Series 2021B Facility**

Delray Full Service School core addition and remodeling

**Series 2022B-1 Facilities**

West Boynton Middle School (17-PP)  
Melaleuca Elementary School modernization  
Grove Park Elementary School modernization

**Series 2022B-2 Facilities\***

Lake Worth Community High School facility renewal  
Santaluces Community High School facility renewal  
Olympic Heights Community High School facility renewal  
William T. Dwyer High School facility renewal

**Series 2023A-1 Facilities**

Pine Grove Elementary School modernization  
West Riviera Elementary School modernization  
Wynnebrook Elementary School modernization

**Series 2023A-2 Facility**

Timber Trace Elementary School core expansion

---

\* Constitutes designated Facilities that are not subject to remedial action in the event of a default or non-appropriation.

[Remainder of page intentionally left blank]



## ESTIMATED SOURCES AND USES OF FUNDS

On the delivery date of the Series 2025A Certificates, it is estimated that proceeds received from the sale and delivery of the Series 2025A Certificates, together with other legally available funds, are expected to be used as follows: <sup>(1)</sup>

### Estimated Sources:

Par Amount of Series 2025A Certificates	\$
Plus/Less: Net Bond Premium/Original Issue Discount	
Other Legally Available Funds <sup>(1)</sup>	
	<hr/>
Total Sources of Funds	<hr/> \$

### Estimated Uses:

Refunding of Refunded Certificates <sup>(2)</sup>	\$
Series 2025A Costs of Issuance <sup>(3)</sup>	
Underwriters' Discount	
	<hr/>
Total Uses of Funds	<hr/> \$

<sup>(1)</sup> Represents funds on deposit in certain accounts for the benefit of the Refunded Certificates.

<sup>(2)</sup> To be applied to refund the Refunded Certificates. See "PLAN OF REFUNDING" herein.

<sup>(3)</sup> Includes counsel fees, financial advisor fees and other costs of issuance.

[Remainder of page intentionally left blank]

## CERTIFICATE PAYMENT SCHEDULE I FOR OUTSTANDING CERTIFICATES

Estimated payment requirements on the Outstanding Series 2010A QSCB, 2014B, 2017A, 2017B, Series 2018A, Series 2018B and Series 2018C Certificates are as follows: <sup>(1)</sup>

Certificate Year Ending August 1	Series 2010A QSCB Certificates <sup>(2)</sup>	Series 2014B Certificates	Series 2017A Certificates	Series 2017B Certificates	Series 2018A Certificates	Series 2018B Certificates	Series 2018C Certificates
2025	\$7,422,901	\$21,194,250	\$21,563,250	\$6,752,750	\$15,668,500	\$10,901,500	\$13,869,500
2026	-	-	42,716,250	846,500	15,681,750	10,911,250	8,368,750
2027	-	-	43,044,750	846,500	15,655,500	10,817,500	8,160,250
2028	-	-	-	17,776,500	-	53,854,500	6,887,000
2029	-	-	-	-	-	-	78,587,250
2030	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-
<b>Total<sup>(3)</sup></b>	<b>\$7,422,901</b>	<b>\$21,194,250</b>	<b>\$107,324,250</b>	<b>\$26,222,250</b>	<b>\$47,005,750</b>	<b>\$86,484,750</b>	<b>\$115,872,750</b>

<sup>(1)</sup> Assumes the refunding of the Refunded Certificates. See "PLAN OF REFUNDING" herein.

<sup>(2)</sup> Based on a principal amount of \$67,665,000 which will be due on the maturity date; includes sinking fund payments and assumes investments earnings thereon at a rate of 4.262% based on a Forward Delivery Agreement entered into by the School Board on March 31, 2011, which together are expected to equal the Principal Component due on the Series 2010A Certificates at maturity. The School Board will receive a credit against sinking fund payments for interest income on amounts on deposit in the Series 2010A Sinking Fund Account. Interest on the Series 2010A Certificates is calculated at 0.21% (the stated interest rate on the Series 2010A Certificates of 5.40%, less the Interest Subsidy of 5.19%), but also reflects Interest Subsidy reductions due to sequestration. See "RISK FACTORS - Effect of Sequestration on Lease Payments" herein.

<sup>(3)</sup> Totals may not add due to rounding.

[Remainder of page intentionally left blank]

## CERTIFICATE PAYMENT SCHEDULE II FOR OUTSTANDING CERTIFICATES

Estimated payment requirements on the Outstanding Series 2020A, 2021A, 2021B, 2022A, 2022B, 2023A and 2024A Certificates are as follows:

Certificate Year Ending August 1	Series 2020A Certificates	Series 2021A Certificates	Series 2021B Certificates	Series 2022A Certificates	Series 2022B Certificates	Series 2023A Certificates	Series 2024A Certificates
2025	\$5,191,000	\$5,095,250	\$253,343	\$5,972,848	\$17,635,288	\$7,037,500	\$783,334
2026	5,191,000	5,095,250	253,343	5,971,402	17,845,788	7,037,500	783,950
2027	5,191,000	5,095,250	253,343	5,973,928	17,837,788	7,037,500	784,498
2028	5,191,000	5,095,250	253,343	5,975,359	17,845,538	7,037,500	8,674,976
2029	5,191,000	5,095,250	253,343	5,970,693	17,772,038	7,037,500	8,672,294
2030	5,191,000	5,095,250	253,343	-	5,865,038	7,037,500	8,673,105
2031	5,191,000	5,095,250	253,343	-	5,865,038	7,037,500	7,942,339
2032	11,011,000	5,095,250	253,343	-	5,865,038	7,627,500	-
2033	52,705,000	5,095,250	253,343	-	5,865,038	7,623,000	-
2034	52,704,750	5,095,250	253,343	-	5,865,038	7,622,250	-
2035	-	11,800,250	10,188,343	-	22,185,038	27,365,000	-
2036	-	21,990,000	-	-	22,183,238	27,369,000	-
2037	-	21,988,500	-	-	22,186,550	27,366,750	-
2038	-	21,989,000	-	-	22,187,350	27,361,000	-
2039	-	21,989,250	-	-	22,188,275	27,364,250	-
2040	-	21,987,000	-	-	22,186,700	27,368,250	-
Total <sup>(1)</sup>	<u>\$152,757,750</u>	<u>\$172,696,500</u>	<u>\$12,721,773</u>	<u>\$29,864,230</u>	<u>\$251,378,781</u>	<u>\$236,329,500</u>	<u>\$36,314,496</u>

<sup>(1)</sup> Totals may not add due to rounding.

[Remainder of page intentionally left blank]

## COMBINED CERTIFICATE PAYMENT SCHEDULE

The estimated combined payment requirements on the Series 2025A Certificates and the Outstanding Certificates are as follows:

Certificate Year Ending August 1	Series 2025A Certificates			Outstanding Certificates <sup>(1)</sup>	Total <sup>(2)</sup>
	Principal Component	Interest Component	Subtotal		
2025				\$147,115,088	
2026				120,702,732	
2027				120,697,806	
2028				128,590,965	
2029				128,579,637	
2030				32,115,235	
2031				31,384,470	
2032				29,852,130	
2033				71,541,630	
2034				71,540,630	
2035				71,538,630	
2036				71,542,238	
2037				71,541,800	
2038				71,537,350	
2039				71,541,775	
2040				71,541,950	
Total <sup>(2)</sup>				<u>\$1,311,363,793</u>	

<sup>(1)</sup> See "CERTIFICATE PAYMENT SCHEDULES I & II FOR OUTSTANDING CERTIFICATES."

<sup>(2)</sup> Totals may not add due to rounding.

[Remainder of page intentionally left blank]

## **THE MASTER LEASE PROGRAM**

In order to provide for the lease purchase financing and refinancing from time to time of Facilities, the School Board has authorized the execution and delivery of the Master Lease between the School Board and the Corporation. Facilities to be leased from time to time will be identified on separate Schedules to the Master Lease. Upon execution and delivery thereof, each Schedule, together with the provisions of the Master Lease, will constitute a separate Lease. See "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Master Lease" hereto.

The Transaction Leases are four of the Leases entered into under the Master Lease and provide for the leasing of the Refinanced Facilities by the Corporation to the School Board. See "THE TRANSACTION LEASES" and "THE REFINANCED FACILITIES" herein. As noted above, the School Board has previously leased certain Facilities pursuant to the Current Leases which were funded from the proceeds of the Outstanding Certificates. The School Board may arrange for one or more lease purchase financings of additional educational facilities under the Master Lease in future Fiscal Years. See "SECURITY FOR THE SERIES 2025A CERTIFICATES - Additional Leases" and "- Additional Certificates" herein.

In addition, the School Board may, in the future, also enter into lease purchase arrangements upon terms and conditions other than those in the Master Lease. Failure to make payments under any such lease agreement, or an event of default under any such lease agreement, will not affect the Lease Term or cause the termination of the Transaction Leases or any other Leases.

## **THE TRANSACTION LEASES**

The following is a brief summary of certain provisions of the Transaction Leases, which is not intended to be definitive. Reference is made to "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Master Lease," "- Amendment to Master Lease Purchase Agreement," "- Form of Schedule 2006A-1," "- Form of Schedule 2007A-1," "- Form of Schedule 2007B" and "- Form of Schedule 2007E-1" hereto.

### **Authority**

The Transaction Leases are being entered into pursuant to the authority granted under Chapters 1001-1013, Florida Statutes, for the purpose of providing for the acquisition, construction and lease purchase financing and refinancing of the Refinanced Facilities.

### **Lease Term**

Under the Transaction Leases, the Corporation is leasing to the School Board, and the School Board is leasing from the Corporation, the Refinanced Facilities. The initial term of the Series 2006A-1 Lease commenced on May 25, 2006 and continued through and including June 30, 2006, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2031, unless sooner terminated as described herein. The initial term of the Series 2007A-1 Lease commenced on February 28, 2007 and continued through and including June 30, 2007, has been automatically renewed annually to date and is automatically renewable

annually through August 1, 2031, unless sooner terminated as described herein. The initial term of the Series 2007B Lease commenced on March 22, 2007 and continued through and including June 30, 2007, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2032, unless sooner terminated as described herein. The initial term of the Series 2007E-1 Lease commenced on October 31, 2007 and continued through and including June 30, 2008, has been automatically renewed annually to date and is automatically renewable annually through August 1, 2032, unless sooner terminated as described herein. See "THE TRANSACTION LEASES - Termination of Lease Term" below.

## **Lease Payments**

Subject to the conditions stated in the Transaction Leases, the School Board has expressed its current intent to make all Lease Payments due under the Transaction Leases; PROVIDED, HOWEVER, THAT NONE OF THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA, OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF, IS OBLIGATED TO PAY, EXCEPT FROM APPROPRIATED FUNDS, ANY SUMS DUE UNDER THE TRANSACTION LEASES FROM ANY SOURCE OF TAXATION, AND THE FULL FAITH AND CREDIT OF THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF IS NOT PLEDGED FOR PAYMENT OF SUCH SUMS DUE UNDER THE TRANSACTION LEASES, AND THE SUMS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. All Lease Payments due under the Transaction Leases will be made from current or other funds authorized by law and regulations of the State of Florida Department of Education and appropriated for such purpose by the School Board.

On June 30, 2025, and thereafter on December 30 and June 30 of each year, the Lease Payment Dates preceding each Payment Date, the School Board is required to pay to the Trustee the Basic Lease Payment allocable to the Series 2025A Certificates due on such date, which amount corresponds to the amount due to Series 2025A Certificate holders on the next succeeding Payment Date. The School Board is also required to pay, when due, Additional Lease Payments and Supplemental Payments, consisting of, among other things, the fees and expenses of the Trustee and the Corporation. Lease Payments due under the Transaction Leases may be reduced, when applicable, by amounts credited as follows:

(a) The Trustee will deposit into the Lease Payment Account established with respect to the Transaction Leases interest income in accordance with the Trust Agreement and apply such interest income as a credit against the next ensuing Lease Payment to the extent provided in the Trust Agreement.

(b) Upon termination of the Lease Terms of the Transaction Leases, with respect to the amounts, if any, remaining on deposit in the Acquisition Account thereunder shall be transferred to the related Lease Payment Account to be applied to Basic Lease Payments next coming due under the Transaction Leases.

(c) The Trustee will deposit in the related Lease Payment Account or Acquisition Account, Net Proceeds realized in the event of damage, destruction or condemnation of Refinanced Facilities to be applied to the prompt repair, restoration or replacement of such Refinanced Facilities; provided, however, if the School Board has determined that its operations have not been materially affected and that it is not in the best interest of the School Board to repair, restore or replace that portion of the Refinanced Facilities damaged, destroyed or condemned, then the School Board shall not be required to comply with the provisions of the preceding clause. In such case, if the Net Proceeds are (a) less than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Refinanced Facilities and (b) equal or less than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under the related Transaction Lease, then such Net Proceeds may, at the option of the School Board, (i) be deposited into the Lease Payment Account for the Certificates relating to such Refinanced Facilities to be credited against Basic Lease Payments next coming due in accordance with the Master Lease or (ii) deposited in the Acquisition Account for the Series of Certificates relating to such Refinanced Facilities and applied to pay costs of other Facilities, in which case such other Facilities shall become subject to the provisions of the related Transaction Lease as fully as if they were originally leased Facilities. If the Net Proceeds are (1) equal or greater than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Refinanced Facilities or (2) greater than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Transaction Lease, then the Net Proceeds allocable to the related Series of Certificates shall be deposited to the Acquisition Account and applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of the related Transaction Lease as fully as if they were the originally leased Facilities; provided, however, at the direction of the School Board, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the related Lease Payment Account to be credited against Basic Lease Payments next coming due under the related Transaction Lease.

### **Assignment of Lease to Trustee**

Pursuant to the Transaction Assignments, substantially all right, title and interest of the Corporation in and to the Transaction Ground Leases and in and to the Transaction Leases, including the right to receive Basic Lease Payments thereunder, has been absolutely and unconditionally assigned by the Corporation to the Trustee for the benefit of the owners of the Series 2025A Certificates and any other Certificates representing an undivided proportionate interest in the Basic Lease Payments payable under the Transaction Leases. The School Board has consented to such assignment.

### **Lease Covenants**

Under the Transaction Leases, the School Board is responsible for the acquisition, construction and installation of the Refinanced Facilities pursuant to the specifications of the School Board, including the letting of all contracts for the acquisition, construction and installation of the Refinanced Facilities. In the Transaction Leases, the School Board covenants that it will: (i) maintain the Refinanced Facilities at all times during the Lease Terms in good repair and condition; (ii) pay applicable taxes, utility charges and other governmental charges; and (iii) provide applicable insurance coverage, including property and liability insurance, all in accordance with the terms and provisions relating to these requirements, contained in the Transaction Leases.

## **Budget and Appropriation**

The cost and expense of the performance by the School Board of its obligations under the Transaction Leases, under the Current Leases and any Additional Leases and the incurrence of any liabilities of the School Board under the Transaction Leases, the Current Leases and any Additional Leases, including without limitation, the payment of all Lease Payments and all other amounts required to be paid by the School Board under all Leases, are subject to and dependent on appropriations being duly made from time to time by the School Board for such purposes. The School Board may not budget and appropriate available revenues to make Lease Payments selectively on a Lease by Lease basis, but must appropriate such revenues for all Leases or none of them. Under no circumstances will the failure of the School Board to appropriate sufficient funds in any Fiscal Year constitute a default or require payment of a penalty, or in any way limit the right of the School Board to purchase or utilize educational facilities similar in function to those leased under any Lease including the Transaction Leases.

Unless the School Board, at a public meeting held prior to the end of the then current Fiscal Year, gives notice of its intent not to appropriate the funds necessary to make the Lease Payments coming due in the following Fiscal Year under all Leases, the Superintendent will include in the Superintendent's tentative budget proposal, in a separate line item, the funds necessary to make such Lease Payments, and all Leases will be automatically renewed on June 30 of the current Fiscal Year, for the following Fiscal Year, subject to appropriation being made by the School Board in the final adopted budget. If Lease Payments are due during the period prior to the adoption of the School Board's final official budget for an ensuing Fiscal Year, the Lease Term of all Leases shall be deemed extended only if the tentative budget or extension of the prior budget (whether by School Board action or operation of law) makes available to the School Board monies which may be legally used to make the Lease Payments due under all Leases during such period. If no such appropriation is made in the budget as finally adopted or if no official budget is adopted as of the last day on which a final budget is required to have been adopted under applicable law and regulations, all Leases will terminate as of the date of adoption of the final official budget or the last date on which a final budget is required to have been adopted, whichever is earlier, and under which no appropriation has been made.

If the School Board declares its intent at such public meeting prior to the end of the then current Fiscal Year not to appropriate the funds necessary to make Lease Payments under all Leases, no Leases will be automatically renewed for the following Fiscal Year, but will terminate on June 30 of the current Fiscal Year. For a discussion of the effect of termination of the Lease Term of the Leases, see "THE TRANSACTION LEASES - Effect of Termination for Non-Appropriation or Default" below.

## **Termination of Lease Term**

The Lease Term of each Lease, including the Transaction Leases, will terminate upon the earliest of any of the following events:

- (a) Each Lease will terminate on the latest Lease Payment Date set forth in any Lease;



(b) All Leases will terminate in the event of non-appropriation of funds for the payment of Lease Payments;

(c) All Leases will terminate upon a default by the School Board with respect to any Lease and the termination of the Lease Term of all Leases by the Trustee pursuant to the Master Lease; and

(d) A particular Lease will terminate upon payment by the School Board of the Purchase Option Price of the particular Facilities leased under such Lease by the School Board or upon provision for such payment pursuant to the Master Lease.

### **Effect of Termination for Non-Appropriation or Default**

Upon termination of the Lease Term for the reasons referred to in (b) or (c) under "THE TRANSACTION LEASES - Termination of Lease Term" above, the School Board is required to immediately surrender and deliver possession of all the Facilities financed under all Leases (except for certain designated Facilities such as the Manatee Elementary School Addition) to the Trustee in the condition, state of repair and appearance required under the Leases and in accordance with the Trustee's instructions. Upon such surrender, the Trustee (or other transferee) will attempt to sell or re-let its interest in such Facilities in such manner and to such person or persons for any lawful purpose or purposes as it, in its sole discretion, determines to be appropriate. The Trustee will pursue such rights and remedies as directed by the Holders of a majority in aggregate principal amount of the Series 2025A Certificates and any other Certificates evidencing an interest in the Transaction Leases. The proceeds derived from any such sale or reletting of the School Board's leasehold interest in such Facilities, if any, will be applied first to the payment of the fees and expenses of the Trustee, second to payment in full of the Series of Certificates relating to such Facilities and then to the payment of other outstanding amounts as described in said Lease(s). The proceeds of any such disposition of the Series 2006A-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2006A-1 Lease, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2006A-1 Lease. The proceeds of any such disposition of the Series 2007A-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007A-1 Lease, equally and ratably with the Series 2024A Certificates, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007A-1 Lease. The proceeds of any such disposition of the Series 2007B Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007B Lease, equally and ratably with the Series 2017B Certificates allocable to the Series 2007B Lease, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007B Lease. The proceeds of any such disposition of the Series 2007E-1 Facilities will be applied to the payment of the Series 2025A Certificates allocable to the Series 2007E-1 Lease, after payment of the expenses of the Trustee, in accordance with the terms of the Series 2007E-1 Lease. **With respect to the Transaction Leases and Series 2025A Certificates, the School Board may not be dispossessed of the Manatee Elementary School Addition or any personal property financed, in whole or in part, with the proceeds of the Series 2025A Certificates.** The Gladeview Elementary Modernization Facility is subject to surrender and disposition by the Trustee under the Series 2007A-1 Lease for the benefit of the holders of Certificates representing an interest in the Series 2007A-1 Lease, but is not subject to surrender or disposition under the Series 2007B Lease. See "RISK FACTORS - Limitation Upon Disposition; Ability to Sell or

Relet." IN NO EVENT WILL OWNERS OF THE SERIES 2025A CERTIFICATES HAVE ANY INTEREST IN OR RIGHT TO ANY PROCEEDS OF THE DISPOSITION OF FACILITIES FINANCED OR REFINANCED WITH THE PROCEEDS OF ANOTHER SERIES OF CERTIFICATES, EXCEPT FOR ANY CERTIFICATES ISSUED TO REFUND SERIES 2025A CERTIFICATES.

For a discussion of the remedies available to the Trustee if the School Board refuses or fails to voluntarily deliver possession of the Facilities to the Trustee, see "APPENDIX C - CERTAIN LEGAL DOCUMENTS - The Master Lease."

There can be no assurance that the remedies available to the Trustee upon any termination of the Lease Terms of all Leases for non-appropriation or default and the disposition of the Refinanced Facilities against which the Trustee has rights will produce sufficient amounts to pay the Series 2025A Certificates. Federal income tax status of payments made to Series 2025A Certificate holders after such termination may also be adversely affected. See "TAX TREATMENT" herein. Further, after such termination of the Lease Terms of all Leases, transfer of Series 2025A Certificates may be subject to the registration provisions of applicable federal and state securities laws. Accordingly, there is no assurance that liquidity of the Series 2025A Certificates will not be impaired following termination of the Lease Term of the Leases. See "RISK FACTORS" herein.

## **THE CORPORATION**

The Palm Beach School Board Leasing Corp. (the "Corporation") is a Florida not-for-profit education corporation formed in October 1994 for the purpose of acting as lessor under leases with the School Board. The sole member of the Corporation is the School Board. Upon dissolution, all of its assets will be distributed to the School Board. The Board of Directors of the Corporation consists of the members of the School Board and its officers are School Board members and employees.

There is no litigation pending against the Corporation.

Pursuant to the Transaction Assignments, the Corporation has made an absolute and unconditional assignment of substantially all of its right, title and interest under the Transaction Leases to the Trustee, retaining its rights to indemnification, its right to hold title to certain of the Refinanced Facilities, and to receive notices under the Master Lease. In accordance therewith, the Trustee collects directly all of the Basic Lease Payments which are the primary source of and security for payment of the Series 2025A Certificates. The credit of the Corporation is not material to any of the transactions contemplated in this Offering Statement. No financial information concerning the Corporation has been included herein, nor is it contemplated that any such financial information will be included in any future Offering Statement relating to the sale of any Additional Certificates or other obligations of the School Board or the Corporation.

## THE DISTRICT

### General

The District is organized under Section 4, Article IX, of the Constitution of Florida and Chapter 1001, Florida Statutes. The District is the tenth largest school district in the United States and the fifth largest in Florida as measured by student enrollment. The geographic boundaries of the District are coterminous with those of Palm Beach County, Florida (the "County"). The County, established in 1909, had a population of 1,545,905 in 2024. It is the third largest county in Florida in terms of population and encompasses a land area of approximately 2,023 square miles. The District services the unincorporated areas of the County and all 39 incorporated municipalities within the boundaries of the County, including the municipalities of Palm Beach, West Palm Beach, Jupiter, Delray Beach and Boca Raton.

As of June 30, 2024, the District included 182 District operated schools and approximately 202,762 unweighted full time equivalent students and 23,840 full-time equivalent employees, including approximately 12,516 teaching staff. Management of the schools is independent of the County and the various municipal governments in the County. The Tax Collector collects ad valorem taxes for the District, but the County exercises no control over expenditures by the District. Additional information concerning the County is contained in "APPENDIX A – INFORMATION CONCERNING PALM BEACH COUNTY, FLORIDA."

### Certain Statistical Information

The following table sets forth certain statistical information about the District. Statistical and demographic data concerning the County are set forth in "APPENDIX A – INFORMATION CONCERNING PALM BEACH COUNTY, FLORIDA."

#### The School District of Palm Beach County, Florida General Statistical and Demographic Data

School Year	Number of Schools <sup>(1)</sup>	Number of Teaching Staff	Total Unweighted Full Time Equivalent (FTE) Students <sup>(2)</sup>	Cost Per Pupil
2023-24	182	12,516	202,762	\$15,378
2022-23	180	12,046	193,790	14,808
2021-22	179	12,360	190,754	13,400
2020-21	179	12,617	186,915	12,569
2019-20	179	12,733	192,669	11,922

<sup>(1)</sup> Represents District operated schools only.

<sup>(2)</sup> Unweighted, includes charter school students and Family Empowerment Scholarship students who attend private schools through a voucher program. See "RECENT GOVERNMENTAL ACTIONS AFFECTING DISTRICT REVENUES – Legislative Changes Relating to School Choice" herein.

Source: The School District of Palm Beach County, Florida.

## FTE Growth

The Full-Time Equivalent (FTE) Enrollment for School Years 2020-21 through 2024-25 was as follows:

**School District of Palm Beach, Florida**  
**Profile of Enrollments – Unweighted Full-Time Equivalent Students<sup>(1)</sup>**  
**2020-21 – 2024-25**

	2020-21 <sup>(2)</sup>	2021-22 <sup>(2)</sup>	2022-23 <sup>(3)</sup>	2023-24 <sup>(3)</sup>	2024-25 <sup>(4)</sup>
Grades K-3 <sup>(5)</sup>	46,604	48,229	49,446	51,161	53,403
Grades 4-8 <sup>(5)</sup>	67,796	67,864	67,102	69,348	72,941
Grades 9-12 <sup>(5)</sup>	49,933	51,330	52,345	54,823	56,719
Exceptional Education	1,515	1,466	1,470	1,456	1,486
Vocational Education	4,362	4,096	4,212	4,140	4,079
At Risk Programs <sup>(6)</sup>	16,667	17,769	19,151	21,834	21,601
Total	186,877	190,754	193,726	202,762	210,229
Percentage Change	(3.01)%	2.07%	1.56%	4.66%	3.68%

<sup>(1)</sup> Enrollments are calculated on a full-time equivalent student basis for the number of students in grades kindergarten through twelve for the regular school term. A full-time equivalent (FTE) student is defined as equal to not less than 900 net hours of instruction time for grades 4-12 and not less than 720 net hours of instruction time for K-3. Figures include charter school students and Family Empowerment Scholarship students who attend private schools through a voucher program. See "RECENT GOVERNMENTAL ACTIONS AFFECTING DISTRICT REVENUES – Legislative Changes Relating to School Choice" herein.

<sup>(2)</sup> Figures as of final Florida Education Finance Program ("FEFP") calculation (including charter school students).

<sup>(3)</sup> Figures as of fourth FEFP calculation (including charter school students).

<sup>(4)</sup> Figures as of second FEFP calculation (including charter school students).

<sup>(5)</sup> Includes Exceptional Student Education students Level I-III.

<sup>(6)</sup> English as a Second Language/Intensive English students.

Source: The School District of Palm Beach County, Florida.

## The School Board

The Board is a public body corporate existing under the laws of the State of Florida, particularly Section 1001.40, Florida Statutes, and is the governing body of the District. The Board consists of seven members elected from single member districts for overlapping four-year terms. The principal office of the Board is located in West Palm Beach, Florida.

Under existing statutes, the Board's duties and powers include, but are not limited to, the acquisition, maintenance and disposition of school property within the District; the development and adoption of a school program for the District; the establishment, organization and operation of schools, including vocational and evening schools and programs for gifted students and handicapped students, including students in residential care facilities; the appointment, compensation, promotion, suspension and dismissal of employees; the establishment of courses of study and the provision of adequate instructional aids; and the establishment of a system to transport students to school or school-related activities.

The Board is currently undertaking a multi-year review of its Board policies. In connection therewith, on April 23, 2025, the Board revised several of its policies related to diversity, equity and inclusion in order to comply with federal and State requirements and avoid any potential loss of revenue.

The Board also has broad financial responsibilities, including the approval of the annual budget, adoption of the school tax levy and the establishment of a system of accounting and budgetary controls. The annual budget and accounting reports must be filed with the State of Florida Department of Education.

The Chairman of the Board is elected by the members of the Board annually. The Superintendent of Schools is the ex-officio Secretary of the Board. The present members of the Board, their respective offices and the expiration of their respective terms are as follows:

Name/Office	District	Term Expires
Karen Brill, Chair	3	November 2026
Marcia Andrews, Vice Chair	6	November 2026
Matthew Jay Lane, Esq., Member	1	November 2028
Virginia Savietto, Member	2	November 2028
Erica Whitfield, Member	4	November 2026
Gloria Branch, Member	5	November 2028
Edwin Ferguson, Esq., Member	7	November 2026

### **The Superintendent of Schools**

The chief executive officer of the District is the Superintendent of Schools (the "Superintendent"), who is appointed by and serves at the discretion of the Board pursuant to a negotiated contract. The Superintendent oversees operations of the school system, makes policy recommendations to the Board and performs the duties assigned by law according to the regulations set by the State of Florida Department of Education. The Superintendent prepares the annual budget for approval by the Board, recommends the tax levy based upon needs illustrated by the budget, recommends debt issuance and borrowing plans of the District, when necessary, provides recommendations for the investment of District funds and keeps records with respect to all funds and financial transactions of the District.

### **Biographical Information for Certain Administrators**

Set forth below are biographical descriptions of the Superintendent and certain other administrative personnel of the District:

**Michael J. Burke**, Superintendent, was named Superintendent in July 2021. Prior to his appointment as Superintendent of Schools, Mr. Burke had served as the District's Chief Financial Officer beginning in April 1998. Before coming to Palm Beach County, Mr. Burke had eight years of experience with the School District of Broward County, Florida's Budget Office. He received his Bachelor's Degree in Finance from Florida State University and a Master's Degree in Public Administration from Florida Atlantic University. For a four-year period (March 2012 to April 2016), Mr. Burke served as both the Chief Financial Officer and Chief Operating Officer of the

District. In 2015, Mr. Burke received the "Bill Wise Award" for professionalism, commitment, integrity and leadership at the Council of the Great City Schools' Chief Financial Officers Conference.

**Heather Frederick**, Chief Financial Officer, joined the District in May 2007. Prior to becoming Chief Financial Officer, Ms. Frederick served as the Director of Accounting, Director of Budget and Deputy CFO. Prior to that, Ms. Frederick worked at KPMG and RSM for over six years specializing in public-sector and financial services. Ms. Frederick received her Bachelor of Science degree in Accounting and a Master's in Taxation from Florida Atlantic University. She is a licensed CPA in the State of Florida. In 2023, Ms. Frederick received the "Bill Wise Award" for professionalism, commitment, integrity and leadership at the Council of Great City Schools' Chief Financial Officers Conference.

**Leanne Evans**, Treasurer, joined the District in February 1997 with six years of cash management experience in private industry. Ms. Evans graduated from Florida Atlantic University with a Bachelor of Business Administration in Finance and a Bachelor of Science in International Business. Ms. Evans is a past president of the Florida School Finance Officers Association (FSFOA) and currently serves on the FSFOA board of directors. During her tenure with the District, she has overseen more than \$8 billion in debt and derivative transactions.

**Joseph Sanches**, Chief Operating Officer, rejoined the District in October 2021 after eight years as a general contractor. Prior to that, he served as the Chief of Support Operations and the Chief of Facilities Management from 2002 through 2013. During his over 35 year career, Mr. Sanches has overseen construction projects valued at over \$2.5 billion in New York, New Jersey, the U.S. Virgin Islands, Georgia and Florida. Mr. Sanches has earned a Bachelor's degree in Construction Management and a Master's in Business Administration. He is also a licensed general contractor in the State of Florida.

### **Total District Personnel**

The professional staff of the District includes supervisors, analysts, specialists, administrators, and instructional personnel. Other personnel include teachers' aides, clerks and secretaries, bus drivers, cafeteria personnel, custodial and maintenance workers, mechanics, police officers and warehousemen. The total number of full time District personnel as of June 30, 2024 was 23,840, the largest number of employees of any single employer in the County.

### **Employee Relations**

Approximately 56% of all employees of the District are represented by the Palm Beach County Classroom Teachers Association ("CTA"), which is affiliated with Florida Education Association-United. Another 32% are represented by non-instructional collective bargaining agents and 12% are non-union represented staff.

[Remainder of page intentionally left blank]

As of June 30, 2024, the Board employed 23,840 full-time persons representing the following groups:

Instructional <sup>(1)</sup>	13,401
School and District Administrators	854
Clerical, Police, Secretaries, Professional Staff	5,946
Bus, Custodial, Maintenance and Mechanics	3,639
Total	23,840

<sup>(1)</sup> Includes 12,516 teachers plus additional staff of 885 consisting of guidance counselors, social workers, psychologists and media specialists.

Union members include both instructional and non-instructional personnel. Current union contracts expire as follows<sup>(1)</sup>:

Teachers	June 30, 2025
Police	December 31, 2026
Clerical, Bus, Custodial, Maintenance and Mechanics	December 31, 2024 <sup>(1)</sup>

<sup>(1)</sup> When a collective bargaining agreement expires, Florida law requires the parties to operate under the expired agreement until such time as a successor agreement has been negotiated and ratified.

## Accreditation

All public schools of the District are fully accredited by Cognia, formerly AdvancEd. Every five years, the public schools in the District undergo a re-accreditation review, with the most recent review having been completed in June 2023. All District operated public schools were fully re-accredited.

## Budget Process

Florida law requires the Board to adopt in each Fiscal Year a tentative budget and a final budget, each of which is required to be balanced with available funds. The Superintendent, with input from staff, principals, the Budget Committee and interested community groups, prepares and submits to the Board a recommended budget. The Board adopts the recommended budget, with such modifications, as it deems necessary, as the tentative budget for the District. After public hearings on the tentative budget, the Board adopts a final budget and forwards it to the State of Florida Department of Education. When approved by the State of Florida Department of Education, the final budget is designated as the official budget and governs the general operations for the Fiscal Year, unless subsequently amended by the Board. After public hearings, the final budget for Fiscal Year 2024-25 was adopted by the School Board on September 4, 2024. Revisions may be made to the adopted budget in accordance with Florida law. See also, "BASIC FINANCIAL STATEMENTS" herein.

## Capital Improvement Program

The School Board requires the development of a continuous ten-year Capital Improvement Program (the "CIP"). In each year, the CIP is reviewed and revised as necessary to reflect the

District's long range capital construction program, additions to the capital construction program resulting from accelerated student enrollment growth and improvements and additions to non-school sites. An annual update of the CIP provides, upon approval by the School Board, a continuous five-year program. The most recent annual update of the CIP was adopted by the School Board on September 4, 2024. There are no new capital equipment leases that constitute debt-like instruments included in the current CIP. See "FINANCIAL RESULTS AND LIABILITIES OF THE DISTRICT - Obligations Under Unrelated Lease Purchase Agreements" herein for information regarding the capital equipment leases.

## **FINANCIAL RESULTS AND LIABILITIES OF THE DISTRICT**

The following briefly describes financial results of the District and certain District liabilities. For additional information concerning such matters see "APPENDIX B - EXCERPTED INFORMATION FROM THE ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA FOR THE FISCAL YEAR ENDED JUNE 30, 2024" hereto.

### **Financial Results**

The financial and accounting procedures of the District are designed to conform to accounting principles generally accepted in the United States of America as applied to governmental units. The District's financial statements include the government-wide financial statements and the fund financial statements. The government-wide financial statements display information about the District as a whole, while the fund financial statements report detailed information about the District. The government-wide financial statements use the accrual basis of accounting, whereby revenues are recognized when earned and expenses are recognized when incurred. The governmental funds use the modified accrual basis of accounting, whereby revenues are recognized when they become available and measurable and expenditures are recorded in the accounting period in which the liability is incurred. However, exceptions include the amount of unmatured principal and interest on general long-term debt and compensated absences which are recognized when due. Proprietary and fiduciary funds also use the accrual basis of accounting.

[Remainder of page intentionally left blank]



## General Fund Revenue Sources

The following table sets forth general fund revenue sources for Fiscal Years 2021-2025.

### The School District of Palm Beach County, Florida General Fund Revenue Sources<sup>(1)</sup>

Fiscal Year Ended June 30	Federal Funds <sup>(2)</sup>	State Funds	Local Funds <sup>(3)</sup>	Total Revenue <sup>(3)</sup>
2024	\$10,550,000	\$657,593,000	\$1,712,730,000	\$2,380,873,000
2023	31,179,000	636,820,000	1,488,719,000	2,156,718,000
2022	6,810,000	630,057,000	1,280,694,000	1,917,561,000
2021	12,929,000	645,394,000	1,218,696,000	1,877,019,000
2020	8,334,000	618,427,000	1,214,136,000	1,840,897,000

<sup>(1)</sup> Rounded.

<sup>(2)</sup> Includes direct federal funds and federal funds received through the State.

<sup>(3)</sup> Excludes transfers from other funds.

Source: The School District of Palm Beach County, Florida.

[Remainder of page intentionally left blank]

## General Fund Operations

The following table summarizes results of operations for the general fund of the District for the Fiscal Years ended June 30, 2021 through June 30, 2024 (audited) and the budgeted figures for the Fiscal Year ending June 30, 2025.

### The School District of Palm Beach County, Florida Summary of Revenues and Expenditures - General Fund (In Millions)<sup>(1)</sup>

	For the Fiscal Years Ended June 30				
	Audited				Budget
	2021	2022	2023	2024	2025 <sup>(2)</sup>
<b>Beginning Fund Balance:</b>	\$210.3	\$312.9	\$347.8	\$382.4	\$442.8
<b>Revenues:</b>					
Local Sources and Other Financing Sources:					
Ad Valorem Taxes	\$1,177.6	\$1,215.2	\$1,385.2	\$1,584.6	\$1,646.0
Interest Income and Other	1.3	0.2	25.2	36.1	5.1
Other Revenue	39.7	66.8	91.6	105.6	60.1
Transfers In	114.1	119.1	126.5	146.1	194.3
Total Local Sources and Other Financing Sources:	<u>\$1,332.8</u>	<u>\$1,401.3</u>	<u>\$1,628.5</u>	<u>\$1,872.4</u>	<u>\$1,905.5</u>
State Sources:					
FL Educ. Finance Pr. & Lottery	\$398.2	\$349.4	\$310.0	\$277.3	\$356.2
Categorical Grants	224.4	200.0	217.9	191.9	192.3
Other	22.8	80.7	108.9	188.4	177.4
Total State Sources	<u>\$645.4</u>	<u>\$630.1</u>	<u>\$636.8</u>	<u>\$657.6</u>	<u>\$725.9</u>
Federal Sources	<u>\$12.9</u>	<u>\$6.8</u>	<u>\$31.2</u>	<u>\$10.6</u>	<u>\$5.8</u>
Total Revenues	<u>\$1,991.1</u>	<u>\$2,038.2</u>	<u>\$2,296.5</u>	<u>\$2,540.6</u>	<u>\$2,637.2</u>
Adjustments to Fund Balance					
Total Rev. & Fund Balance	<u>\$2,201.4</u>	<u>\$2,351.1</u>	<u>\$2,644.3</u>	<u>\$2,923.0</u>	<u>\$3,080.0</u>
<b>Expenditures:</b>					
Salaries	\$1,080.4	\$1,086.3	\$1,150.4	\$1,228.9	\$1,277.1
Employee Benefits	346.0	371.9	396.1	481.1	481.1
Purchased Services and other	462.1	535.3	714.4	769.6	879.0
Transfer Out	-	9.8	1.0	0.6	-
Total Expenditures	<u>\$1,888.5</u>	<u>\$2,003.2</u>	<u>\$2,261.9</u>	<u>\$2,480.2</u>	<u>\$2,637.2</u>
Excess of Revenues Over (Under) Expenditures	<u>\$102.6</u>	<u>\$34.9</u>	<u>\$34.6</u>	<u>\$60.4</u>	<u>-</u>
Ending Fund Balance					
Nonspendable	\$10.6	\$27.8	\$6.7	2.7	\$2.7
Restricted	76.8	91.5	118.4	123.7	91.2
Committed	-	-	-	-	-
Assigned	159.5	158.5	182.3	225.4	257.9
Unassigned	66.0	70.0	75.0	91.0	91.0
<b>Total Fund Balance<sup>(3)</sup></b>	<u>\$312.9</u>	<u>\$347.8</u>	<u>\$382.4</u>	<u>\$442.8</u>	<u>\$442.8</u>
<b>Total Expenditures &amp; Fund Balance</b>	<u>\$2,201.4</u>	<u>\$2,351.1</u>	<u>\$2,644.3</u>	<u>\$2,923.0</u>	<u>\$3,080.0</u>

<sup>(1)</sup> Totals may not add due to rounding.

<sup>(2)</sup> Final budgeted figures. Budgeted figures do not include any funds expected to be received by the District under federal stimulus programs. See "RISK FACTORS – Coronavirus (COVID-19)" herein.

<sup>(3)</sup> The Ending Fund Balance in prior years represents the funds remaining at the end of that Fiscal Year after all expenses have occurred. For budgeting purposes, Florida law generally requires school districts to formulate a budget where Revenues plus Beginning Fund Balance equals Expenditures. As such, the budgeted Ending Fund Balance in Fiscal Year 2024-25 reflects the majority of funds being spread through school and budget departments, even though not all of such funds are expected to be expended in Fiscal Year 2024-25.

Source: The School District of Palm Beach County, Florida.

## **General Fund Ending Balance Guidelines**

Section 1011.051, Florida Statutes, entitled "Guidelines for general funds" requires that if a school district's General Fund ending balance not classified as restricted, committed or nonspendable in the approved operating budget is projected to fall below three percent (3%) of projected General Fund revenues, the Superintendent shall provide written notification to the district school board and the Commissioner of Education. The section further requires that if the General Fund ending balance not classified as restricted, committed or nonspendable is projected to fall below two percent (2%) of projected General Fund revenues, the Superintendent shall provide written notification to the district school board and the Commissioner of Education. Within 14 days after receiving such notification of an ending balance below two percent (2%), if the Commissioner determines that the district does not have a plan that is reasonably anticipated to avoid a financial emergency as determined pursuant to Florida Statutes pertaining thereto, the Commissioner shall appoint a financial emergency board that may take certain delineated steps to assist a district school board in complying with the General Fund requirements. In Fiscal Year 2022-23, the District's General Fund ending balance not classified as restricted, committed or nonspendable was 11.9% of General Fund Revenues and in Fiscal Year 2023-24 was 13.3% of General Fund Revenues. For Fiscal Year 2024-25, the District's General Fund ending balance not classified as restricted, committed or nonspendable is budgeted to be 9.9% of General Fund Revenues.

## **Capital Projects Funds**

The following table summarizes results of operations for the capital projects funds of the District for the Fiscal Years ended June 30, 2021 through June 30, 2024 (audited) and the budgeted figures for the Fiscal Year ending June 30, 2025.

[Remainder of page intentionally left blank]

**The School District of Palm Beach County, Florida**  
**Summary of Capital Projects Fund Revenue and Expenditures**  
**(Amount in Millions)**

	<b>Audited</b>				<b>Budget</b>
	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024<sup>(1)</sup></b>	<b>2025<sup>(1)</sup></b>
Beginning Fund Balance:					
Beginning Fund Balance	\$473.9	\$647.9	\$700.1	\$973.9	\$1,316.2
Revenues:					
Local Sources					
Ad Valorem Taxes	\$320.7	\$339.3	\$414.1	\$479.7	\$512.9
Local Sales Tax	156.6	193.7	206.1	211.4	205.4
Interest Income and other	49.2	0.6	80.2	102.8	23.9
Total Local Sources	\$526.6	\$533.5	\$700.4	\$793.9	\$742.2
Miscellaneous Federal Through State:	\$0.9	-	-	\$0.5	\$0.8
State Sources:					
Capital Outlay distributed to District	\$5.9	\$6.0	\$6.5	\$7.5	\$6.0
Public Education Capital Outlay	10.8	11.3	12.2	12.0	-
Other	6.4	-	2.6	1.4	5.7
Total State Sources	\$23.0	\$17.3	\$21.2	\$20.9	\$11.8
Total Revenues	\$550.5	\$550.9	\$721.6	\$815.3	\$754.7
Adjustments to Fund Balance	-	-	-	-	-
Total Revenues and Fund Balance	\$1,024.4	\$1,198.8	\$1,421.7	\$1,789.2	\$2,070.9
Other Financing Sources (Uses):					
Transfers out	(\$253.8)	(\$270.1)	(\$301.3)	(\$325.7)	(\$369.5)
Transfers in	0.5	-	-	0.6	-
Proceeds from Sale of Capital Assets	0.2	0.2	0.1	0.3	-
Proceeds from Capital Leases	-	-	-	-	-
Proceeds from Insurance Loss Recoveries	-	-	-	0.5	-
Proceeds from Issuance of Short-Term Debt	-	-	-	-	-
Proceeds from Issuance of Long-Term Debt	144.8	-	206.9	156.2	126.7
Total Other Financing Sources (Uses)	(\$108.3)	(\$269.9)	(\$94.1)	(\$168.0)	(\$242.8)
Total Revenues, Other Financing Sources and Fund Balance	\$916.1	\$928.8	\$1,327.6	\$1,621.2	\$1,828.1
Expenditures:					
Land	-	-	-	\$0.2	\$41.6
Buildings	\$185.2	\$183.9	\$283.9	71.9	330.6
Improvements	6.4	6.3	7.3	170.2	1,139.1
Other Capital Outlay	75.7	38.5	61.5	62.0	264.8
Debt Service	0.9	0.1	1.0	0.7	0.1
Total Expenditures	\$268.2	\$228.7	\$353.7	\$305.0	\$1,781.2
Excess of Revenues Over (Under) Expenditures	\$282.3	\$322.2	\$367.9	\$510.3	(\$1,026.5)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures	\$174.0	\$52.2	\$273.8	\$342.3	(\$1,269.3)
Ending Fund Balance <sup>(2)</sup> :	\$647.9	\$700.1	\$973.9	\$1,316.2	\$46.9

<sup>(1)</sup> Final budgeted figures.

<sup>(2)</sup> The Ending Fund Balance in prior years represents the funds remaining at the end of that Fiscal Year after all expenses have occurred. For budgeting purposes, Florida law generally requires school districts to formulate a budget where Revenues plus Beginning Fund Balance equals Expenditures. As such, the budgeted Ending Fund Balance in Fiscal Year 2024-25 reflects all funds being spread through school and budget departments, even though not all of such funds are expected to be expended in Fiscal Year 2024-25. Based on actual Fiscal Year 2024-25 Revenues and Expenditures to date, the District estimates its actual Fiscal Year 2024-25 Ending Fund Balance to be \$1,300.0 million at June 30, 2025.

Source: The School District of Palm Beach County, Florida.

## Liabilities

Long-Term Debt. The following tables detail the outstanding indebtedness of the District and the County (the boundaries of which are coterminous with the District). Additionally, valuation and debt ratios for the District are provided herein.

**Selected Financial Information of  
The School District of Palm Beach County, Florida  
and Palm Beach County, Florida  
Direct and Overlapping Long-Term Debt Statement (in thousands)  
June 30, 2024**

	<b>General Obligation</b>	<b>Non-Self Supporting Revenue Debt</b>
<b>DISTRICT DIRECT DEBT<sup>(1)</sup></b>		
Lease Payable		\$ 896
Subscriptions Payable		19,020
<u>Notes/Loans Payable</u>		
Various		1,525
<u>State of Florida<sup>(2)</sup></u>		
State Board of Education Capital Outlay Bonds, Series 2020-A		2,910
<b>TOTAL DIRECT DEBT</b>	<b>\$ 0</b>	<b>\$24,351</b>
		<b>Business- Type Activities</b>
	<b>Governmental Activities</b>	
	<b>General Obligation</b>	<b>Non-Ad Valorem Revenue Bonds</b>
<b>OVERLAPPING DEBT (COUNTY)</b>		<b>Revenue Bonds</b>
Total General Obligations Bonds	\$16,370	
Total Non-Ad Valorem Revenue Bonds		\$681,340
Total Revenue Bonds		\$175,150
TOTAL COUNTY DIRECT DEBT	\$16,370	\$175,150
TOTAL DISTRICT DIRECT DEBT	0	0
TOTAL DIRECT AND OVERLAPPING DEBT	\$16,370	\$175,150

<sup>(1)</sup> Excludes Certificates of Participation. See "INTRODUCTION" and "CERTIFICATE PAYMENT SCHEDULES I AND II FOR OUTSTANDING CERTIFICATES" for a description of the outstanding Certificates of Participation.

<sup>(2)</sup> Bonds are issued by the State of Florida on behalf of the District. Funds for debt service payment are withheld by the State from the District's allocation of Motor Vehicle License Fees which are a non-operating fund source.

Note: County debt is as of September 30, 2023. District debt is as of June 30, 2024.

Source: Palm Beach County, Florida Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2023. The School District of Palm Beach County, Florida Annual Comprehensive Financial Report for the Fiscal Year Ending June 30, 2024.

[Remainder of page intentionally left blank]

**Palm Beach County, Florida  
Comparative Ratios of Bonded Debt  
To Taxable Assessed Valuation and  
Per Capita Indebtedness  
(Rounded)**

1.	Population (2024)	1,545,905
2.	Net Taxable Valuation (2024 tax year) <sup>(1)</sup>	\$356,167,580,897
3.	Direct General Obligation Debt	\$0
	a) As a Percent of Taxable Valuation	0.00%
	b) Per Capita	\$0
4.	Direct and Overlapping General Obligation Debt	\$16,370,000
	a) As a percent of Taxable Valuation	0.0046%
	b) Per Capita	\$10.59
5.	Direct Non Self-Supporting Debt and Direct General Obligation Debt	\$24,351,000
	a) As a percent of Taxable Valuation	0.0068%
	b) Per Capita	\$15.75
6.	Direct and Overlapping General Obligation, Non Self-Supporting Debt and Non-Ad Valorem Revenue Bonds	\$878,191,000
	a) As a percent of Taxable Valuation	0.2466%
	b) Per Capita	\$568.08

<sup>(1)</sup> Preliminary July 1, 2024 certified figure. Prior to adjustments from taxpayers. See "AD VALOREM TAXATION – Property Assessment and County Property Appraiser" herein.  
Source: The School District of Palm Beach County, Florida.

**Obligations Under Unrelated Lease Purchase Agreements**

The School Board has in the past, and may in the future, enter into lease purchase arrangements payable from the Local Option Millage Levy upon terms and conditions other than those in the Master Lease. Failure to make payments under any such lease agreement, or an event of default under any such lease agreement, will not affect the Lease Terms or cause the termination of the Transaction Leases or any other Leases. Any such leases are not part of the Master Lease. See Note 7 to the Basic Financial Statements in "APPENDIX B – EXCERPTED INFORMATION FROM THE ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA FOR THE FISCAL YEAR ENDED JUNE 30, 2024" hereto.

## Florida Retirement System

Essentially all regular employees of the District are eligible to enroll as members of the Florida Retirement System (the "FRS"). The FRS is a single retirement system administered by the Florida Department of Management Services ("DMS"), and consists of two cost-sharing, multiple-employer retirement plans and other nonintegrated programs. These include a defined-benefit pension plan (the "FRS Pension Plan"), a Deferred Retirement Option Program (the "DROP"), a Retirement Health Insurance Subsidy Plan (the "HIS Plan"), and a defined-contribution plan, referred to as the Florida Retirement System Investment Plan (the "Investment Plan"). A comprehensive annual financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, information about the FRS's fiduciary net position, and other relevant information, is available from the DMS at: [www.dms.myflorida.com](http://www.dms.myflorida.com).

*FRS Pension Plan.* The Florida Legislature establishes contribution rates for employers and employees participating in the FRS Pension Plan. The District's contributions (not including employee contributions) to the FRS Pension Plan for Fiscal Year 2023-24 totaled \$137.3 million, which was equal to the required contributions for such fiscal year. At June 30, 2024, the District reported a liability of \$988.5 million for its proportionate share of the FRS Pension Plan's net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2023. The District's proportionate share of the net pension liability was based on the District's Fiscal Year 2022-23 contributions relative to the total fiscal year 2022-23 contributions of all participating members. At June 30, 2023, the District's proportionate share was 2.480%, which was a decrease of 0.116 from its proportionate share measured as of June 30, 2022. For the Fiscal Year ended June 30, 2024, the District recognized the FRS Pension Plan pension expense of \$75.0 million. In addition, the District reported deferred outflows of resources of \$370.5 million and deferred inflows of resources of \$29.4 million related to the FRS Pension Plan.

*HIS Plan.* The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. The District's contributions to the HIS Pension Plan totaled \$27.7 million for Fiscal Year 2023-24. At June 30, 2024, the District reported a net pension liability of \$521.1 million for its proportionate share of the HIS Plan's net pension liability. The current portion of the net pension liability is the District's proportionate share of benefit payments expected to be paid within one year, net of the District's proportionate share of the HIS Plan's fiduciary net position available to pay that amount. The net pension liability was measured as of June 30, 2023 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022, and update procedures were used to determine the net pension liability as of June 30, 2023. The District's proportionate share of the net pension liability was based on the District's Fiscal Year 2022-23 contributions relative to the total fiscal year 2022-23 contributions of all participating members. At June 30, 2023, the District's proportionate share was 3.281%, which was a decrease of 0.110 from its proportionate share measured as of June 30, 2022. For the Fiscal Year ended June 30, 2024, the District recognized pension expense of \$167.9 million related to the HIS Plan. In addition, the District reported deferred outflows of resources of \$62.0 million and deferred inflows of resources of \$64.1 million related to the HIS Plan.

*Investment Plan.* The District contributes to the Investment Plan for its eligible employees electing to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. The District's total contribution to the plan totaled \$40.8 million (which includes \$10.7 million of employee contributions).

**ALL POTENTIAL PURCHASERS OF THE SERIES 2025A CERTIFICATES SHOULD REVIEW NOTE 12 OF THE NOTES TO THE BASIC FINANCIAL STATEMENTS AND REQUIRED SUPPLEMENTARY INFORMATION SET FORTH IN "APPENDIX B – EXCERPTED PAGES FROM THE ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA FOR THE FISCAL YEAR ENDED JUNE 30, 2024 AND INDEPENDENT AUDITORS' REPORT" ATTACHED HERETO. SUCH NOTE 12 AND REQUIRED SUPPLEMENTARY INFORMATION CONTAIN DESCRIPTIONS OF THE PENSION PLANS AND MATERIAL FINANCIAL INFORMATION CONCERNING THE PLANS, INCLUDING BUT NOT LIMITED TO, INFORMATION REGARDING CONTRIBUTIONS, COSTS, FUNDED STATUS AND FUNDING PROGRESS.**

#### **Other Post Employment Benefit Program.**

In addition to its contributions under the State's retirement plan described above, the District provides other postemployment benefits ("OPEB") for certain of its retired employees in the form of an implicit rate subsidy by providing access to health insurance plans. The offering of this health insurance coverage is required by Section 112.0801, Florida Statutes.

In June 2015, the Governmental Accounting Standards Board issued Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB No. 75"), which was adopted by the District for the Fiscal Year ended June 30, 2018. GASB No. 75 addresses accounting and financial reporting for OPEB provided to employees of state and local government employers; establishes standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources, and expenses; requires governments to report a liability, deferred outflows of resources, deferred inflows of resources, and expenses on the face of the financial statement for the OPEB that they provide; and requires more extensive note disclosures and supplementary information about their OPEB liability.

The District has historically accounted for its OPEB contributions on a pay-as-you-go basis and the District currently plans to continue such pay-as-you-go funding of its OPEB contributions. For Fiscal Year 2024, 437 retirees received healthcare benefits. The District provided required contributions of approximately \$5.25 million toward the annual OPEB cost. Retiree contributions total approximately \$4.65 million. The pay-as-you-go method of funding OPEB allows the District to continue to pay only the current OPEB costs each Fiscal Year, but will produce a growing unfunded actuarial liability for the future. The total OPEB obligation was \$103.8 million as of June 30, 2024.

[Remainder of page intentionally left blank]



Below are the details regarding the Total OPEB liability for the measurement period from July 1, 2023 to June 30, 2024 (in thousands):

	Total OPEB Liability
Balance Recognized at 07/01/2023	\$101,939
Changes for the Fiscal Year:	
Service Cost	5,247
Interest	3,827
Changes in Assumptions and Other Inputs*	(2,539)
Benefit Payments	(4,646)
Net Change in total OPEB	1,889
Total OPEB Liability at 06/30/2024	\$103,828

\* Reflects a change in the discount rate from 3.65% as of June 30, 2023 to 3.93% as of June 30, 2024.

Source: The School District of Palm Beach County, Florida Annual Comprehensive Financial Report for the Fiscal Year Ending June 30, 2024.

For additional information on Total OPEB liability, including assumptions on which the calculation is based, see Note 13 and the Required Supplementary Information to the District's audited financial statements for the Fiscal Year ended June 30, 2024 which are attached hereto as APPENDIX B.

## AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS

The School Board derives its revenues for capital outlay projects from certain State and local sources. The major categories of these revenue sources are briefly described below. In Fiscal Year 2023-24, the revenue sources for capital improvements, excluding any Certificate proceeds and existing fund balances, were estimated to be approximately 58.8% from local millage, 26.0% from local sales surtax, 2.6% from State revenues and 12.6% from other local sources.

### State Sources

PECO. One source of state educational funding contributions to the School Board's capital outlay requirements is the Florida Public Education Capital Outlay Program (PECO). The method of allocation of funds to the district school boards is provided by state law based upon a statutory formula, components of which are the number of students in various districts and the proposed uses of the funds by the various districts. The Commissioner of Education administers the PECO program and allocates or reallocates funds as authorized by law. In recent years, PECO funds have almost exclusively been allocated to charter schools in the State. The School Board did not receive any non-charter school PECO Funds for Fiscal Years 2022-23 or 2023-24 and is not budgeted to receive any non-charter PECO Funds for Fiscal Year 2024-25.

C.O. and D.S. Funds. The School Board also receives motor vehicle license revenues, also known as capital outlay and debt service ("CO&DS") funds. CO&DS funds can be used to make lease-purchase payments, but only if the lease-purchase facility appears on the project priority list

(the "PPL") approved by the State Board of Education. The Refinanced Facilities are not on the PPL. The School Board received \$6,483,119 and \$7,516,926 in Fiscal Years 2022-23 and 2023-24, respectively, and is budgeted to receive approximately \$6,000,000 in Fiscal Year 2024-25.

Capital Outlay Bond Issues. The School District participated in refunding bond sales held by the State of Florida in December 2011 and January 2020. The School District was allocated \$5.8 million from the 2011 bond sale and \$4.9 million from the 2020 bond sale.

## **Local Sources**

Ad Valorem Taxes. Local revenue for school district support is derived primarily from real and tangible personal property taxes. See also "AD VALOREM TAXATION" herein.

School boards may levy non-voted millage (the "Local Option Millage Levy") for capital outlay and maintenance purposes, pursuant to Section 1011.71(2), Florida Statutes. Currently, the maximum amount of Local Option Millage Levy may be up to 1.50 mills. Revenues from the Local Option Millage Levy may be used to fund, among other things, new construction, remodeling, site acquisition and improvement; maintenance and repair; school bus purchases; payments under lease purchase agreements and certain short-term loans. Prior to July 1, 2012, payments from the Local Option Millage Levy for lease-purchase agreements for educational facilities and sites were not permitted to exceed three-fourths of the revenues of the Local Option Millage Levy. However, effective July 1, 2012, the three-fourths limitation was waived for lease-purchase agreements originally entered into prior to June 30, 2009. **The School Board is not required to levy any millage for capital outlay purposes in the future. Since revenues from the Local Option Millage Levy may be used for, but are not pledged to, the payment of Basic Lease Payments under the Current Leases and the Transaction Leases, the failure of the District to levy all or a portion of the Local Option Millage Levy would have an adverse effect on available revenues from which the School Board may appropriate funds to make Basic Lease Payments.** In the event that revenues generated from the Local Option Millage Levy are insufficient to make payments under a lease-purchase agreement entered into prior to June 30, 2008, an amount equal to the revenue generated from 0.50 mills of the operating levy may be used to make such Lease Payments. Additionally, if the revenue from 1.50 mills is insufficient to make payments under a lease-purchase agreement entered into prior to June 30, 2009 or to meet other critical capital needs, a school board may elect to levy up to 0.25 for capital purposes in lieu of a like amount of discretionary operating millage. See "RECENT GOVERNMENTAL ACTIONS AFFECTING DISTRICT REVENUES – Distribution of Capital Outlay Funds to Charter Schools" herein.

[Remainder of page intentionally left blank]

The following table sets forth the District's capital outlay levies for Fiscal Year 2024-25:

<u>Capital Outlay Millage</u>	<u>District Levy</u>	<u>Description</u>	<u>Max</u>
Local Option Millage	1.500 mills	Non-voted millage for capital outlay and maintenance purposes.	1.500 mills
Capital Outlay Discretionary Millage	0.000 mills	If revenue from the Local Option Millage is insufficient to make payments due under a lease purchase agreement entered into prior to June 30, 2009, or to meet other critical school district fixed capital outlay needs, a school board may levy up to an additional .25 mills of Local Option Millage Levy in addition to the 1.5 mills, in lieu of levying an equivalent amount of the discretionary mills for operations (i.e., Current Operating Discretionary Millage)	0.250 mills

Ad valorem tax receipts for capital and maintenance purposes increased from \$414,076,000 in Fiscal Year 2022-23 to approximately \$479,675,000 in Fiscal Year 2023-24. The District has budgeted approximately \$512,881,316 of ad valorem tax receipts for capital and maintenance purposes for Fiscal Year 2024-25.

Sharing of Local Option Millage with Charter Schools. On May 11, 2023, CS/CS/HB 1259 ("HB 1259") was signed into law by Florida Governor Ron DeSantis. HB 1259 modifies the provisions of Section 1013.62, Florida Statutes, relating to Local Option Millage Levy revenues that are required to be shared with eligible charter schools in each school district in the State. HB 1259 removes a previously existing State funding threshold for purposes of determining whether Local Option Millage revenues must be shared with eligible charter schools in a school district and establishes a five-year glide path of local sharing of Local Option Millage revenues between each school district in the State and eligible charter schools therein. The calculation methodology set forth in HB 1259 first reduces a school district's available Local Option Millage Levy revenues by the school district's annual debt service for obligations incurred as of March 1, 2017, which are being satisfied by Local Option Millage Levy revenues and which have not been subsequently retired. The remaining Local Option Millage Levy revenues are then divided by the sum of (a) the school district's capital outlay FTE students and (b) the total number of FTE students at eligible charter school in the school district to determine a capital outlay allocation per FTE student. Next, such capital outlay allocation per FTE student is multiplied by the total number of FTE students at each eligible charter school in the school district to determine a capital outlay allocation for each charter school in the school district. Next, if applicable, the capital outlay allocation to each charter school is reduced by the total amount of State funds allocated to each charter school in the school district thereby reducing the amount of Local Option Millage Levy revenues required to be shared by the school district. The remaining amount, if any, is the amount the school district must share with eligible charter schools in the school district in such year. However, the legislation provides

for a five-year phase in for such amounts so that the amount to be paid by the school district for each year pursuant to the above-described methodology were multiplied by 20% for Fiscal 2023-24, and increase by 20% each year until Fiscal Year 2027-28 at which time it would equal 100% of the amount described in the preceding sentence. HB 1259 took effect on July 1, 2023. These provisions of HB 1259 are expected to reduce the amount of Local Option Millage Levy revenues available to the School Board to make Basic Rent Payments on the Series 2025A Certificates. For Fiscal Year 2024-25, the District shared \$11.1 million in Local Option Millage Levy revenues with eligible charter schools in the District. Such amount is projected to increase to approximately \$62.5 million by Fiscal Year 2029-30. However, the School Board does not expect any such reduction to adversely impact its ability to make Basic Lease Payments under the Master Lease in future years.

### **Local Option Millage Levy Required to Cover Certificate Payments**

The following table sets forth the millage levy that would provide 1.00x coverage of the maximum annual Basic Lease Payments represented by the Outstanding Certificates and the Series 2025A Certificates based on current law, assuming 96% collection of the taxes levied:

[Remainder of page intentionally left blank]

**Anticipated Local Option Millage Levy Required  
to Cover Basic Lease Payments Represented by the  
Outstanding Certificates and the Series 2025A Certificates**

*Fiscal Year 2024-25*

<b>Net Taxable Assessed Valuation<sup>(1)</sup></b>	<b>\$356,167,580,897</b>
Local Option Millage Levy	1.50
Assumed Tax Collection Rate	96.0%
<b>Total Revenue Generated by 1.50 mill Levy at 96% Collection</b>	<b>\$512,881,316</b>
<b><i>FY 24-25 Local Option Millage Levy Required to Satisfy Maximum Annual Basic Lease Payments Represented by the Outstanding Certificates and the Series 2025A Certificates</i></b>	
Maximum Annual Basic Lease Payments Represented by the Outstanding Certificates and the Series 2025A Certificates (Fiscal Year 2027-28) <sup>(2)(3)</sup>	\$170,582,056
Minimum Local Option Millage Levy Needed to Satisfy Maximum Annual Lease Payments Represented by the Outstanding Certificates and the Series 2025A Certificates <sup>(2)(3)</sup>	0.499 mills
<b><i>Sharing of the Local Option Millage Levy with Eligible District Charter Schools</i></b>	
Annual Debt Service Obligation Incurred as of March 1, 2017	\$137,421,582 <sup>(3)(4)</sup>
Estimated Total Allocation of Fiscal Year 2025 Local Option Millage Levy to Eligible District Charter Schools	\$40,182,188
Less Total Amount of Fiscal Year 2025 State Charter School Capital Outlay Funding Allocated to Eligible District Charter Schools	(\$12,421,003)
Total Amount of Fiscal Year 2025 Local Option Millage Levy Allocated to Eligible District Charter Schools	\$27,761,185 <sup>(4)</sup>
Maximum Local Option Millage Levy Revenue Shared with Eligible District Charter Schools in Fiscal Year 2025 <sup>(3)(4)</sup>	\$11,104,476
Maximum Local Option Millage Levy Shared with Eligible District Charter Schools	0.032 mills
Minimum Local Option Millage Levy Revenue Remaining after Charter School Payments	\$501,776,840
<b><i>Local Option Millage Levy Available After Basic Lease Payments and Charter School Payments</i></b>	
Minimum Remaining Local Option Millage	0.969 mills
Total Minimum Remaining Revenue Anticipated from Local Option Millage Levy	\$331,194,785

<sup>(1)</sup> Preliminary July 1, 2024 certified figure. Prior to adjustments on appeals from taxpayers. See "AD VALOREM TAXATION – Property Assessment and County Property Appraiser" herein.

<sup>(2)</sup> Assumes the Outstanding Certificates have the financial arrangements, assumptions, and accounting practices described in footnotes under "COMBINED PRIOR CERTIFICATE PAYMENT SCHEDULE." Also assumes (a) the refunding of the Refunded Certificates and that the (b) Series 2025A Certificates are issued in the aggregate principal amount of \$278,820,000 with a true interest cost of 3.61% and a final maturity of August 1, 2032.

<sup>(3)</sup> Under current law, the 75% limitation on the use of the Local Option Millage Levy revenues for the payment of lease-purchase agreements is waived for lease-purchase agreements originally entered into prior to June 30, 2009. Accordingly, only the Lease Payments with respect to Leases originally entered into after June 30, 2009 are subject to the 75% limitation. The Series 2010A Lease, the Series 2020A Leases, the Series 2021A Lease, the Series 2021B Lease, the Series 2022B Leases and the Series 2023A Leases are the only Leases subject to the 75% limitation and, therefore, such limitation has been taken into account in the table above in calculating the estimated millage levy that would satisfy the maximum annual Lease Payments.

<sup>(4)</sup> Based on requirements of HB 1259 as provided by the Florida Department of Education in its 2024-25 Local Capital Improvement (LCI) Revenue to Eligible Charter Schools District Summary, dated January 24, 2025. This figure reflects the amount shared with eligible charter schools in Fiscal Year 2024-25; however, such distributions are phased in over five years so the amount for Fiscal Year 2024-25 is 40% of the full amount that otherwise would be due to eligible charter schools in Fiscal Year 2024-25. At this time, the amount of the Local Option Millage Levy revenues to be shared with eligible charter schools in future years cannot be determined because the amount of State Charter School Capital Outlay Funding, number of eligible charter schools and charter school enrollment are unknown. See "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS – Local Sources" herein.

Source: The School District of Palm Beach County, Florida.

Infrastructure Surtax Funds. Chapter 212, Part I, Florida Statutes, as amended, imposes a 6% sales tax on the sales price of tangible personal property sold at retail in the State subject to certain exemptions therefrom. A similar tax is imposed on the cost price of tangible personal property when the property is not sold, but is used, or stocked for use in the State. The largest single source of tax receipts in the State is the sales and use tax.

Section 212.055(2), Florida Statutes, authorizes local governments to impose a discretionary sales surtax of 0.5 percent or 1.0 percent on all transactions occurring in the county which transactions are subject to the state tax imposed on sales, use, services, rentals, admissions, and other transactions by Chapter 212, Florida Statutes, and certain communications services. However, local governments may not impose the surtax on the portion of any sales amount which exceeds \$5,000 on any item of tangible personal property. Section 202.11(1), Florida Statutes, defines "Communications services" as the transmission, conveyance, or routing of voice, data, audio, video, or any other information or signals, including video services, to a point, or between or among points, by or through any electronic, radio, satellite, cable, optical, microwave, or other medium or method now in existence or hereafter devised, regardless of the protocol used for such transmission or conveyance. "Communications services" does not include certain items enumerated in such section. Such discretionary sales surtax may be used to finance, plan and construct infrastructure projects, among other purposes. The levy of the surtax must be pursuant to an ordinance of the county's governing board and approved by a referendum of the electors of the county. The surtax proceeds may be distributed pursuant to an interlocal agreement by and among the county, each municipality within the county, and the school board within such county.

On May 17, 2016, the Board of County Commissioners of the County, by a majority, enacted Ordinance Number 2016-032 (the "Sales Tax Ordinance") which provided for the levying and imposition, throughout the incorporated and unincorporated areas of the County, of an additional tax of 1.0% on all transactions occurring in the County subject to the aforementioned 6% sales tax (the "Sales Surtax") the proceeds of which would be applied to pay the costs of financing, planning, constructing, reconstructing, renovating and improving needed infrastructure. On November 8, 2016, the levy of the Sales Surtax was placed on the ballot and approved by a majority of the electors of the County who voted in the referendum. The Sales Surtax is effective for a ten-year period that commenced on January 1, 2017. The Sales Tax Ordinance provides that if the total aggregate distributions of the Sales Surtax equal or exceed \$2.7 billion on or before September 1 of any year, the Sales Surtax will sunset and will not continue for the following year. Based on historical collections to date, the Sales Surtax will sunset on December 31, 2025, rather than on December 31, 2026. However, at the November 2024 general election, voters in the County approved the levy of a one-half cent school capital outlay discretionary sales surtax for 10 years, commencing January 1, 2026. See "- School Capital Outlay Surtax" below.

Pursuant to Section 212.055(2)(d)(1), Florida Statutes, the proceeds of any discretionary sales surtax and any interest accrued thereon may be expended to finance, plan and construct infrastructure; to acquire land for public recreation, conservation or protection of natural resources; to provide loans, grants, or rebates to residential or commercial property owners who make energy efficiency improvements to their residential or commercial property, if a local government ordinance authorizing such use is approved by referendum; and to finance the closure of county-owned or municipally-owned solid waste landfills that have been closed or are required to close

by order of the Department of Environmental Protection. Neither the proceeds of the Sales Surtax nor any interest accrued thereon may be used for operational expenses of any infrastructure.

"Infrastructure" means, among other things, any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction or improvement of public facilities that have a life expectancy of five or more years and any related land acquisition, land improvement, design, and engineering costs.

Pursuant to an Interlocal Agreement (the "Interlocal Agreement"), between the School Board, the County and the municipalities therein, the parties thereto agreed upon a monthly method of distribution of the Sales Surtax. Unless the Sales Surtax sunsets as provided in the Sales Tax Ordinance described above, in each of the fiscal years 2018 through 2027, 50% of the net proceeds of the Sales Surtax will be distributed to the School Board with the remaining 50% to be distributed among the County and the municipalities within the County as provided in the Interlocal Agreement.

Pursuant to Section 212.055(2)(e), Florida Statutes, school districts, counties and municipalities receiving discretionary sales surtax proceeds may pledge such proceeds for the purpose of servicing new bond indebtedness incurred pursuant to law. The District does not currently anticipate the issuance of any bonds or obligations secured by the Sales Surtax revenues.

The Florida Department of Revenue ("FDOR") has the responsibility to administer, collect and enforce all surtaxes, including the Sales Surtax. The proceeds of each county's discretionary sales surtax collections are transferred to the Discretionary Sales Surtax Trust Fund. A separate account in the trust fund is to be established for each county imposing such a surtax. FDOR is authorized to deduct 3% of the total revenue generated for all counties levying a surtax for administrative costs. The FDOR makes monthly disbursements of the Sales Surtax directly to the School Board, the County and the municipalities therein. Proceeds of the Sales Surtax are not available to make Lease Payments on the Transaction Leases.

Sales Surtax revenues were \$206,139,993 for Fiscal Year 2022-23, \$211,402,000 for Fiscal Year 2023-24 and are budgeted to be \$205,369,595 for Fiscal Year 2024-25. **The School Board has not pledged the Sales Surtax revenues for payment of Basic Lease Payments represented by the Series 2025A Certificates. However, the School Board may use Sales Surtax revenues to pay Basic Lease Payments represented by certain of the Outstanding Certificates (but not the Series 2025A Certificates).**

The amount of Sales Surtax revenues distributed to the District is subject to increase or decrease due to (i) increases or decreases in the dollar volume of taxable sales within the County, (ii) legislative changes relating to the sales tax, which may include changes in the scope of taxable sales, and (iii) other factors which may be beyond the control of the District.

WHILE THE SCHOOL BOARD MAY USE SALES SURTAX REVENUES TO PAY CERTAIN OF THE OUTSTANDING CERTIFICATES (BUT NOT THE SERIES 2025A CERTIFICATES), THE SALES SURTAX REVENUES ARE NOT PLEDGED TO THE PAYMENT OF THE SERIES 2025A CERTIFICATES, AND THE HOLDERS OF THE SERIES 2025A CERTIFICATES WILL NOT HAVE A LIEN UPON ANY SALES SURTAX

REVENUES. ADDITIONALLY, THE SALES SURTAX REVENUES HAVE BEEN PLEDGED TO REPAYMENT OF AMOUNTS, IF ANY, BORROWED UNDER THE LOC DESCRIBED ABOVE AND MAY BE PLEDGED TO SECURE OTHER BONDS OR OBLIGATIONS ISSUED BY THE DISTRICT IN THE FUTURE AND THE HOLDERS OF SUCH BONDS OR INDEBTEDNESS WOULD HAVE A PRIOR LIEN UPON SUCH SALES SURTAX REVENUES. NOTWITHSTANDING THE FOREGOING, THE DISTRICT DOES NOT CURRENTLY ANTICIPATE THE ISSUANCE OF ANY OTHER BONDS OR OBLIGATIONS SECURED BY A PLEDGE OF, AND LIEN UPON, THE SALES SURTAX REVENUES; PROVIDED HOWEVER, THE DISTRICT MAY CAUSE THE ISSUANCE OF ADDITIONAL CERTIFICATES PAYABLE FROM SALES SURTAX REVENUES.

School Capital Outlay Surtax. Section 212.055(6), Florida Statutes, authorizes school boards to impose a discretionary sales surtax of up to 0.5% per dollar for fixed capital expenditures or fixed capital costs associated with the construction, reconstruction, or improvement of school facilities and campuses which have a useful life expectancy of five or more years, and any land acquisition, land improvement, design and engineering costs related thereto, as well as retrofitting and providing for technology implementation, including hardware and software for various sites within the District. Surtax revenues may be used for the purpose of servicing bond indebtedness to finance projects authorized by Section 212.055(6), Florida Statutes, and any interest accrued thereto may be held in trust to finance such projects. However, neither the surtax revenues nor any interest accrued thereto may be used for operational expenses. The levy of the surtax must be approved by a referendum of the electors of the county in which the school district is located. By statute, the sales amount above \$5,000 on any item of tangible personal property is not subject to the surtax.

Pursuant to Section 212.054, Florida Statutes, the Florida Department of Revenue ("FDOR") has the responsibility to administer, collect and enforce all surtaxes, including the Discretionary Sales Surtax (defined below). The proceeds of the Discretionary Sales Surtax are transferred to the Discretionary Sales Surtax Clearing Trust Fund. A separate account in the trust fund is to be established for each county or school board imposing such a surtax. FDOR is authorized to deduct up to 3% of the total revenue generated for all counties or school boards levying a surtax for administrative costs. The amount deducted for administrative costs is required to be used only for those costs solely and directly attributable to the surtax. The total administrative costs are to be prorated among those counties or school boards levying the surtax on the basis of the amount collected for a particular county or school board to the total amount collected for all counties or school boards.

Pursuant to Section 212.15, Florida Statutes, vendors are required to remit sales tax receipts by the twentieth (20th) day of the month immediately following the month of collection. No statute prescribes a deadline for remitting surtax proceeds to the local governing bodies. However, according to the accounting division of FDOR, FDOR consistently remits the surtax proceeds to such local governing bodies by the twenty-fifth (25th) day of the month immediately following receipt by FDOR.

On February 7, 2024, the Board duly adopted a resolution (the "Sales Tax Resolution") providing for the levying and imposition, throughout the incorporated and unincorporated areas of the County, of an additional tax of 0.5% per dollar on all transactions occurring in the County



subject to the aforementioned 6% State sales tax (the "Discretionary Sales Surtax"), the proceeds of which will be applied to pay the costs of upgrading and modernizing aging District schools and facilities through renovation, replacement, construction, security and technology improvements; acquisition of land; constructing, reconstructing and improving school facilities, including costs of retrofitting and providing for technology implementation; and acquiring technology hardware and software. The Sales Tax Resolution also authorized the use of Discretionary Sales Surtax proceeds to make lease payments under new money lease-purchase agreements entered into after the effective date of the Discretionary Sales Surtax, which does not include the Transaction Leases which were originally entered into prior to the effective date of the Discretionary Sales Surtax. Pursuant to applicable law, revenues from the Discretionary Sales Surtax must also be shared with eligible charter schools in the District.

On November 5, 2024, the levy of the Discretionary Sales Surtax was placed on the ballot and approved by a majority of the electors of the County who voted in the referendum. The Discretionary Sales Surtax is effective for a 10-year period commencing January 1, 2026 and ending December 31, 2035. The District estimates it will receive approximately \$200 million annually in Discretionary Sales Surtax revenues. Of such amount, approximately \$20 million is projected to be distributed to eligible charter schools in the District each year.

THE DISCRETIONARY SALES SURTAX REVENUES ARE NOT PLEDGED TO THE PAYMENT OF THE SERIES 2025A CERTIFICATES OR ANY OTHER CERTIFICATES, AND THE HOLDERS OF THE SERIES 2025A CERTIFICATES DO NOT HAVE A LIEN UPON ANY DISCRETIONARY SALES SURTAX REVENUES. ADDITIONALLY, THE DISCRETIONARY SALES SURTAX REVENUES MAY BE PLEDGED TO SECURE SALES TAX BONDS OR OTHER OBLIGATIONS IN THE FUTURE AND THE HOLDERS OF SUCH BONDS OR INDEBTEDNESS WOULD HAVE A PRIOR LIEN UPON SUCH DISCRETIONARY SALES SURTAX REVENUES. NOTWITHSTANDING THE FOREGOING, THE DISTRICT DOES NOT CURRENTLY ANTICIPATE THE ISSUANCE OF ANY SALES TAX BONDS OR OBLIGATIONS SECURED BY THE DISCRETIONARY SALES SURTAX REVENUES. SEE ALSO, "RISK FACTORS – FLUCTUATIONS IN SALES SURTAX AND/OR DISCRETIONARY SALES SURTAX REVENUES" HEREIN.

THE SCHOOL BOARD EXPECTS TO PAY THE BASIC RENT PAYMENTS REPRESENTED BY THE SERIES 2025A CERTIFICATES FROM THE LOCAL CAPITAL OUTLAY MILLAGE LEVY, AS DESCRIBED BELOW. DISCRETIONARY SALES SURTAX REVENUES ARE NOT LEGALLY AVAILABLE TO MAKE BASIC RENT PAYMENTS ON THE SERIES 2025A CERTIFICATES.

The amount of Discretionary Sales Surtax revenues distributed to the District is subject to increase or decrease due to (i) increases or decreases in the dollar volume of taxable sales within the County, (ii) legislative changes relating to the sales tax, which may include changes in the scope of taxable sales, and (iii) other factors which may be beyond the control of the District. See also, "RISK FACTORS - State Revenues" and " - Coronavirus (COVID-19)" herein.

AS DESCRIBED ABOVE, THE SCHOOL BOARD DOES NOT EXPECT TO USE DISCRETIONARY SALES SURTAX REVENUES TO PAY ANY OF THE BASIC RENT PAYMENTS REPRESENTED BY THE SERIES 2025A CERTIFICATES.

Educational Impact Fees. The County imposes an educational impact fee based on an ordinance adopted by the County Commission in 1998. The ordinance was most recently amended in 2019, when Ordinance 2019-13 established, in part, revised rates to be collected. The educational impact fee is collected by the County for most new residential construction. The educational impact fees can only be used to acquire, construct, expand, and equip the educational sites and educational capital facilities necessitated by new development and to pay for certain collection and legal defense costs.

The District received \$34,224,556 and \$44,000,000 in educational impact fee revenues in Fiscal Years 2022-23 and 2023-24, respectively. The District is budgeted to receive \$18,750,000 in educational impact fee revenues in Fiscal Year 2024-25. There can be no assurance that educational impact fee revenues will be available to the Board in the future, as impact fee rates, as well as their levy, are subject to the discretion of the Board of County Commissioners of the County. The County increased the educational impact fee rates in 2019, but has not otherwise modified the educational impact fee rates or suspended collection thereof in the past ten years. In addition, educational impact fee revenue collections will also vary depending on the rate at which the educational impact fees are imposed, the categories of the buildings on which they are imposed, and the rate of new construction in the County, all of which are outside the control of the Board. Therefore, the historical educational impact fee collections provided herein are not a reliable indication of the amount of revenues the Board can expect to receive in future years from the levy of educational impact fees nor does it indicate the amount of educational impact fees, if any, available to pay debt service on the Series 2025A Certificates. See "RISK FACTORS – Educational Impact Fees" herein. NOTWITHSTANDING THE FOREGOING, THE SCHOOL BOARD HAS NOT PLEDGED THE EDUCATIONAL IMPACT FEES FOR PAYMENT OF BASIC LEASE PAYMENTS REPRESENTED BY THE SERIES 2025A CERTIFICATES. HOWEVER, THE SCHOOL BOARD MAY USE EDUCATIONAL IMPACT FEES FOR PAYMENT OF CERTAIN OF ITS OUTSTANDING CERTIFICATES (BUT NOT THE SERIES 2025A CERTIFICATES).

## **OPERATING REVENUES OF THE DISTRICT**

The District derives its operating income from a variety of federal, State and local sources. The major categories of these income sources for the operating funds are briefly described below. **Prospective purchasers should assume that operating funds will not be available to make Lease Payments and that such payments will be made solely from available revenues for capital outlay projects.** See "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS" herein.

### **State Sources**

The District's two major sources of funds from the State are (i) the basic Florida Education Finance Program ("FEFP") receipts and (ii) FEFP categorical program receipts.

Florida Education Finance Program. The major portion of State support is distributed under the provisions of the Florida Education Finance Program, which was enacted by the State Legislature in 1973. Basic FEFP funds are provided on a weighted full-time equivalent ("FTE")

student basis and through a formula that takes into account: (i) varying program costs; (ii) cost differentials between districts; (iii) differences in per-student costs due to the density of student population; and (iv) the required level of local support. Program cost factors are determined by the State Legislature each year. The amount of FEFP funds disbursed by the State is adjusted four times during each year to reflect changes in FTE and in other variables comprising the formula, as well as to compensate for increases or decreases in ad valorem tax revenue resulting from adjustments to the valuation of non-exempt property in each county. To participate in FEFP funding, the District must levy a minimum millage for operating purposes, which is set by the State Department of Education. The District's general fund receipts from the State for FEFP pursuant to the above formula for Fiscal Years 2022-23 and 2023-24 were \$309,818,426 and \$277,285,000, respectively, and are budgeted at \$356,215,252 for Fiscal Year 2024-25.

FEFP categorical programs are lump sum appropriations from the State intended to supplement local school district revenues to enhance the delivery of educational and support services by each school district. In recent years, many categorical programs have been eliminated and the funds are now earmarked within the FEFP base student allocation. One of the remaining categorical programs is class size reduction. The allocation for class size reduction is based on a funding formula. The majority of the funds available require appropriation by the School Board for the purposes for which they were provided. Class size reduction funds were \$201,487,254 and \$191,850,004 for Fiscal Years 2022-23 and 2023-24, respectively, and are budgeted at \$192,298,028 for Fiscal Year 2024-25.

Student enrollment trends have changed over the past five years. In the 2020-21 school year, the District allowed students to attend school virtually or in person due to the COVID-19 pandemic. Some families elected to utilize home schooling, private schools, or charter schools or delay younger students from starting kindergarten by one year. As such, District student enrollment declined by 5,754 students. The District experienced increases in enrollment of 3,839, 3,036 and 8,972 for Fiscal Years 2022, 2023 and 2024, respectively, and 7,467 thus far in Fiscal Year 2025.

FEFP funding is derived from two main sources: state sales tax revenues and local property taxes. The State determines the funding split between the two sources for each district. As a property rich county, Palm Beach County property taxes have increasingly shouldered much of the financial burden. For Fiscal Year 2023-24, local property taxes provided 67% of the FEFP funds and are budgeted to provide 65% of the FEFP funds for Fiscal Year 2024-25.

State Lottery Revenues. A portion of the revenues generated from the State lottery is distributed to each Florida school district as Discretionary Lottery revenue and Florida School Recognition Program revenue. The Florida School Recognition program recognizes schools that have received an "A" or improved at least one letter grade from the previous school year and, under Florida Statutes, is required to be used for nonrecurring bonuses for school faculty and staff, nonrecurring expenditures for educational equipment or materials, for temporary personnel to assist schools in maintaining or improving student performance, or any combination of these. The District did not receive any Discretionary Lottery or Florida School Recognition Program revenues for Fiscal Years 2021-22 and did not budget receipt of any such funds in Fiscal Year 2022-23. However, the District did receive \$16,482,457 and \$13,723,612 in State revenues under the Florida School Recognition program in Fiscal Years 2022-23 and 2023-24, respectively. While the District

did not budget receipt of any funds under such programs in Fiscal Year 2024-25, it received \$16,720,280 in Florida School Recognition funds in Fiscal Year 2024-25.

## **Local Sources**

Ad Valorem Taxes. Local revenue for District operating support is derived almost entirely from ad valorem real and tangible personal property taxes. In addition, the District earns interest on cash invested and collects other miscellaneous revenues.

The Florida Constitution limits the non-voted millage rate that school boards may levy on an annual basis for operational funds to 10 mills (\$10 per \$1,000 of taxable real and personal property value). The millage limitation does not apply to taxes approved at referendum by qualified electors in the County for general obligation bonds and certain other short-term, voter approved levies. Chapter 1011, Florida Statutes, further limits the millage levy for operational purposes to an amount established each year by the State appropriations act and finally certified by the Commissioner of the State of Florida Department of Education. Within this operational limit, each school district desiring to participate in the State's allocation of FEFP funds for current operations must levy a non-voted millage rate that is determined annually by the State Legislature and certified by the Commissioner of the State of Florida Department of Education and is referred to as the district "required local effort." For Fiscal Year ending June 30, 2025, the District's required local effort is 3.054 mills and for Fiscal Year ending June 30, 2024, the District's required local effort was 3.201 mills. In addition to such required local effort millage for Fiscal Year 2024-25, the District is levying a Prior Period Funding Adjustment Millage of 0.012 mills and levied 0.008 mills for Fiscal Year 2023-24 as required by Section 1011.62(4)(e), Florida Statutes. Such Prior Period Funding Adjustment Millage is levied when the preliminary taxable value for the prior year is greater than the final taxable value for such year, thereby resulting in lower than expected revenues from the required local effort millage.

In addition to the "required local effort," school districts are entitled to an additional non-voted current operating "discretionary millage" not to exceed an amount established annually by the Legislature and up to 1.5 mills for capital outlay and maintenance of school facilities. However, the District may levy up to an additional 0.25 mills for capital outlay and maintenance of school facilities in lieu of operating discretionary millage. For Fiscal Year ended June 30, 2024, the District's discretionary operating millage was 0.748 mills and is 0.748 mills for the Fiscal Year ending June 30, 2025. The District did not levy any capital outlay discretionary millage for the Fiscal Year ended June 30, 2024 and is not levying any capital outlay discretionary millage for the Fiscal Year ended June 30, 2025. See "AD VALOREM TAXATION - Millage Set by Local Governing Body - District Millage Rates" herein.

The District, pursuant to authority granted in Section 1011.71(9), Florida Statutes, sought voter approval for the levy of an additional 0.25 mills for operating purposes for a period of four years, commencing with Fiscal Year 2011-12. The voters approved such levy at the November 2010 general election. The levy was renewed by the voters for an additional four years at the November 2014 general election, with the levy to continue through Fiscal Year 2018-19. In the November 2018 general election, the voters approved a request to levy 1.00 mills for operating purposes. The levy began in Fiscal Year 2019-20 and continued through Fiscal Year 2022-23. The District sought voter approval for the continuation of the 1.00 mill levy for four additional

years (through Fiscal Year 2026-27) at the November 2022 general election. The voters approved such levy at the November 2022 general election. See "AD VALOREM TAXATION - Tax Collection and Distribution by Tax Collector" herein. The District must share revenues from this millage with charter schools in the District.

The following table sets forth the District's operating millage levies for Fiscal Year 2024-25:

Operating Millage	District Levy	Description	Max
Required Local Effort	3.054 mills	Each school district desiring to participate in the State's allocation of FEFP funds for current operations must levy a non-voted millage rate that is determined annually by the State Legislature	3.054 mills
Prior Period RLE Adjustment	0.012 mills	Non-voted; not to exceed amount established annually by the State	0.012 mills
Current Operating Discretionary Millage	0.748 mills	Non-voted; not to exceed amount established annually by the State Legislature	0.748 mills
Additional Operating Millage (Voter Approved)	1.000 mills	School boards may, upon approval by voters in a local referendum or general election, levy an additional millage for operating needs up to an amount that when combined with the non-voted millage does not exceed 10 mills. Such levy shall be for a maximum of four years.	1.000 mills

Budgeted revenues from ad valorem taxes were based on applying millage levies to ninety-six percent (96%) of the non-exempt assessed valuation of real and personal property within the County. Ad valorem tax receipts for operating purposes increased from \$1,385,237,380 for Fiscal Year 2022-23 to \$1,584,608,095 for Fiscal Year 2023-24. Ad valorem taxes for operating purposes are budgeted to be \$1,646,007,105 for Fiscal Year 2024-25.

### **Federal Sources**

The District receives certain Federal moneys, both directly and through the State, substantially all of which are restricted for specific programs. Direct Federal revenue sources were \$1,509,712 and \$1,412,207 in Fiscal Years 2022-23 and 2023-24, respectively, and are budgeted at \$804,000 for Fiscal Year 2024-25. Federal funds through the State and local totaled \$29,669,679 and \$9,138,440 in Fiscal Years 2022-23 and 2023-24, respectively. The District is budgeted to receive \$5,000,000 in federal funds through the State and local for Fiscal Year 2024-25.

## AD VALOREM TAXATION

The following information is provided in view of the fact that a large portion of the Board's revenues are derived from ad valorem taxation.

### **Property Assessment and County Property Appraiser**

General. Ad valorem taxes may be levied only by counties, school districts, municipalities, and certain special districts (railroad properties are centrally assessed at the State level). No State ad valorem taxes shall be levied upon real estate or tangible personal property. State law requires that all ad valorem taxation be assessed at a uniform rate within each taxing unit and, with certain exceptions, that real and personal property subject to ad valorem taxation be assessed at 100% of its just value. See "Limitation on Increase in Assessed Value of Property" below. The following property is generally subject to taxation in the manner provided by law: (a) all real and personal property in the State and all personal property belonging to persons residing in the State; and (b) all leasehold interests in property of the United States, of the State, or any political subdivision, municipality, agency, authority, or other public body corporate of the State. Pursuant to the Constitution of the State of Florida and State law, certain of such property may be exempt from ad valorem taxation. See "Exemptions from Ad Valorem Taxation" below.

Determination of Property Valuation. The Property Appraiser of the County (the "Property Appraiser") determines property valuation on real and tangible personal property subject to ad valorem taxation as of January 1 of each year. By July 1 of each year, the Property Appraiser notifies the County, the District, each municipality within the County, and each other legally constituted special taxing district within the County as to its just valuation, the legal adjustments and exemptions, and the taxable valuation. The taxable valuation is then used by each taxing body to calculate its ad valorem millage for the budget year. See "Limitation on Increase in Assessed Value of Property" and "Millage Set by Local Governing Body" below for limitations on increases in assessed value of property.

Limitation on Increase in Assessed Value of Property. The Constitution of the State of Florida limits the increases in assessed value of homestead property to the lower of (a) 3% of the assessment for the prior year or (b) the percentage change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics. The accumulated difference between the assessed value and the just value is known as the "Save Our Homes Benefit." Further, any change of ownership of homestead property or upon termination of homestead status such property shall be reassessed at just value as of January 1 of the year following the year of sale or change of status; new homestead property shall be assessed at just value as of January 1 of the year following the establishment of the homestead; and changes, additions, reductions or improvements to the homestead shall initially be assessed as provided for by general law.

Owners of homestead property may transfer up to \$500,000 of their Save Our Homes Benefit to a new homestead property purchased within three years of the sale of their previous homestead property to which such benefit applied if the just value of the new homestead is greater than or is equal to the just value of the prior homestead. If the just value of the new homestead is

less than the just value of the prior homestead, then owners of homestead property may transfer a proportional amount of their Save Our Homes Benefit, such proportional amount equaling the just value of the new homestead divided by the just value of the prior homestead multiplied by the assessed value of the prior homestead.

For all levies other than school district levies, assessment increases for specified non-homestead real property may not exceed 10% of the assessment for the prior year. See "Legislation Relating to Ad Valorem Taxation – Recent Amendments Relating to Ad Valorem Taxation" below.

Preparation of Tax Roll. The Property Appraiser applies the final certified millage of each taxing body to the assessed valuation on each item of real and tangible personal property and prepares the final tax roll which is certified to the Tax Collector of the County (the "Tax Collector") by October 1. This permits the printing of tax bills for delivery on November 1 of each year. The tax bills contain all of the overlapping and underlying millages set by the various taxing bodies. All ad valorem taxes are collected by the Tax Collector and distributed to the various taxing bodies. See "Tax Collection and Distribution by Tax Collector" below.

Appealing Property Valuation. Concurrently with notification to the various taxing bodies, the Property Appraiser notifies each property owner of the proposed valuation and the proposed millage on his or her property. If the individual property owner believes that his or her property has not been appraised at just value, the owner may (a) request an informal conference with the Property Appraiser to resolve the issue, (b) file a petition with the clerk of the County value adjustment board (the "Adjustment Board"), or (c) appeal to the Circuit Court within 60 days of the certification for collection of the tax roll or within 60 days of the issuance of a final decision by the Adjustment Board. A petition to the Adjustment Board must be signed by the taxpayer or be accompanied at the time of filing by the taxpayer's written authorization for representation by a qualified person. Property owners appealing the assessed value or assigned classification of their property must make a required partial payment of taxes (generally equal to 75% of the ad valorem taxes due, less the applicable statutory discount, if any) with respect to the properties that will have a petition pending on or after the delinquency date (normally April 1). A property owner's failure to make the required partial payment before the delinquency date will result in the denial of the property owner's petition. A taxpayer receives notice of the hearing and is required to provide the Property Appraiser with a list of evidence, copies of documentation, and summaries of testimony prior to the hearing before the Adjustment Board. The Adjustment Board holds public hearings on such petitions and may make adjustments to the valuations made by the Property Appraiser if such valuations are found not to be fair and at market value. The Adjustment Board must complete all required hearings and certify its decision with regard to all petitions and certify to the Property Appraiser the valuation to be used by June 1 following the tax year in which the assessments were made. The June 1 requirement shall be extended until December 1 in each year in which the number of petitions filed with the Adjustment Board increased by more than 10% over the previous year. These changes are then made to the final tax roll.

[Remainder of page intentionally left blank]

## Assessed Valuation of Taxable Property

The following table sets forth the percentage of taxable value to total assessed value for Fiscal Years 2020-21 through 2024-25.

### School District of Palm Beach County, Florida Assessed Value of Taxable Property

Fiscal Year Ended June 30	Gross Assessed Value (in 000's)	Net Taxable Assessed Value <sup>(1)</sup> (in 000's)	% Taxable to Total Assessed Value
2025 <sup>(1)</sup>	\$393,040,257	\$356,167,581	90.62%
2024	366,876,181	331,489,532	90.35
2023	319,815,024	286,434,999	89.56
2022	263,698,227	234,429,746	88.90
2021	250,206,025	221,554,505	88.55

<sup>(1)</sup> Preliminary certified figure as of July 1, 2024. Prior to adjustments on appeals from taxpayers.  
Source: Palm Beach County, Florida Property Appraiser.

## Millage Set by Local Governing Body

General. The Constitution of the State of Florida provides that ad valorem taxes shall not be levied in excess of the following millages upon the assessed value of real estate and tangible personal property: for all county purposes, ten mills; for all municipal purposes, ten mills; for all school purposes, ten mills; for water management purposes for the northwest portion of the state lying west of the line between ranges two and three east, 0.05 mill; for water management purposes for the remaining portions of the state, 1.0 mill; and for all other special districts a millage authorized by law approved by voters. With respect to schools, the millage limitation does not apply to taxes approved at referendum by qualified electors in the County for general obligation bonds and certain other short-term, voter approved levies.

As described above, the Property Appraiser is required to certify to each taxing authority the aggregate taxable value of all non-exempt property within the jurisdiction of the taxing authority, as well as the prior year's tax revenues, for use in connection with the determination of the forthcoming budget and millage levy. The form on which such certification is made by the Property Appraiser is required to include instructions to each taxing authority describing the proper method of computing a millage rate, which, exclusive of new construction, additions to structures, deletions and property added due to geographic boundary changes, will provide the same ad valorem tax revenues for each taxing authority as was levied during the prior fiscal year. See "Millage Rollback Legislation" below.

Each respective millage rate, except as limited by law, is set on the basis of estimates of revenue needs and the total taxable property valuation within the taxing authority's respective jurisdiction. Ad valorem taxes are not levied in excess of actual budget requirements. State law requires the School Board to adopt and maintain a balanced tentative budget and a balanced final budget, in which anticipated revenues less certain required deductions combined with beginning fund balances equal appropriations. The School Board is required to advertise its intent to adopt



a tentative budget, including a capital outlay budget, within 29 days following receipt from the Property Appraiser of the preliminary certification of taxable value. The School Board holds a public hearing on the tentative budget and the proposed tax rates within five days of its advertisement, and officially adopts the tentative budget and tax rates at the hearing. Thereafter, the Property Appraiser prepares tax millage notices for property owners within the District. The final budget and tax rate are fixed in September of each year, following a final public hearing and in accordance with statutory timelines. The Superintendent is responsible for preparing the preliminary and tentative budgets for recommendation to the School Board. Generally, the final budget is substantially the same as the tentative budget since the School Board's hiring plans and materials purchases have been determined before the final Budget is adopted. The School Board adopted the final budget for the Fiscal Year 2024-25 on September 4, 2024.

As part of the budget process, the District is required to provide advance notice of the purposes for which the District intends to spend budgeted amounts, including those derived from the revenues generated from the Local Option Millage Levy, and to adopt a budget that shows the capital outlay expenditures applicable to each project. For information regarding the Local Option Millage Levy, see "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS – Local Sources" herein. The District currently lists in such notice all projects that may begin within the Fiscal Year which are reasonably anticipated to be funded from revenues generated from the estimated Local Option Millage Levy. This listing is provided to allow for public input for all capital outlay projects that are reasonably anticipated to be funded from the revenues.

Millage Rollback Legislation. In 2007, the Florida Legislature adopted a property tax plan that significantly impacted ad valorem tax collections for State local governments (the "Millage Rollback Legislation"). One component of the Millage Rollback Legislation required counties, cities, and special districts to rollback their millage rates for the Fiscal Year 2007-08 to a level that, with certain adjustments and exceptions, would generate the same level of ad valorem tax revenue as in Fiscal Year 2006-07; provided, however, depending upon the relative growth of each local government's own ad valorem tax revenues from 2001 to 2006, such rolled back millage rates were determined after first reducing 2006-07 ad valorem tax revenues by 0% to 9%. In addition, the Rollback Legislation also limited how much the aggregate amount of ad valorem tax revenues may increase in future fiscal years. A local government may override certain portions of these requirements by a supermajority, and for certain requirements, a unanimous vote of its governing body. School districts are not required to comply with the particular provisions of the Millage Rollback Legislation relating to limitations on increases in future years.

[Remainder of page intentionally left blank]

District Millage Rates. The following table contains current and historical millage rates (tax per \$1,000 of assessed value) for the Board for the Fiscal Years 2020-21 through 2024-25:

	Fiscal Year Ended June 30				
	2021	2022	2023	2024	2025
General Fund					
Required Local Effort <sup>(1)</sup>	3.762	3.627	3.271	3.209	3.066
Discretionary	0.748	0.748	0.748	0.748	0.748
Voter Approved <sup>(2)</sup>	1.000	1.000	1.000	1.000	1.000
Subtotal	5.510	5.375	5.019	4.957	4.814
Debt Service	0.000	0.000	0.000	0.000	0.000
Capital Improvement	1.500	1.500	1.500	1.500	1.500
Total Millage Levy	7.010	6.875	6.519	6.457	6.314

<sup>(1)</sup> Inclusive of Prior Period Funding Adjustment Millage, if any.

<sup>(2)</sup> Levied for operating purposes pursuant to Section 1011.71(9), Florida Statutes.

Source: The School District of Palm Beach County, Florida.

See "OPERATING REVENUES OF THE DISTRICT – Local Sources – Ad Valorem Taxes" and "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS – Local Revenue Sources – Local Option Millage Levy" herein for additional information on the various millages authorized to be levied by the school districts.

Countywide Millage Rates. The following table sets forth the tax rates in dollars per \$1,000 of taxable valuation for the County for the fiscal years 2015 through 2024.

#### County Wide Ad Valorem Millage Rates

Fiscal Year	District	County	Total Water District	Total County Wide
2024	6.4570	5.7145	0.2301	12.4016
2023	6.5190	6.0528	0.2301	12.8019
2022	6.8750	6.1963	0.2572	13.3285
2021	7.0100	6.2202	0.2675	13.4977
2020	7.1640	6.2658	0.2795	13.7093
2019	6.5720	6.2964	0.2936	13.1620
2018	6.7690	6.3741	0.3100	13.4531
2017	7.0700	6.5288	0.3307	13.9295
2016	7.5120	6.6700	0.3551	14.5371
2015	7.5940	6.7619	0.3842	14.7401

Source: Palm Beach County, Florida Annual Comprehensive Financial Report for the Fiscal Year Ending September 30, 2023; 2024 figures provided by the District.

## **Tax Collection and Distribution by Tax Collector**

General. All real and tangible personal property taxes are based on assessed values as certified and delivered to the Tax Collector by the Property Appraiser as described above. The Tax Collector mails to each property owner on the tax roll a tax bill for the taxes levied by the various taxing authorities in the County. Taxes may be paid upon receipt of such bill with discounts at the rate of 4% if paid in the month of November, 3% if paid in the month of December, 2% if paid in the month of January, and 1% if paid in the month of February. Taxes paid during the month of March are without discount. Because of the discount in ad valorem taxes for payments made prior to March 1, taxes collected will likely never be 100% of the tax levy.

The Tax Collector is required to distribute the taxes collected to each governmental unit levying the tax. Such distribution is to be made four times during the first two months after the tax roll comes into its possession, and once per month thereafter.

Delinquent Taxes. All unpaid taxes on real and tangible property become delinquent on April 1 of the year following the year in which the taxes were levied. Delinquent real property taxes bear interest at the rate of 18% per year from April 1 until paid, or until payment is no longer required or until a tax certificate is sold at auction (from which time the interest rate shall be as bid by the buyer of the tax certificate). Delinquent tangible personal property taxes also bear interest at the rate of 18% per year from April 1 until paid. Delinquent personal property taxes must be advertised within 45 days after delinquency, and after May 1, the property is subject to warrant, levy, seizure and sale.

Tax Certificates and Tax Deeds. On or before June 1 or the 60th day after the date of delinquency, whichever is later, the Tax Collector must advertise once each week for three weeks and must sell tax certificates on all real property that is the subject of delinquent taxes. The tax certificates are sold to those bidding the lowest interest rate. Such certificates include the amount of delinquent taxes, the penalty interest accrued thereon and the cost of advertising. Delinquent tax certificates not sold at auction become the property of the County. State law provides that real property tax liens are superior to all other liens, except prior Internal Revenue Service liens.

To redeem a tax certificate, the owner of the property must pay all delinquent taxes, the penalty interest that accrued prior to the date of the sale of the tax certificate, charges incurred in connection with the sale of the tax certificate, omitted taxes, if any, and interest at the rate shown on the tax certificate (or interest at the rate of 5%, whichever is higher) from the date of the sale of the tax certificate to the date of redemption. If such tax certificates or liens are not redeemed by the property owner within two years, the holder of the tax certificates can cause the property to be sold to pay off the outstanding certificates and the interest thereon.

At any time after two years have elapsed since April 1 of the year of the issuance of a tax certificate and before the expiration of seven years, the holder of the tax certificate may apply for a tax deed with respect to any tax certificate it holds. Two years after such April 1, the County may make application for a tax deed with respect to any tax certificate it holds. Upon receipt of such applications, a public sale is advertised and held (unless the property is redeemed), and the highest bidder at such sale receives a tax deed for the property. Provisions are also made for the

collection of delinquent tangible personal property taxes, but in a different manner, which includes the possible seizure of the tangible personal property.

## **Exemptions from Ad Valorem Taxation**

General. State law provides for numerous exemptions and limitations on ad valorem taxation of real property and tangible personal property. Real property used for the following purposes is generally exempt from ad valorem taxation: religious, educational, literary, charitable, scientific, and governmental uses. Certain additional exemptions and limitations are described below. This description does not purport to describe all exemptions available to property owners in the State, and reference is made to the Constitution of the State of Florida and Chapter 196, Florida Statutes, for a full description of such exemptions. In addition, State law allows for, but does not mandate, the imposition of some exemptions by local governments by ordinance. Certain recent amendments to existing provisions relating to ad valorem tax exemptions are described under "Legislation Regarding Ad Valorem Taxes – Recent Amendments Relating to Ad Valorem Taxation" below.

Constitutional Exemptions. The Constitution of the State of Florida provides for the following exemptions from ad valorem taxation:

*Exempt Entities/Exempt Purposes.* The Constitution of the State of Florida provides that all property owned by a municipality and used exclusively by it for municipal or public purposes shall be exempt from taxation. A municipality, owning property outside the municipality, may be required by general law to make payment to the taxing unit in which the property is located. Such portions of property as are used predominantly for educational, literary, scientific, religious or charitable purposes (exempt purposes) may be exempted by general law from taxation. State law provides that all property owned by an exempt entity, including educational institutions, and used exclusively for exempt purposes shall be totally exempt from ad valorem taxation and all property owned by an exempt entity, including educational institutions, and used predominantly for exempt purposes (at least 50%) shall be exempted from ad valorem taxation to the extent of the ratio that such predominant use bears to the nonexempt use.

*Household Goods and Personal Effects.* The Constitution of the State of Florida provides that there shall be exempt from taxation, cumulatively, to every head of a family residing in the State, household goods and personal effects to the value fixed by general law, not less than \$1,000 and to every widow or widower or person who is blind or totally and permanently disabled, property to the value fixed by general law not less than \$500. State law exempts from taxation to every person residing and making his or her permanent home in the State, all household goods and personal effects and exempt property up to the value of \$500 of every widow, widower, blind person, or totally and permanently disabled person who is a resident of the State.

*Tangible Personal Property and Renewable Energy Devices.* The Constitution of the State of Florida provides that by general law and subject to conditions specified therein, \$25,000 of the assessed value of property subject to tangible personal property tax shall be exempt from ad valorem taxation. Effective January 1, 2018 through December 31, 2037, the assessed value of solar devices or renewable energy source devices subject to tangible personal property tax may be exempt from ad valorem taxation, subject to limitations provided by general law.

*Property Dedicated in Perpetuity for Conservation.* The Constitution of the State of Florida provides that there shall be granted an ad valorem tax exemption for certain real property dedicated in perpetuity for conservation purposes, including real property encumbered by perpetual conservation easements or by other perpetual conservation protections, as defined by general law.

*Homestead Exemption.* The Constitution of the State of Florida provides for a homestead exemption. Every person who has the legal title or beneficial title in equity to real property in the State and who resides thereon and in good faith makes the same his or her permanent residence or the permanent residence of others legally or naturally dependent upon such person is eligible to receive a homestead exemption of up to \$50,000. The first \$25,000 applies to all property taxes, including school district taxes. **The additional exemption, up to \$25,000, applicable to the assessed value of the property between \$50,000 and \$75,000, applies to all levies other than school district levies.** A person who is receiving or claiming the benefit of an ad valorem tax exemption or a tax credit in another state where permanent residency, or residency of another legally or naturally dependent upon the owner, is required as a basis for the granting of that ad valorem tax exemption or tax credit is not entitled to the homestead exemption. In addition to the general homestead exemption described in this paragraph, the following additional homestead exemptions are authorized by State law.

*Certain Active Duty Military and Veterans.* A military veteran who was honorably discharged, is a resident of the State, and who is disabled to a degree of 10% or more because of injury while serving during wartime may be entitled to a \$5,000 reduction in the assessed value of his or her property. This exemption is not limited to homestead property. Under certain circumstances, a veteran's surviving spouse may be entitled to carry over these exemptions.

*Permanently and Totally Disabled Veterans.* A military veteran who is a resident of the State and was honorably discharged with a service-related total and permanent disability may be eligible for a total exemption from taxes on property they own and use as their homesteads. A similar exemption is available to disabled veterans confined to wheelchairs. Under certain circumstances, the veteran's surviving spouse may be entitled to carry over these exemptions.

*Discounts for Disabled Veterans.* Each veteran who is age 65 or older and is partially or totally permanently disabled may receive a discount on the assessed value of the property that the veteran owns and uses as a homestead. The discount is a percentage equal to the percentage of the veteran's permanent, service-connected disability as determined by the United States Department of Veteran's Affairs.

*Deployed Military Personnel.* Each person who receives a homestead exemption; who was a member of the United States military or military reserves, the United States Coast Guard or its reserves, or the Florida National Guard; and who was deployed during the preceding calendar year on active duty outside the continental United States, Alaska, or Hawaii in support of military operations designated by the Florida Legislature shall receive an additional exemption equal to a percentage of the taxable value of his or her homestead property. The applicable percentage shall be calculated as the number of days during the preceding calendar year the person was deployed on active duty outside the continental United States, Alaska, or Hawaii in support of military operations designated by the Legislature divided by the number of days in that year.

*Exemption for Disabled First Responders.* First responders who are totally and permanently disabled as a result of injuries sustained in the line of duty receive ad valorem tax relief on their homestead property. The amount of tax relief, to be defined by general law, can equal the total amount or a portion of the ad valorem tax otherwise owed on the homestead property. Florida defines first responders as law enforcement officers, correctional officers, firefighters, emergency medical technicians and paramedics.

*Surviving Spouses of First Responders.* Any real estate that is owned and used as a homestead by the surviving spouse of a first responder (law enforcement officer, correctional officer, firefighter, emergency medical technician or paramedic), who died in the line of duty may be granted a total exemption on homestead property if the first responder and his or her surviving spouse were permanent residents of the State on January 1 of the year in which the first responder died.

*Certain Totally and Permanently Disabled Persons.* Any real estate used and owned as a homestead by a quadriplegic, less any portion used for commercial purposes, is exempt from all ad valorem taxation. Real estate used and owned as a homestead by a paraplegic, hemiplegic, or other totally and permanently disabled person, who must use a wheelchair for mobility or who is legally blind, is exempt from taxation if the gross household income is below statutory limits.

*Other Exemptions.* Other exemptions include, but are not limited to, nonprofit homes for the aged (subject to income limits for residents), proprietary continuing care facilities, not for profit sewer water/waste water systems, certain hospital facilities and nursing homes for special services, charter schools, certain historic property used for commercial purposes, and certain tangible personal property.

## **Legislation Relating to Ad Valorem Taxation**

Recent Amendments Relating to Ad Valorem Taxation. In recent legislative sessions, several legislative proposals and proposed constitutional amendments were passed (and approved by voters in the case of constitutional amendments) affecting ad valorem taxation, including classification of agricultural lands during periods of eradication or quarantine, deleting requirements that conservation easements be renewed annually, providing that just value of real property shall be determined in the first tax year for income restricted persons age 65 or older who have maintained such property as their permanent residence for at least 25 years, authorizing a first responder who is totally and permanently disabled as a result of injuries sustained in the line of duty to receive relief from ad valorem taxes assessed on homestead property, revising procedures with respect to assessments, hearings and notifications by the value adjustment board, and revising the interest rate on unpaid ad valorem taxes.

Future Amendments Relating to Ad Valorem Taxation. Historically, various legislative proposals and constitutional amendments relating to ad valorem taxation have been introduced in each session of the Florida Legislature. Many of these proposals have provided for new or increased exemptions to ad valorem taxation and limited increases in assessed valuation of certain types of property or otherwise restricted the ability of local governments in the State to levy ad valorem taxes at current levels. There can be no assurance that similar or additional legislative or other proposals will not be introduced or enacted in the current 2025 legislative session or in the

future that would have a material adverse effect upon the collection of ad valorem taxes by the District, the District's finances in general or the District's ad valorem taxing power. See also, "RISK FACTORS – Legislative Changes" herein.

### **Ad Valorem Tax Levies and Collections**

The following table sets forth the amounts billed and collected for ad valorem property taxes levied by the District for the Fiscal Years 2020 through 2024.

**School District of Palm Beach County, Florida**  
**Property Tax Levies and Collections**  
**(All Governmental Funds)**  
**(In Thousands)**

Fiscal Year Ended <u>June 30</u>	Property Taxes <u>Levied</u>	Current Tax <u>Collections</u>	Total Tax <u>Collections</u>	Percent of Current Tax Collected to Property Taxes <u>Levied<sup>(1)</sup></u>
2024	\$2,140,425	\$2,062,016	\$2,064,283	96.34%
2023	1,867,270	1,797,711	1,799,314	96.27
2022	1,611,705	1,552,416	1,554,505	96.32
2021	1,533,097	1,496,062	1,498,372	96.33
2020	1,510,984	1,454,897	1,456,747	96.29

<sup>(1)</sup> Reflects percentage of current (rather than total) tax collections to taxes levied. See "AD VALOREM TAXATION - Procedures for Tax Collections and Distribution" above.

Source: The School District of Palm Beach County, Florida.

[Remainder of page intentionally left blank]

## Principal Property Tax Payers

The following table contains the list of the County's ten largest taxpayers for the Fiscal Year ended June 30, 2024 as compared to June 30, 2014.

### Palm Beach County, Florida Principal Property Tax Payers (in Thousands)

Taxpayer	Type Of Business	2024			2014		
		2023 Taxes	Rank	Percentage of Total Aggregate Tax Levy	2013 Taxes	Rank	Percentage of Total Aggregate Tax Levy
Florida Power & Light	Utility	\$133,632	1	7.99%	\$77,409	1	8.69%
Town Center	Retail Mall	11,794	2	0.71	7,506	2	0.84
Boca Owner LLC	Elevators	8,052	3	0.48			
Breakers Hotel - Palm Beach	Resort Hotel	7,956	4	0.48	4,737	7	0.53
Gardens Venture LLC	Retail Mall	6,866	5	0.41	4,920	6	0.55
Minto PBLH LLC	Real Estate Developer	6,133	6	0.37			
Publix Super Markets	Retail Store	5,802	7	0.35			
U. S. Sugar Corporation	Agriculture	5,601	8	0.34	5,183	4	0.58
777 South Flagler Associates LLC	Foreign Liability Company	5,466	9	0.33			
JFK Medical Center Limited Partnership	Hospital	4,973	10	0.30			
BellSouth Telecommunications	Telecommunications	-		-	5,859	3	0.66
Comcast of Florida/Georgia LLC	Cable/Internet Provider	-		-	4,955	5	0.56
Okeelanta Corporation	Agriculture	-		-	3,621	8	0.41
Panthers BRHC Ltd.	Resort Hotel	-		-	3,494	9	0.39
Hub Properties Trust	Real Estate Developer	-		-	3,052	10	0.34
Total		<u>\$196,276</u>		<u>11.7%</u>	<u>\$120,737</u>		<u>13.6%</u>

Source: The School Board of Palm Beach County, Florida Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024.

## RECENT GOVERNMENTAL ACTIONS AFFECTING DISTRICT REVENUES

### General

During recent years, various other legislative proposals and constitutional amendments relating to ad valorem taxation and District revenues have been introduced in the State legislature. Many of these proposals provide for new or increased exemptions to ad valorem taxation, limit increases in assessed valuation of certain types of property or otherwise restrict the ability of local governments in the State to levy ad valorem taxes at recent, historical levels. Other proposals have sought to restrict the ability of local governments to use certain revenues for payment of debt service, to provide for additional procedures and notices to issue tax-supported debt or to require certain local revenues to be shared with charter schools in the school district. There can be no assurance that similar or additional legislative or other proposals will not be introduced or enacted in the future that would, or might apply to, or have a material adverse effect upon, the District or its finances.



## **Constitutional Amendments Related to Class Size Reduction**

Amendment 9 to the State Constitution required the State Legislature to provide funding for sufficient classrooms so that class sizes can be reduced to certain constitutional class size maximums by the beginning of the 2010 school year. Amendment 9, and Sections 1003.03 and 1013.735, Florida Statutes, relating to the implementation of Amendment 9 are referred to herein as the "Class Size Legislation."

The Class Size Legislation established constitutional class size maximums limiting students per class to no more than 18 for pre-kindergarten through 3rd grade, 22 for grades 4 through 8 and 25 for grades 9 through 12. Compliance is determined on a period-by-period basis. Through Fiscal Year 2009-10, the District complied with the requirements of the Class Size Legislation which was based on average class size at each school. Beginning in Fiscal Year 2010-11, the requirements were based on the number of students in each individual classroom and subsequently, schools that provided choice (e.g., charter, magnet, career and technical, etc.) continued to be required to meet average class size at each school. However, as the entire District is a Choice District, class size compliance is determined on a school-by-school basis.

The Class Size Legislation further created an "Operating Categorical Fund for Class Size Reduction," the "Classroom for Kids Program," the "District Effort Recognition Grant Program" and the "Class Size Reduction Lottery Revenue Bond Program" to provide funding for capital outlays and operating expenditures necessary in relation to these mandated class size reductions.

The Class Size Legislation requires each school board to consider implementing various policies and methods to meet these constitutional class sizes, including encouraging dual enrollment courses, encouraging the Florida Virtual School, maximizing instructional staff, reducing construction costs, using joint-use facilities, implementing alternative class scheduling, redrawing attendance zones, implementing evening and multiple sessions and implementing year-round and non-traditional calendars.

As of the October 2024 survey, the week during which the Department of Education determines compliance with class size maximums, the District had 100% of its schools in compliance.

## **Legislative Changes Relating to School Choice**

During the State Legislature's 2016 Regular Session, the Florida Legislature enacted House Bill 7029 ("HB 7029"). Among other things, a parent whose child is not subject to a current expulsion or suspension order may seek enrollment in and transport his or her child to any public school in the State, including a charter school, which has not reached capacity. The school district or charter school shall accept and report the student for purposes of funding through the FEFP. The school district or charter school may provide student transportation at their discretion. HB 7029 requires the capacity determinations of each school district and charter school to be current and identified on their respective school websites. Each school must provide preferential treatment in its controlled open enrollment process to: (1) dependent children of active duty military personnel who moved as a result of military orders, (2) children relocated due to foster care placement in a different school zone, (3) children relocated due to a court ordered change in

custody as a result of separation or divorce, or the serious illness or death of a parent, and (4) students residing in the school district. Students residing in the school district may not be displaced by a student from another school district. A student who transfers may remain at the school until the student completes the highest grade level offered. This amendment took effect with the 2017-18 school year. At present, the impact of the school choice provisions of HB 7029 on the District's finances has been minimal.

House Bill No. 7045 ("HB 7045") was passed during the 2021 Florida legislative session and signed into law by the Governor. HB 7045 merges the State's school choice programs for certain disabled students and expands eligibility for school voucher programs for low- and middle-income students and students subject to harassment, consolidates existing school-choice programs, increases the amount of State funding for the consolidated school-choice programs to \$200 million and allows the use of scholarship funds for private school tuition and other expenses such as tutoring, computers, and internet access.

HB 1, which significantly expanded the eligibility criteria of the State's school voucher programs, was signed into law by Florida Governor Ron DeSantis on March 27, 2023. HB 1, among other things, expanded eligibility for the Florida Tax Credit Scholarship Program and the Family Empowerment Scholarship Program to any student that is a resident of Florida and is eligible to enroll in kindergarten through grade 12 in a public school. The Family Empowerment Scholarship Program is divided into three programs, the Family Empowerment Scholarship for students attending private schools (the "FES-EO"), the Family Empowerment Scholarship for students with disabilities (the "FES-UA") and the Hope Scholarship Program. HB 1 significantly increased the number of Florida Tax Credit Scholarships that may be awarded each year, and then removes the limits beginning in 2027-28. HB 1, in combination with House Bill 3C which was signed into law and became effective on November 3, 2023, removed the existing limits on the number of FES-EO scholarships that may be given each year. HB 1 also provided that the amount of the Family Empowerment Scholarship is equal to 100% of the school district's FEFP funding per student, including most categorical grants. HB 1 authorized uses of scholarship funds include, among other authorized expenses, tuition and fees for a student to attend eligible private schools. HB 1 took effect on July 1, 2023. House Bill 1403 ("HB 1403") was passed during the 2024 regular Florida legislative session and, among other things, expands eligibility for the Florida Tax Credit Scholarship Program and the Family Empowerment Scholarship Program to include the dependent children of active duty members of the United States Armed Forces who meet certain residency requirements, increases the FES-UA cap from three percent to five percent and repeals the scholarship funding portion of the Hope Scholarship Program. HB 1403 took effect on July 1, 2024. The expansion of the school choice programs in the State could potentially lead to a substantial increase in the number of Florida Tax Credit Scholarships and/or Family Empowerment Scholarship recipients. While the District has seen a small percentage of students migrate to private schools or other scholarship eligible programs to date, most scholarship recipients in the District have been students who were already enrolled in private school and would not be expected to enroll in a public school. However, if a significant number of eligible students in the District transition to private schools or other scholarship eligible programs, it is likely to have an adverse impact on the District's finances. See "RISK FACTORS – State Revenues" herein.

## **Distribution of Capital Outlay Funds to Charter Schools**

On May 11, 2023, CS/CS/HB 1259 ("HB 1259") was signed by the Florida Governor Ron DeSantis. HB 1259 modifies the provisions of Section 1013.62, Florida Statutes, relating to Local Option Millage Levy revenues that are required to be shared with eligible charter schools in each school district in the State. HB 1259 removes a previously existing State funding threshold for purposes of determining whether Local Option Millage Levy revenues must be shared with eligible charter schools in a school district and establishes a five-year glide path of local sharing of Local Option Millage Levy revenues between each school district in the State and eligible charter schools therein. The calculation methodology set forth in HB 1259 first reduces a school district's available Local Option Millage Levy revenues by the school district's annual debt service for obligations incurred as of March 1, 2017, which are being satisfied by Local Option Millage Levy revenues and which have not been subsequently retired. The remaining Local Option Millage Levy revenues are then divided by the sum of (a) the school district's capital outlay FTE students and (b) the total number of FTE students at eligible charter schools in the school district to determine a capital outlay allocation per FTE student. Next, such capital outlay allocation per FTE student is multiplied by the total number of FTE students at each eligible charter school in the school district to determine a capital outlay allocation for each charter school in the school district. Next, if applicable, the capital outlay allocation to each charter school is reduced by the total amount of State funds allocated to each charter school in the school district thereby reducing the amount of Local Option Millage Levy revenues required to be shared by the school district. The remaining amount, if any, is the amount the school district must share with eligible charter schools in the school district in such year. However, the legislation provides for a five-year phase in for such amounts so that the amount to be paid by the school district for each year pursuant to the above-described methodology will be multiplied by 20% for Fiscal 2023-24, and increase by 20% each year until Fiscal Year 2027-28 at which time it would equal 100% of the amount described in the preceding sentence. HB 1259 took effect on July 1, 2023. For Fiscal Year 2024-25, the District estimates that it will be required to share \$11.1 million in Local Option Millage Levy revenues with eligible charter schools in the District. Such amount is projected to increase to approximately \$62.5 million by Fiscal Year 2029-30. See "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS – Local Revenue Sources – Sharing of Local Option Millage Levy with Charter Schools" herein.

## **Schools of Hope**

In addition to requiring school districts to share the Local Option Millage Levy revenue with charter schools, House Bill 7069 ("HB 7069"), as amended by House Bill 7070 in 2019, also establishes the Schools of Hope Program to encourage traditional public schools within the State and charter operators throughout the country to replicate their model and service students from persistently low-performing schools and students who reside in a Florida Opportunity Zone (as defined therein). These provisions of HB 7069, now codified in Section 1002.333, Florida Statutes, provide for the establishment of Schools of Hope, which are charter schools operated by a Hope Operator to service students from one or more persistently low-performing schools; are located within a Florida Opportunity Zone or in the attendance zone of the persistently low-performing school or within a five mile radius of such school, whichever is greater; and is a Title I eligible school. Section 1002.333, Florida Statutes, defines "persistently low-performing schools" as schools that have earned three consecutive school grades below a "C" pursuant to

Section 1008.34, Florida Statutes, in at least three of the previous five years and has not earned a school grade of "B" or higher in the most recent two school years, and a school that was closed pursuant to Section 1008.33(4), Florida Statutes within two years of a notice of intent, and defines "Hope Operators" as nonprofit organizations that operate three or more charter schools with a record of serving students from low-income families and receives such designation from the Florida Department of Education. Pursuant to Section 1002.333, Florida Statutes, the statutory requirements for the application, approval, and contract that apply to charter schools do not apply to Schools of Hope; instead, a Hope Operator submits a notice of intent to a school district in order to open a School of Hope and the school district is required to enter into a performance based agreement with a Hope Operator within 60 days of receiving a notice of intent.

Section 1002.333, Florida Statutes, also (a) provides Schools of Hope with certain statutory authority, including, but not limited to, allowing a School of Hope to be designated as a local educational agency for the purposes of receiving federal funds; (b) provides that Schools of Hope are exempt from Chapters 1000-1013, Florida Statutes, and all school board policies, except any laws related to (i) the student assessment program and school grading system, (ii) student progression and graduation, (iii) provisions of services to students with disabilities, (iv) civil rights, (v) student health, safety, and welfare, (vi) public meetings, (vii) public records, and (viii) the code of ethics for public officers and employees.; (c) provides provisions for facilities for Schools of Hope; (d) provides provisions for funding Schools of Hope, including that they be funded in accordance with the statutory provisions relating to funding for charter schools and be considered a charter schools for purposes of charter school capital outlay; (e) establishes the School of Hope Program to cover specified operational expenses for Schools of Hope; and (f) establishes the Schools of Hope Revolving Loan Program to help Schools of Hope cover school building construction and startup costs.

The District does not currently have any schools that are considered "persistently low-performing schools" under Section 1002.333, Florida Statutes. At this time, the School Board cannot determine what impact HB 7069 will have if any of the District's schools were to become persistently low-performing schools.

### **Public Safety Mandate**

In 2018, the Florida Legislature passed Senate Bill 7026 ("SB 7026") which, among other things, includes provisions designed to: enhance school safety policies, procedures, and personnel at the State and local level; improve and expand mental health services; and revise laws and empower law enforcement and the courts to limit access to firearms by young adults or by individuals exhibiting a risk of harming themselves or others. Specifically, SB 7026 requires each school board and superintendent to partner with law enforcement agencies to establish or assign one or more safe-school officers at each school facility within the district by implementing any combination of the following options: (a) establish school resource officer programs through cooperative agreements with law enforcement agencies; (b) commission one or more school safety officers for the protection and safety of school personnel, property, and students within the school district; (c) at a school district's discretion, and if established by the sheriff's office, participate in the Guardian Program, which allows certain school employees (but not employees who exclusively perform classroom duties as classroom teachers) to carry a firearm on school grounds if such employee volunteers and completes the statutorily required training. During the 2019 Legislative

session, the State Legislature passed CS/CS/SB 7030 ("SB 7030") which among other things, removes the prohibition on individuals who perform exclusively classroom duties as a teacher from participating in the Guardian Program. However, the decision to allow teachers to be armed guardians remains with each individual school board. In 2018, the Board adopted a resolution which prohibits arming teachers in District operated schools. The District added 75 new positions in Fiscal Year 2018-19 and approximately 110 officers, including school officers, detectives, K9s, trainers and sergeants in Fiscal Year 2019-20 to provide school safety officers at each District operated school. The School Board also has entered into contracts with the County Sheriff's Office and other local law enforcement agencies to supplement existing school resource officers until all positions are filled. The cost to the District to provide one safe-school officer at each District operated school, as required by SB 7026, totaled \$27.5 million in Fiscal Year 2022-23. Such amount increased to \$34.2 million in Fiscal Year 2023-24 and is budgeted to be \$36.2 million in Fiscal Year 2024-25. However, the District provides more than one safe-school officer at many District-operated schools resulting in additional costs to the District. Such additional costs totaled \$14.9 million and \$16.7 million for Fiscal Years 2022-23 and 2023-24, respectively, and are budgeted to be \$17.7 million for Fiscal Year 2024-25.

## **RISK FACTORS**

Each purchaser of Series 2025A Certificates is subject to certain risks and each prospective purchaser of Series 2025A Certificates is encouraged to read this Offering Statement in its entirety. Particular attention should be given to the factors described below which, among others, could affect the market price of the Series 2025A Certificates to an extent that cannot be determined.

### **Annual Right of the School Board to Terminate the Transaction Leases**

Although the School Board has determined that the Refinanced Facilities are necessary to its operations and currently intends to continue the Transaction Leases in force and effect for the maximum Lease Terms and has covenanted in the Transaction Leases that the Superintendent will include a sufficient amount in each tentative budget to enable the School Board to make all Lease Payments due in each Fiscal Year, the School Board is not required to appropriate funds for Lease Payments due in each Fiscal Year. If for any Fiscal Year, the School Board does not approve a final budget which appropriates sufficient funds from legally available revenues in a line item specifically identified for payment of its obligations under the Current Leases, the Transaction Leases and any Additional Lease, or if no final budget is adopted as of the last day upon which a final budget is required to have been adopted under Florida law for payment of its obligations under the Master Lease, the Master Lease shall terminate as of the date of adoption of the final official budget, or such last day, whichever is earlier.

**THE LIKELIHOOD THAT THE TRANSACTION LEASES WILL BE TERMINATED AS THE RESULT OF AN EVENT OF NON-APPROPRIATION IS DEPENDENT UPON CERTAIN FACTORS THAT ARE BEYOND THE CONTROL OF THE SERIES 2025A CERTIFICATE HOLDERS, INCLUDING THE CONTINUING FUTURE UTILITY OF THE REFINANCED FACILITIES AND OTHER FACILITIES OF THE SCHOOL BOARD AND CHANGES IN POPULATION OR DEMOGRAPHICS WITHIN THE DISTRICT.**

### **Limitation Upon Disposition; Ability to Sell or Relet**

Following an event of default under the Transaction Leases or non-appropriation of funds, the Trustee as assignee of the Corporation may take possession of the Refinanced Facilities and sell or re-let the leasehold interests therein. The Trustee's ability to actually achieve such a disposition of such Refinanced Facilities is limited by its inability to convey fee simple title to the Refinanced Facilities and by the governmental nature of the Refinanced Facilities. Moreover, it is possible that a court of competent jurisdiction could enjoin the sale or re-letting of the Trustee's interest in the Refinanced Facilities because of the essential governmental nature thereof. There can be no assurance that the remedies available to the Trustee upon any such termination of the Lease Term of all Leases and the disposition of the Refinanced Facilities will produce sufficient amounts to make timely payments of the principal and interest portions due on the outstanding Series 2025A Certificates.

### **Tax Effect Upon Termination of Transaction Leases**

Upon termination of the Transaction Leases, there is no assurance that payments made by the Trustee with respect to the Series 2025A Certificates and designated as interest will be excludable from gross income for federal income tax purposes. See "TAX TREATMENT" herein.

### **Applicability of Securities Laws**

After termination of the Transaction Leases, the transfer of a Series 2025A Certificate may be subject to or conditioned upon compliance with the registration provisions of applicable federal and state securities laws. Accordingly, there is no assurance that liquidity of the Series 2025A Certificates will not be impaired following termination of the Transaction Leases.

### **Local Option Millage Revenue**

The amount which can be realized by the District derived from the Local Option Millage Levy can be affected by a variety of factors not within the control of the District or the School Board including, without limitation, fluctuations in the level of the assessed valuation of property within the District. See "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS" herein. Moreover, the School Board is not legally required to impose the Local Option Millage Levy. See "SECURITY FOR THE SERIES 2025A CERTIFICATES – Limited Obligation of the School Board" and "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS – Local Sources" herein.

The maximum Local Option Millage Levy is also subject to change pursuant to changes in applicable law and is subject to sharing with charter schools in the District. See "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS – Local Sources" herein and "RECENT GOVERNMENTAL ACTIONS AFFECTING DISTRICT REVENUES – Distribution of Capital Outlay Funds to Charter Schools" herein for information regarding legislation that requires the School Board to share Local Option Millage Levy revenues with charter schools in the District.

## **Fluctuations in Sales Surtax and/or Discretionary Sales Surtax Revenues**

The amount of Sales Surtax and/or Discretionary Sales Surtax revenues distributed to the School Board is subject to increase or decrease due to various factors which may be beyond the control of the School Board or the Series 2025A Certificate holders and which may have a material adverse impact on the amount of Sales Surtax and/or Discretionary Sales Surtax revenues distributed to the District. Such factors include: (i) increases or decreases in the dollar volume of sales within the County subject to the Sales Surtax and/or Discretionary Sales Surtax and (ii) legislative changes relating to the Sales Surtax and/or Discretionary Sales Surtax, which may include changes in the scope of taxable sales and a sharing requirement with Charter Schools.

On June 21, 2018, the United States Supreme Court in *South Dakota v. Wayfair, Inc., et al.* held that states can require retailers to collect sales tax on internet sales regardless of whether they maintain a physical presence in the state. In that particular case, the South Dakota legislation required the collection of sales tax by out-of-state retailers with \$100,000 or more in sales or 200 or more individual transactions in South Dakota in a year. During the 2021 Florida Legislative Session, legislation was enacted, and took effect on July 1, 2021, requiring the collection and remittance of sales tax by out-of-state retailers. The District is unable to predict at this time the full impact of this legislation on the collection of sales tax from out-of-state retailers.

In addition, the amount of Sales Surtax revenues distributed to the School Board may be negatively impacted by general economic and other conditions, including, but not limited to, changes in population, changes in the price of taxable sales and uses, global conflicts, economic recession, terrorist attacks, pandemics or active hurricane seasons in Florida. Such events are unpredictable and may affect the collection of the Sales Surtax, which in turn may impact the District's receipt of Sales Surtax and/or Discretionary Sales Surtax revenues. See also, "- State Revenues" and "- Coronavirus (COVID-19)" below.

## **Educational Impact Fees**

The educational impact fees are subject to revision and repeal by the Board of County Commissioners of the County. Further, various bills have been introduced in the Florida Legislature over the past several years that would eliminate the ability of certain governmental entities, including the County or the District, to levy impact fees for the construction or remodeling of educational facilities or restrict the ability of local governments to raise impact fees above certain percentages in a given year. To date, such bills have not been passed. However, there can be no assurance that legislation will not be introduced and enacted in the current or future legislative sessions that restricts, or eliminates, the District's ability to receive such impact fees.

## **State Revenues**

A large portion of the District's funding is derived from State sources. See "FINANCIAL RESULTS AND LIABILITIES OF THE DISTRICT" herein. A significantly large percentage of such State revenues is generated from the levy of the State sales tax. The amounts budgeted for distribution from the State to the District are subject to change in the event that projected revenues are not realized.

On June 12, 2024, Governor DeSantis approved the State education budget for State Fiscal Year 2024-25, which commenced July 1, 2024, providing for an approximately \$1.8 billion or 6.73% increase in State and local FEFP funding for K-12 public schools over State Fiscal Year 2023-24, reflecting a per-pupil increase of approximately \$240 per student or 2.75% over Fiscal Year 2023-24. The adopted education budget allocates approximately \$2.2 billion for funding of the State's expanded voucher/scholarship programs pursuant to HB 1 as part of State FEFP funding. See "RECENT GOVERNMENT ACTIONS AFFECTING DISTRICT REVENUES – Legislative Changes Relating to School Choice" herein. However, such funds will be withheld from each school district's FEFP and categorical distributions based on the forecasted scholarship students for each school district. For the District, the estimated amount to be withheld is approximately \$216.0 million. Based upon the approved budget, the estimated increase for the District is approximately \$170.5 million (inclusive of charter school students and voucher/scholarship students) in State and local FEFP funds over Fiscal Year 2023-24. However, there can be no assurance that funding for K-12 public schools will increase exactly as provided for in the approved budget.

Governor DeSantis released his budget proposal for State Fiscal Year 2025-26. The Governor's proposed budget includes approximately \$29.7 billion in total funding for education, and an increase of \$222 in K-12 per student State and local FEFP funding, including the Family Empowerment Scholarship programs. The Governor's proposed budget provides for an increase of approximately \$1.2 billion in State and local FEFP funding for K-12 public schools, of which approximately \$568 million is derived from local funding. Based on the Governor's proposed budget and individual department submissions, each chamber of the Florida Legislature prepares its own version of the budget, which may or may not reflect the Governor's recommendations. While typically containing a number of the executive branch recommendations, the final approved State budget has historically changed from the version proposed by the Governor. The Florida Senate and House of Representatives are each considering separate budget bills. The current version of the Senate budget bill provides for an increase of approximately \$984 million in State and local FEFP funding for K-12 public schools, reflecting an increase of approximately \$135 in K-12 per student State and local FEFP funding. For the District, the current Senate budget proposal would result in an increase of approximately \$96 per K-12 student in State and local FEFP funding. The current version of the House budget bill provides for an increase of approximately \$747 million in State and local FEFP funding for K-12 public schools (inclusive of funding for the expansion of the State voucher programs), reflecting an increase of approximately \$62 in K-12 per student State and local FEFP funding. For the District, the current House budget proposal would result in a decrease of approximately \$5 per K-12 student in State and local FEFP funding. Upon the passage of budget bills by each chamber of the Legislature, members of both houses of the Legislature will meet in an Education Budget Conference Committee to resolve differences between the House and Senate budgets and related implementing and conforming bills. Once finalized, the conforming budget and related implementing and conforming bills will be sent to the full House and Senate for adoption and then to the Governor for approval. At this time, no assurance can be given that funding for education will increase as described in either of the current legislative budget proposals.



## **Additional Leases**

Pursuant to the Master Lease, the School Board may enter into other Leases in addition to the Current Leases and the Transaction Leases. Failure to appropriate funds to make Lease Payments under any such Lease will, and an event of default under any such Lease may, result in the termination of all Leases, including the Transaction Leases. Upon any such termination of all Leases, the School Board must surrender certain Facilities, including the Refinanced Facilities (but excluding certain designated facilities) to the Trustee for sale or lease. The proceeds of any such disposition of the Refinanced Facilities will be applied to the payment of the applicable Series of Certificates, after payment of the trustee's expenses. In no event will owners of the Series 2025A Certificates have any interest in or right to any proceeds of the disposition of Facilities financed with the proceeds of another Series of Certificates except as described herein. There can be no assurance that the remedies available to the Trustee upon any such termination of all Leases and the disposition of the Refinanced Facilities will produce sufficient amounts to pay the outstanding Series 2025A Certificates.

## **Additional Indebtedness**

The School Board may issue additional indebtedness from time to time other than in connection with the Master Lease secured by or payable from available revenues without the consent of the Owners of the Series 2025A Certificates. Incurring such additional indebtedness may adversely affect the School Board's ability to make Lease Payments under the Master Lease. See "FINANCIAL RESULTS AND LIABILITIES OF THE DISTRICT - Obligations Under Unrelated Lease Purchase Agreements" herein.

## **Legislative Changes**

In recent years, legislation has been introduced that required certain percentages of school district funding be spent on particular activities and imposed additional funding restrictions and other requirements on school districts. Many proposals have sought to provide for new or increased exemptions to ad valorem taxation, limit increases in assessed valuation of certain types of property or otherwise restrict the ability of local governments in the State to levy ad valorem taxes at historical levels. Other proposals have sought to restrict the ability of local governments to use certain revenues for payment of debt service, to provide for additional procedures and notices in order to issue tax-supported debt or to require the sharing of local revenues with charter schools. There can be no assurance that similar or additional legislative or other proposals will not be introduced or enacted in the current legislative session or in the future that would, or might apply to, or have a material adverse effect upon, the District or its finances.

During the current 2025 regular legislative session of the Florida Legislature, various House and Senate bills and joint resolutions have been introduced proposing, among other things, additional or increased exemptions from ad valorem taxation for both homestead property and certain non-homestead property subject to a long-term lease, revising assessment limitations for ad valorem property, requiring school districts to give priority to charter schools when disposing of surplus real property and requiring school districts with declining enrollments to dispose of surplus real property identified by the State Board of Education. At this time, the School Board cannot predict whether these bills and joint resolutions will be enacted. Certain of the bills and

joint resolutions propose constitutional amendments requiring approval by at least 60% of the electors, and if enacted, the School Board cannot predict whether such proposed constitutional amendments will be approved by the electors.

### **Effect of Sequestration on Lease Payments**

Pursuant to the Balanced Budget and Emergency Deficit Control Act, as amended, the President of the United States ordered that certain automatic spending cuts be implemented pursuant to calculations provided by the United States Office of Management and Budget in its Report to the Congress on sequestration dated March 1, 2013. The cuts include mandatory reductions in the amounts scheduled to be paid by the federal government to issuers of build America bonds, Qualified Zone Academy Bonds, Qualified School Construction Bonds, New Clean Renewable Energy Bonds and Qualified Energy Conservation Bonds (collectively, "Direct-Pay Bonds") under Sections 54AA or 6431 of the Internal Revenue Code.

Payments to issuers of Direct-Pay Bonds from the budget accounts associated with these bonds were originally subject to an effective reduction of 8.7 percent of the amount budgeted for such payments on and after March 1, 2013 through September 30, 2013. Unless otherwise resolved, sequestration may continue through the end of federal fiscal year 2030, which ends September 30, 2030, with reductions in subsidy payments expected to be 5.7 percent of what would otherwise be received.

For federal fiscal year 2025 (ending September 30, 2025), the School Board anticipates its aggregate expected annual Issuer Subsidy to be reduced by 5.7% resulting in a corresponding increase in interest costs for the District that must be paid from other revenue sources.

### **Climate Change**

Numerous scientific studies on climate change show that, among other effects on the global ecosystem, sea levels may rise, extreme temperatures may become more common, and extreme weather events may become more frequent as a result of increasing global temperatures attributable to atmospheric pollution. Sea levels may continue to rise in the future due to the increasing temperature of the oceans causing thermal expansion and growing ocean volume from glaciers and ice caps melting into the ocean. Coastal areas like the District are at risk of substantial flood damage over time, affecting private development and public infrastructure, including roads, utilities, emergency services, schools, and parks. As a result, the District could lose considerable tax revenues and many residents, businesses, and governmental operations along the waterfront could be displaced. However, the District is unable to predict whether sea level rise or other impacts of climate change or flooding from a major storm will occur, when they may occur, and if any such events occur, whether, they will have a material adverse effect on the business operations or financial condition of the District. Additionally, climate change concerns have led, and may continue to lead, to new laws and regulations at the federal and State levels (including but not limited to, air, water, hazardous substances and waste regulations) that could have a material adverse effect on the operations and/or financial condition of the District.

## **Natural Disasters**

The State is naturally susceptible to the effects of extreme weather events and natural disasters including floods, droughts, tornadoes and hurricanes, which could result in negative economic impacts on communities including the District. Such effects can be exacerbated by a longer term shift in the climate over several decades (commonly referred to as climate change as described in the preceding paragraph), including increasing global temperatures and rising sea levels. The occurrence of such extreme weather events could damage local infrastructure that provides essential services to the District. The economic impacts resulting from such extreme weather events could include a loss of revenue, interruption of service, and escalated recovery costs.

## **Property Insurance**

Principally as a result of the substantial property damage caused by hurricanes and other storms in Florida and other parts of the United States over the last few years, property insurance premiums have risen dramatically for Florida property owners. It has become impossible or economically impracticable for many school districts within the State, including the District, to obtain property insurance with the level of coverage they have historically secured. The amount of property insurance required under the Master Lease is determined annually by the Superintendent, in consultation with the Risk Management Department of the School Board and the School Board is required to follow the recommendation of the Superintendent so long as the recommended insurance is available at commercially reasonable costs and otherwise satisfies the requirements of the Master Lease. The School Board is also required to maintain eligibility for assistance by the FEMA. The District property insurance for calendar year 2025 provides for a \$100 million "all risk" policy and \$60 million windstorm/flood policy with the first \$10 million layer being self-insured. The windstorm policy is also subject to a 5% windstorm deductible at each location (subject to a \$500,000 minimum with a \$10 million annual aggregate). The District also has a \$30 million FEMA Obtain and Maintain Policy which covers \$53 million of facilities that received FEMA funding in the past and are not eligible for FEMA reimbursement at this time. As such, given the current insurance market in the State and coverage levels available to the District at commercially reasonable costs, the District is in compliance with the property insurance requirements contained within the Master Lease provisions. In the event the District suffers substantial damage to its property that is not covered by its current insurance or is not eligible for Federal reimbursement, the District's financial condition could be adversely impacted and Facilities subject to the Master Lease may not be replaced or repaired adequately.

## **Coronavirus (COVID-19)**

The Novel Coronavirus 2019 ("COVID-19") pandemic, along with various governmental measures taken to protect public health in light of the pandemic, has had an adverse impact on global financial markets and economies, including financial markets and economic conditions in the United States. The impact of the COVID-19 pandemic on the U.S. economy has been broad based and has negatively impacted national, state and local economies. In response to such expectations, then-President Trump on March 13, 2020, declared a "national emergency," which, among other effects, allowed the executive branch to disburse disaster relief funds to address the COVID-19 pandemic and related economic dislocation.

The State's finances were expected to be adversely affected by the continued spread of COVID-19, the various governmental actions in response thereto and changes in the behavior of businesses and people. The State derives a significant portion of its annual revenues from the collection of sales tax. The impact of COVID-19 was expected to result in significant decreases in State and local sales tax revenues as a result of decreased tourism and commercial activity throughout the State, but sales tax revenue has generally rebounded to pre-pandemic levels. Notwithstanding the foregoing, no State budget reductions took place in Fiscal Years 2022-23 or 2023-24 and none are currently expected for Fiscal Year 2024-25. See "OPERATING REVENUES OF THE DISTRICT – State Sources," "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS – State Sources" and "Local Sources" and "RISK FACTORS – State Revenues" herein.

On March 27, 2020, the Coronavirus Aid, Relief and Economic Security Act (the "CARES Act") was signed into law. Among other provisions, the CARES Act created an Education Stabilization Fund to support K-12 schools and colleges and universities during the COVID-19 outbreak. The Educational Stabilization Fund includes a total of \$30.75 billion in relief divided into three separate pools: (1) funds to K-12 schools; (2) funds to higher education; and (3) funds to governors. Florida received approximately \$873.8 million in funds for K-12 schools, approximately \$770.2 million in funds for higher education and approximately \$173 million in funds to the Governor for use as grants to local educational agencies. Funds for K-12 schools were distributed to school districts and charter schools based on their share of Title I-A funds. However, such funds are also required to be shared with charter schools and private schools in the County. Funds to local districts can be used for coronavirus-response activities, such as planning for and coordinating during long-term school closures, purchasing educational technology to support online learning for all students, and additional activities authorized by federal elementary and secondary education laws. Funds in the Governor's Education Relief Fund can be used at the Governor's discretion to provide emergency support grants to K-12 schools, colleges and universities and child care/early education providers. The CARES Act requires that any entity that receives funds from the Education Stabilization Fund must continue to pay its employees and contractors to the extent practicable during the period of any disruptions or closures related to coronavirus. The District cannot currently predict the full impact of the CARES Act on the District's operations.

On December 27, 2020, the Coronavirus Response and Relief Supplemental Appropriations Act (the "CRRSA") was signed into law. Among other provisions, the CRRSA created a second Education Stabilization Fund ("ESSER II") to support K-12 schools and colleges and universities during the COVID-19 outbreak. Funds for elementary and secondary public schools were allocated to each state as a grant and each state was required to allocate at least 90% of such funds as sub-grants to local education agencies (including charter schools classified as local education agencies) in the state based upon their share of Title I-A funds. The ESSER II Fund includes a total of \$81.88 billion in relief. Florida received approximately \$2.82 billion in ESSER II funds for use as sub-grants to K-12 schools. However, such funds are also required to be shared with charter schools and private schools in the County. Funds to local districts can be used for coronavirus-response activities, such as planning, coordinating and implementing activities during long-term school closures, purchasing educational technology to support online learning for all students, addressing learning loss, school repairs and improvements to reduce risk

of virus transmission and additional activities authorized by federal elementary and secondary education laws.

On March 11, 2021, then-President Biden signed The American Rescue Plan Act of 2021 (the "Rescue Act") into law to address the impacts of COVID-19. The Rescue Act, among other things, provides (1) \$123.8 billion in emergency relief funds to elementary and secondary public schools, (2) \$2.75 billion in emergency assistance to non-public schools (including an estimated \$7 billion for Florida) and (3) \$39.6 billion in emergency relief for higher education. Funds for elementary and secondary public schools were allocated to each state as a grant and each state is required to allocate at least 90% of such funds as sub-grants to local education agencies (including charter schools classified as local education agencies) in the state based upon their share of Title I-A funds. Under the Rescue Act, at least 20% of the funds allocated to local education agencies must be used to address learning loss. School districts may use the remaining funds for certain activities specified in the Rescue Act to help schools reopen safely, including repairing ventilation systems, reducing class size to ensure social distancing and purchasing personal protective equipment. Each state is required to grant allocations of such funds within 60 days of receipt, and such funds shall remain available for allocation through September 30, 2024. The District received a total of approximately \$600 million in combined CARES Act, ESSER II and Rescue Act funds.

Due to the evolving nature of the outbreak and federal, State and local responses thereto, the long-term impacts of the COVID-19 crisis are unknown and dependent on factors such as the length of any shutdown or partial inaccessibility of school facilities, the extent to which the faculty and staff or the student population is directly affected and is unable to attend class, teach or provide services, and the impact on the economy as a whole within the State. While the District experienced increased costs associated with the reopening of District schools, including an increase in operational costs incurred to implement distance learning strategies, to provide students and staff with personal protective equipment or to clean, sanitize and maintain its facilities, such increased costs were offset with CARES Act funds, Rescue Act funds or other federal funds, in combination with the District's cost-reduction strategies that have been in place since March 2020. At this time, the School Board also cannot predict with certainty the impacts of the outbreak on the District's revenues for the 2024-25 Fiscal Year and beyond, including whether there will be a reduction in State funding, a decline in student enrollment, a reduction in taxable assessed values of properties in the District, or a reduction in ad valorem tax collections.

## **Cybersecurity**

Computer networks and systems used for information transmission and collection are vital to the efficient operations of the District. District systems provide support to departmental operations and District services by collecting and storing sensitive information, including intellectual property, security information, proprietary business process information, information regarding suppliers and business partners, and personally identifiable information of students and employees (collectively, "Computer Information"). The secure processing, maintenance and transmission of Computer Information is critical to effective departmental operations and the appropriate provision of services. Increasingly, governmental entities are being targeted by cyber-attacks seeking to obtain Computer Information or disrupt critical services. A rapidly changing cyber risk landscape may introduce new vulnerabilities that attackers and hackers can exploit in their efforts to effect breaches or service disruptions. Employee error and/or malfeasance may

also contribute to a loss of Computer Information or other system disruptions. The District has a multilayered information security program that meets guidelines established by the National Institute of Standards and Technology. There are established policies and procedures which include Acceptable Usage Policies and Information Security Guidelines. The District has next generation firewalls with unified threat management features enabled which include firewall, application control, web filter, and intrusion detection and prevention. Cybersecurity operations are handled internally. The District has had no significant cybersecurity events where information was compromised within the last three years. There is a mandatory Security and Privacy Awareness training that all District employees must take annually to educate users regarding cybersecurity threats and ways to avoid becoming a victim as well as learn about protections in place through the District and ways to minimize vulnerabilities both at work and at home. The District also maintains cyber risk insurance to help mitigate its exposure to security attacks that are known to cripple an organization's technology system and/or fraudulently confiscate funds.

While District cybersecurity and operational safeguards are periodically tested, no assurances can be given that such measures will ensure against all cybersecurity threats or attacks. Cybersecurity breaches could damage or compromise the District's computer network and the confidentiality, integrity, or availability of the District's computer system or the Computer Information. The potential disruption, access, modification, disclosure or destruction of Computer Information could result in the interruption of District services, the initiation of legal claims or proceedings, liability under laws that protect the privacy of personal information, regulatory penalties, and could cause a material disruption in the District's operations or the appropriate provision of District services. The costs of remedying any such damage or protecting against future attacks could be substantial and in excess of the maximum amount of the District's cyber risk insurance policy. Further, the litigation to which the District could be exposed following a cybersecurity breach could be significant, which could cause the District to incur material costs related to such legal claims or proceedings.

## **LITIGATION**

There is no litigation now pending or threatened: (i) to restrain or enjoin the issuance or sale of the Series 2025A Certificates; (ii) questioning or affecting the validity of the Transaction Leases or the obligation of the School Board to make Lease Payments; or (iii) questioning or affecting the validity of any of the proceedings for the authorization, sale, execution or delivery of the Series 2025A Certificates.

The District is involved in certain other litigation and disputes incidental to its operations. Upon the basis of information presently available, the Office of General Counsel of the District believes that there are substantial defenses to such litigation and disputes and that, in any event, any ultimate liability in excess of the sovereign immunity limits set forth in Section 768.28, Florida Statutes, as may be amended from time to time, will not materially adversely affect the financial position or results of operations of the District.

## **RATINGS**

Moody's Ratings ("Moody's") and Fitch Ratings, Inc. ("Fitch") have assigned ratings of "Aa3" (stable outlook) and "AA-" (stable outlook), respectively, to the Series 2025A Certificates. An explanation of the rating and outlook given by Moody's may be obtained from Moody's at 7 World Trade Center, 250 Greenwich Street, New York, New York 10007, (212) 553-0501. An explanation of the rating and outlook given by Fitch may be obtained from Fitch at 33 Whitehall Street, New York, New York 10004, (212) 908-0500. Certain information and materials concerning the Series 2025A Certificates, the School Board and the District were furnished to Moody's and Fitch by the District. If in its judgment circumstances so warrant, any rating service may raise, lower or withdraw its rating or outlook. If a downward change or withdrawal occurs, it could have an adverse effect on the resale price of the Series 2025A Certificates. The above ratings and outlooks are not recommendations to buy, sell or hold the Series 2025A Certificates.

## **DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS**

Section 517.051, Florida Statutes, and the regulations promulgated thereunder require that the District make a full and fair disclosure of any bonds or other debt obligations of such entity that have been in default as to principal or interest at any time after December 31, 1975, as provided by rule of the Florida Department of Banking and Finance (the "Department"). Pursuant to Rule 69W-400.003, Florida Administrative Code, the Department has required the disclosure of the amounts and types of defaults, any legal proceedings resulting from such defaults, whether a trustee or receiver has been appointed over the assets of the District, and certain additional financial information, unless the District believes in good faith that such information would not be considered material by a reasonable investor. The District is not and has not been in default on any bond issued since December 31, 1975 which would be considered material by a reasonable investor.

## **CERTAIN LEGAL MATTERS**

Legal matters incident to the authorization, execution, delivery and sale of the Series 2025A Certificates are subject to the approving legal opinion of Greenberg Traurig, P.A., Miami, Florida, Special Tax Counsel. The proposed form of such opinion is included herein as APPENDIX D. Certain legal matters relating to disclosure will be passed upon for the School Board by Nabors, Giblin & Nickerson, P.A., Tampa, Florida, Disclosure Counsel. Certain legal matters will be passed upon for the School Board and the Corporation by the Office of General Counsel of the District. Certain legal matters will be passed upon for the Underwriters by Squire Patton Boggs (US) LLP, Miami, Florida, Underwriters' Counsel. Special Tax Counsel, Disclosure Counsel and Underwriters' Counsel will receive fees for services provided in connection with the issuance of the Series 2025A Certificates, which fees are contingent upon the issuance of the Series 2025A Certificates.

Special Tax Counsels' opinion is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Special Tax Counsel as of the date thereof. Special Tax Counsel assumes no duty to update or supplement the opinion to reflect any facts or circumstances that may thereafter come to Special Tax Counsels' attention, or to reflect

any changes in law that may thereafter occur or become effective. Moreover, Special Tax Counsels' opinion is not a guarantee of a particular result and is not binding on the IRS or the courts; rather, such opinion represents Special Tax Counsels' professional judgment based on review of existing law, and in reliance on the representations and covenants deemed relevant to such opinion.

## **UNDERWRITING**

The Series 2025A Certificates are being purchased by BofA Securities, Inc. and the other underwriters listed on the cover page hereof (collectively, the "Underwriters") at an aggregate purchase price of \$\_\_\_\_\_ which represents the \$\_\_\_\_\_ aggregate principal amount of the Series 2025A Certificates, plus/less net bond premium/discount of \$\_\_\_\_\_ and less an underwriters' discount of \$\_\_\_\_\_. The Underwriters' obligations are subject to certain conditions precedent, and they will be obligated to purchase all of the Series 2025A Certificates if any Series 2025A Certificates are purchased. The Series 2025A Certificates may be offered and sold to certain dealers, unit investment trusts and money market funds, certain of which may be sponsored by or managed by one or more of the Underwriters, at prices lower than such public offering prices, and such public offering prices may be changed, from time to time, by the Underwriters.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal investment, hedging, financing and brokerage services. Certain of the Underwriters and their respective affiliates have, from time to time, performed, and may in the future perform, various investment banking services for the District, for which they received or will receive customary fees and expenses.

In the ordinary course of their various business activities, the Underwriters and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities, which may include credit default swaps) and financial instruments (including bank loans) for their own account and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the District.

The Underwriters and their respective affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

BofA Securities, Inc., an Underwriter of the Series 2025A Certificates, has entered into a distribution agreement with its affiliate Merrill Lynch, Pierce, Fenner & Smith Incorporated ("MLPF&S"). As part of this arrangement, BofA Securities, Inc. may distribute securities to MLPF&S, which may in turn distribute such securities to investors through the financial advisor network of MLPF&S. As part of this arrangement, BofA Securities, Inc. may compensate MLPF&S as a dealer for their selling efforts with respect to the Series 2025A Certificates.



J.P. Morgan Securities LLC ("JPMS"), one of the Underwriters of the Series 2025A Certificates, has entered into negotiated dealer agreements (each, a "Dealer Agreement") with each of Charles Schwab & Co., Inc. ("CS&Co.") and LPL Financial LLC ("LPL") for the retail distribution of certain securities offerings at the original issue prices. Pursuant to each Dealer Agreement, each of CS&Co. and LPL may purchase Series 2025A Certificates from JPMS at the original issue price less a negotiated portion of the selling concession applicable to any Bonds that such firm sells.

Morgan Stanley & Co. LLC, an Underwriter of the Series 2025A Certificates, has entered into a retail distribution arrangement with its affiliate Morgan Stanley Smith Barney LLC. As part of the distribution arrangement, Morgan Stanley & Co. LLC may distribute municipal securities to retail investors through the financial advisor network of Morgan Stanley Smith Barney LLC. As part of this arrangement, Morgan Stanley & Co. LLC may compensate Morgan Stanley Smith Barney LLC for its selling efforts with respect to the Series 2025A Certificates.

RBC Capital Markets, LLC ("RBCCM"), an Underwriter of the Series 2025A Certificates, has entered into a distribution arrangement with its affiliate City National Securities, Inc. ("CNS"). As part of this arrangement, RBCCM may distribute municipal securities to investors through the financial advisor network of CNS. As part of this arrangement, RBCCM may compensate CNS for its selling efforts with respect to the Series 2025A Certificates.

Special Tax Counsel and Disclosure Counsel may, from time-to-time, serve as counsel to the Underwriters on matters unrelated to the issuance of the Series 2025A Certificates.

## **TAX TREATMENT**

General. The Internal Revenue Code of 1986, as amended (the "Code"), includes requirements which the School Board must continue to meet after the issuance of the Series 2025A Certificates in order that the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates be and remain excludable from gross income of the holders thereof for Federal income tax purposes. The School Board's failure to meet these requirements may cause the interest portion of the Basic Lease Payments designated and paid as interest to the Series 2025A Certificate holders to be included in gross income for Federal income tax purposes retroactively to the date of execution and delivery of the Series 2025A Certificates. The School Board has covenanted to take the actions required by the Code in order to maintain the excludability from gross income for Federal income tax purposes of the interest portion of the Basic Lease Payments designated and paid as interest to the Series 2025A Certificate holders and not to take any actions that would adversely affect that excludability.

In the opinion of Special Tax Counsel, assuming continuing compliance by the School Board with the tax covenants referred to above and the accuracy of certain representations of the School Board, under existing statutes, regulations, rulings and court decisions, the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates will be excludable from gross income for Federal income tax purposes; and, further, the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates will not be an item of tax preference for purposes of the Federal alternative minimum tax imposed on individuals. In the case of the

alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates is not excluded from the determination of adjusted financial statement income. No opinion is expressed with respect to the Federal income tax consequences of any payments received with respect to the Series 2025A Certificates following termination of the Master Lease as a result of non-appropriation of funds or the occurrence of an event of default thereunder. Special Tax Counsel expects to deliver opinions at the time of issuance of the Series 2025A Certificates substantially in the form set forth in Appendix D.

Special Tax Counsel is further of the opinion that the Series 2025A Certificates and the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates will not be subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined therein; provided, however, that no opinion is expressed with respect to tax consequences under the laws of the State of Florida of any payments received with respect to the Series 2025A Certificates following termination of the Master Lease as a result of non-appropriation of funds or the occurrence of an event of default thereunder.

Except as described above, Special Tax Counsel will express no opinion regarding the Federal or State income tax consequences resulting from the receipt or accrual of the interest portion of the Basic Lease Payments designated and paid as interest to the Series 2025A Certificate holders or the ownership or disposition of the Series 2025A Certificates. Prospective purchasers of Series 2025A Certificates should be aware that the ownership of Series 2025A Certificates may result in other collateral Federal tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry Series 2025A Certificates or, in the case of a financial institution, that portion of the owner's interest expense allocable to the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates, (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates, (iii) the inclusion of the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates in the earnings of certain foreign corporations doing business in the United States for purposes of a branch profits tax, (iv) the inclusion of the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates in the passive income subject to Federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year and (v) the inclusion by recipients of certain Social Security and Railroad Retirement benefits of receipts and accrual of the interest portion of the Basic Lease Payments represented by the Series 2025A Certificates in determining whether a portion of such benefits are included in gross income for Federal income tax purposes.

Special Tax Counsel's opinion is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Special Tax Counsel as of the date hereof. Special Tax Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Special Tax Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Special Tax Counsel's opinions are not a guarantee of a particular result, and are not binding on the IRS or the

courts; rather, such opinions represent Special Tax Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Original Issue Discount and Premium. Certain of the Series 2025A Certificates ("Discount Certificates") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Certificate determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Certificate over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Certificate (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Series 2025A Certificates, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Certificate.

Certain of the Series 2025A Certificates ("Premium Certificates") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity. That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Certificate, based on the yield to maturity of that Premium Certificate (or, in the case of a Premium Certificate callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Certificate), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Certificate. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Certificate, the owner's tax basis in the Premium Certificate is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Certificate for an amount equal to or less than the amount paid by the owner for that Premium Certificate.

Owners of Discount and Premium Certificates should consult their own tax advisers as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount or Premium Certificates and as to other federal tax consequences and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Recent Changes and Possibility of Future Changes in Tax Law. From time to time, there are legislative proposals suggested, debated, introduced or pending in Congress or in the State legislature that, if enacted into law, could alter or amend one or more of the federal tax matters, or state tax matters, respectively, described above, including, without limitation, the excludability from gross income of interest on the Series 2025A Certificates, adversely affect the market price or marketability of the Series 2025A Certificates, or otherwise prevent the holders from realizing

the full current benefit of the status of the interest thereon. It cannot be predicted whether or in what form any such proposal may be enacted, or whether, if enacted, any such proposal would apply to the Series 2025A Certificates. If enacted into law, such legislative proposals could affect the market price or marketability of the Series 2025A Certificates. Prospective purchasers of the Series 2025A Certificates should consult their tax advisors as to the impact of any proposed or pending legislation.

**Information Reporting and Backup Withholding.** Interest paid on tax-exempt bonds such as the Series 2025A Certificates is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2025A Certificates from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2025A Certificates, under certain circumstances, to "backup withholding" at the rates set forth in the Code, with respect to payments on the Series 2025A Certificates and proceeds from the sale of Series 2025A Certificates. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2025A Certificates. This withholding generally applies if the owner of Series 2025A Certificates (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2025A Certificates may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

## **FINANCIAL ADVISOR**

PFM Financial Advisors LLC, Orlando, Florida, is serving as Financial Advisor to the School Board. The Financial Advisor assisted in matters relating to the planning, structuring, execution and delivery of the Series 2025A Certificates and provided other advice. The Financial Advisor is not obligated to undertake and has not undertaken to make an independent verification or to assume responsibility for the accuracy, completeness or fairness of the information contained in this Offering Statement. The Financial Advisor did not engage in any underwriting activities with regard to the sale of the Series 2025A Certificates. The fees of the Financial Advisor are contingent upon the issuance of the Series 2025A Certificates.

## **BASIC FINANCIAL STATEMENTS**

Excerpted information from the Annual Comprehensive Financial Report of the District for the Fiscal Year ended June 30, 2024 included in this Offering Statement have been audited by RSM US LLP, independent certified public accountants, as stated in their report appearing in APPENDIX B. RSM US LLP has not performed any examinations or audits in connection with the issuance of the Series 2025A Certificates.

The budgeted figures set forth in this Offering Statement reflect the School Board's final budget which was adopted on September 4, 2024. The School Board may amend its final budget from time to time in accordance with applicable law.

### **FORWARD LOOKING STATEMENTS**

This Offering Statement contains certain "forward-looking statements" concerning the School Board's or the District's operations, performance and financial condition, including its future economic performance, plans and objectives and the likelihood of success in developing and expanding. These statements are based upon a number of assumptions and estimates which are subject to significant uncertainties, many of which are beyond the control of the School Board or District. The words "may," "would," "could," "will," "expect," "anticipate," "believe," "intend," "plan," "budget," "estimate" and similar expressions are meant to identify these forward-looking statements. Actual results may differ materially from those expressed or implied by these forward-looking statements.

### **CONTINUING DISCLOSURE**

The School Board has covenanted and undertaken for the benefit of the Series 2025A Certificate holders to execute and deliver a Disclosure Dissemination Agent Agreement (the "Disclosure Agreement") on the date of initial issuance of the Series 2025A Certificates. Pursuant to the Disclosure Agreement, the School Board will agree to provide certain financial information and operating data relating to the District and the Series 2025A Certificates in each year (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. Such covenant shall only apply so long as the Series 2025A Certificates remain Outstanding under the Transaction Leases, the Transaction Leases have not been terminated or there has not occurred an event of non-appropriation resulting in a termination. The agreement shall also terminate upon the termination of the continuing disclosure requirements of Rule 15c2-12(b)(5), as amended (the "Rule"), of the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934, by legislative, judicial or administrative action. The Annual Report will be filed by the School Board with the Municipal Securities Rulemaking Board (the "MSRB") via its EMMA System described in the Disclosure Agreement attached hereto as APPENDIX E. The notices of material events will be filed by the School Board, or its dissemination agent, if any, with the MSRB. The specific nature of the information to be contained in the Annual Report and the notices of material events are described in "APPENDIX E - FORM OF DISCLOSURE DISSEMINATION AGENT AGREEMENT" to be dated and delivered at the time of issuance of the Series 2025A Certificates. These undertakings have been made in order to assist the Underwriters in complying with the Rule. Failure of the School Board to comply with the Disclosure Agreement is not considered an event of default under the Transaction Leases, the Trust Agreement or the Disclosure Agreement; however, any Series 2025A Certificate holder may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the School Board to comply with its obligations under the Disclosure Agreement.

With respect to the Series 2025A Certificates, no party other than the School Board is obligated to provide, nor is expected to provide, any continuing disclosure information with respect to the aforementioned Rule. While the District has timely filed its annual financial information each year under its existing continuing disclosure undertakings, due to an administrative oversight, certain information relating to assessed values and taxable values provided assessed and taxable valuation data for the County rather than the District as required by the District's prior continuing disclosure undertakings. In each case, the District's assessed and taxable values were higher than that of the County. On April 22, 2025, the District filed the required assessed and taxable valuation data for the District for the affected Fiscal Years through the EMMA System and expects to file such information annually in the future as required by such continuing disclosure undertakings.

The District intends to fully comply with all current and future continuing disclosure undertakings. In furtherance thereof, the District has engaged Digital Assurance Certification LLC as its dissemination agent, in order to ensure ongoing and future compliance with its obligations under the Rule, particularly as it relates to material event filings.

### **MISCELLANEOUS**

The information contained above is neither guaranteed as to accuracy or completeness nor to be construed as representation by the Underwriters. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Offering Statement nor any sale made hereunder is to create, under any circumstances, any implication that there has been no change in the affairs of the District or the School Board from the date hereof.

This Offering Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. Any statements in this Offering Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Offering Statement is not to be construed as a contract or agreement between the District and the purchasers or the holders of any of the Series 2025A Certificates.

[Remainder of page intentionally left blank]

This Offering Statement has been duly executed and delivered by the authority of the School Board.

**THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA**

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Superintendent of Schools

[THIS PAGE INTENTIONALLY LEFT BLANK]



## **APPENDIX A**

### **INFORMATION CONCERNING PALM BEACH COUNTY, FLORIDA**

[THIS PAGE INTENTIONALLY LEFT BLANK]

## INFORMATION CONCERNING PALM BEACH COUNTY, FLORIDA

### General Information

Palm Beach County, Florida (the "County") was founded in 1909 and encompasses an area of 2,385 square miles, making it the largest county in the State of Florida (the "State"). It is located on the southeast coast of the Florida peninsula with 46 miles of Atlantic Ocean frontage and 25 miles of frontage on Lake Okeechobee. The County has a semi-tropical climate with an average temperature of 75 degrees Fahrenheit and an average rainfall of 62 inches. The temperate climate and other natural amenities, including 88 local, State and federal recreational areas of more than 10 acres and 163 golf courses, have enabled the County to develop a year-round tourist industry.

There are 39 incorporated municipalities within the County encompassing a total of 337 square miles, or approximately 17% of the County's area. An estimated 56% of the County's population resides within the municipalities. The City of West Palm Beach is the County seat and is the largest city in population in the County. The County had an estimated 2024 population of 1,582,055.

### Population

In 2024, Palm Beach County was the fourth largest county in the State in terms of population. Its population increased 65.3% from 1970 - 1980, 49.7% from 1980 - 1990, 31.0% from 1990 - 2000, 16.7% from 2000 to 2010 and 13.2% from 2010 to 2020.

### Population Growth 2015 - 2024

Year	Palm Beach County		Florida		United States	
	Population	% Change	Population	% Change	Population	% Change
2015	1,424,772	1.8%	20,219,111	1.8%	320,635,163	0.7%
2016	1,451,469	1.9	20,627,237	2.0	322,941,311	0.7
2017	1,470,583	1.3	20,977,089	1.7	324,985,539	0.6
2018	1,482,833	0.8	21,254,926	1.3	326,687,501	0.5
2019	1,497,800	1.0	21,492,056	1.1	328,239,523	0.5
2020	1,492,202	(0.4)	21,538,192	0.2	331,515,736	1.0
2021	1,503,677	0.8	21,831,949	1.4	332,099,760	0.2
2022	1,531,542	1.9	22,379,312	2.5	334,017,321	0.6
2023	1,557,481	1.7	22,904,868	2.3	336,806,231	0.8
2024	1,582,055	1.6	23,372,215	2.0	340,110,988	1.0

Source: U.S. Census Bureau, Population Division.

## Income

The following table shows the per capita personal income reported for the County, the State and the United States.

### Per Capita Personal Income 2014-2023

Year	Palm Beach County			Florida		U.S.
	Dollars	% of Florida	% of U.S.	Dollars	% of U.S.	Dollars
2014	\$65,064	151.7%	140.7%	\$42,877	92.7%	\$46,258
2015	69,181	153.9	144.0	44,957	93.6	48,038
2016	70,282	153.7	143.6	45,730	93.4	48,944
2017	76,780	158.5	150.6	48,447	95.0	50,978
2018	81,933	160.6	153.7	51,015	95.7	53,310
2019	86,731	161.6	156.1	53,666	96.6	55,560
2020	91,011	161.0	153.9	56,540	95.6	59,125
2021	100,792	161.9	156.5	62,242	96.6	64,419
2022	108,679	168.3	164.5	64,557	97.7	66,061
2023	117,322	170.8	169.0	68,703	99.0	69,415

Source: U.S. Bureau of Economic Analysis and Federal Reserve Bank of St. Louis, Per Capita Personal Income, retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org>.

[Remainder of page intentionally left blank]

## Employment

Tourism and agriculture, together with the service industries related to these activities, are the leading sources of income for the County's residents. Manufacturing, primarily electronics and other high technology products, also plays an important role in the County's economy. The table that follows shows the County's estimated average annual employment by major industry.

**Palm Beach County, Florida**  
**Average Annual Employment Covered by Unemployment Compensation**  
**2022-2023**

	Average Annual Employment		Percent of Total	
	2022	2023	2022	2023
All Industries	637,068	658,379	100.00%	100.00%
Accommodation and Food Services	68,132	71,172	10.69	10.81
Administrative and Waste Services	56,585	55,482	8.88	8.43
Agriculture, Forestry, Fishing & Hunting	6,691	6,736	1.05	1.02
Arts, Entertainment, and Recreation	20,414	22,127	3.20	3.36
Construction	40,738	42,381	6.39	6.44
Educational Services	38,501	39,547	6.04	6.01
Finance and Insurance	26,610	27,046	4.18	4.11
Health Care and Social Assistance	94,829	100,673	14.89	15.29
Information	9,693	9,968	1.52	1.51
Management of Companies and Enterprises	10,265	10,943	1.61	1.66
Manufacturing	20,551	21,380	3.23	3.25
Mining	189	165	0.03	0.03
Other Services, Ex. Public Admin	24,613	25,183	3.86	3.83
Professional and Technical Services	52,939	55,226	8.31	8.39
Public Administration	26,503	27,033	4.16	4.11
Real Estate and Rental and Leasing	18,381	18,785	2.89	2.85
Retail Trade	77,768	78,131	12.21	11.87
Transportation and Warehousing	18,521	19,019	2.91	2.89
Unclassified	1,121	2,018	0.18	0.31
Utilities	2,246	2,590	0.35	0.39
Wholesale Trade	21,778	22,774	3.42	3.46

Source: FloridaCommerce, Bureau of Workforce Statistics and Economic Research, Quarterly Census of Employment and Wages Program (QCEW).

**Palm Beach County**  
**Annual Average Labor Force and Unemployment Estimates**  
**2015-2024**

Year	Civilian Labor Force	Unemployment Rates		
		Palm Beach County	Florida	United States
2015	693,582	5.2%	5.5%	5.3%
2016	711,609	4.7	4.9	4.9
2017	716,528	4.2	4.3	4.4
2018	722,361	3.7	3.6	3.9
2019	728,564	3.3	3.2	3.7
2020	713,727	8.0	8.0	8.1
2021	733,220	4.4	4.7	5.3
2022	757,239	3.0	3.0	3.6
2023	778,964	3.0	3.0	3.6
2024	778,249	3.3	3.4	4.0

Source: FloridaCommerce, Bureau of Workforce Statistics and Economic Research, Local Area Unemployment Statistics (LAUS); U.S. Department of Labor, Bureau of Labor Statistics.

### **Largest Employers**

The following table shows employment at the ten principal employers in the County in 2023.

Employer	No. of Employees
Palm Beach County School District	22,218
Palm Beach County Government	12,719
Tenet Healthcare Group	5,734
NextEra Energy (Florida Power & Light)	5,598
Florida Atlantic University	5,059
Boca Raton Regional Hospital	3,135
Veterans Health Administration	2,948
Jupiter Medical Center	2,540
Hospital Corporation of America (HCA)	2,612
The Breakers	2,300

Source: Palm Beach County, Florida Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2023.

## **Tourism**

During fiscal year 2023, the County emerged as Florida's most sought-after tourist destination. With this much traveler demand, the County projected having 9.5 million visitors by year end. Fiscal year 2023 bed tax collections in the County reached \$84 million, marking an 8% increase over last year's \$78 million and a substantial 55% surge compared to the 2019 record. This reflects the growing number of visitors and solidifies the County's status as a premier and upscale destination. The leisure and hospitality sector supported 90,300 jobs during August 2023. The significant workforce engaged in this sector further strengthens the County's appeal as a tourist hub. Business travel as well has been instrumental in the County's tourism landscape, drawing professionals for conferences, meetings, and conventions.

## **Agriculture**

The United States Department of Agriculture 2017 Census of Agriculture documents the County agriculture cropland at 438,911 acres. Market value revenue from agricultural sales in the County is roughly \$1.4 billion. The County continues to lead the State in agricultural proceeds, as well as all counties east of the Mississippi River for agricultural crop income. The County also leads the nation in sugar cane and fresh sweet corn production and is the State's top producer of sweet bell peppers, rice, lettuce, radishes, Chinese vegetables, specialty leaf crops, celery, eggplant, herbs and sod.

Land under agriculture represents 35% of the total County land area. According to a 2016 University of Florida analysis of Florida's environmental horticulture industry, the County nursery industry ranked third in the State, employing roughly 2,600 people, while garnering \$375 million per year in economic activity from greenhouse, nursery, and floriculture businesses. Bagasse is the fibrous by-product that remains after sugar cane stalks have been milled to extract sugar. The sugar cane industry re-purposes this bagasse as a "green fuel" for water boilers that generate the electricity to power the mill machinery and adjacent office complex. Bagasse, the agricultural raw material used in a "green manufacturing facility" that produces 100% compostable plates, bowls, and takeout ant-based products, serves as the fuel source for the largest agriculturally based biomass co-generation (electricity) in North America.

Equestrian acreage in Palm Beach County remains steady at roughly 8,800 acres, ranking as the second largest equine county in Florida. World-class equestrian competitions take place during the winter season, including international polo, dressage, and showjumping. A June 2023 analysis by the Palm Beach Sports Commission indicated that the 2023 Winter Equestrian Festival (a 12-week event in Wellington) contributed a \$352 million impact to the local economy.

## **Life Science**

Life Science incorporates various activities ranging from research and development to manufacturing of biotechnologies, and medical devices and pharmaceuticals to the environmental and biological sciences. From 2021 to 2022, 514 new jobs were created for a total of 4,351. The majority of the new jobs came from Pharmaceutical Preparation Manufacturing (108 jobs), Surgical and Medical Instrument Manufacturing (96 jobs), and Research and Development in the Physical, Engineering, and Life Sciences (291 jobs) industries. Dental laboratories (895 jobs) and

Research and Development in the Physical, Engineering, and Life Sciences (1,080 jobs) were the top two employment industries within Life Science in 2022.

## Manufacturing

Manufacturing plays an important role in the County's local economy. Medical and pharmaceutical goods, military and commercial aircraft, electronics, and other high-tech products are all manufactured in the County. In 2022, the manufacturing industry employed 20,517 residents, with an average annual wage of \$84,581. Note that 2022 manufacturing wages increased by \$4,725 annually and overall jobs reported were up by 619. Approximately 6,000 employees or 29% of all employees in manufacturing are employed by four (4) companies (Florida Crystals Corporation, Pratt & Whitney, U.S. Sugar, and Cheney Brothers).

## Construction

Building permit activity in the County has been reported as follows:

**Building Permit Activity  
County of Palm Beach, Florida  
(Dollars in Thousands)  
2015-2024**

Calendar Year	Single and Multi-Family	Residential Valuation
2015	2,136	\$619,229
2016	2,458	671,339
2017	2,054	650,494
2018	2,178	686,871
2019	2,714	858,999
2020	2,167	1,008,470
2021	2,009	1,268,801
2022	1,168	812,755
2023	1,779	999,586
2024	916	812,417

Source: The School District of Palm Beach County, Florida Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024.



## Banking

The total deposits of banking institutions in the County as of June 30 of each of the years indicated below were as follows:

<b>Total Bank Deposits (in millions)</b>		
<b>Fiscal Year</b>	<b>Commercial Banks</b>	<b>Federal Savings and Loan Associations</b>
2015	\$42,750	\$2,285
2016	46,859	2,284
2017	48,379	2,255
2018	50,325	2,334
2019	51,189	2,634
2020	58,422	2,729
2021	66,039	2,603
2022	72,538	2,547
2023	67,881	1,056
2024	64,727	777

Source: Federal Deposit Insurance Corporation internet address  
<https://banks.data.fdic.gov/bankfind-suite/SOD/summaryTables>.

[THIS PAGE INTENTIONALLY LEFT BLANK]

## **APPENDIX B**

### **EXCERPTED INFORMATION FROM THE ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

[THIS PAGE INTENTIONALLY LEFT BLANK]



Dr. Joaquín García High School - SDPBC's Newest Campus in FY24

# 2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR FISCAL YEAR ENDED JUNE 30, 2024

3300 Forest Hill Blvd, West Palm Beach, FL 33406



# FINANCIAL SECTION



RSM US LLP

## Independent Auditor's Report

Honorable Chairperson and Board Members of  
The School District of Palm Beach County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the School District of Palm Beach County, Florida (the District), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the School District of Palm Beach County, Florida, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

THE POWER OF BEING UNDERSTOOD  
ASSURANCE | TAX | CONSULTING

RSM US LLP is the U.S. member firm of RSM International, a global network of independent assurance, tax, and consulting firms.  
Visit [rsmus.com/aboutus](https://rsmus.com/aboutus) for more information regarding RSM US LLP and RSM International.



***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedules and other post-employment benefits and pension schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The combining and individual fund statements and schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated December 17, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering District's internal control over financial reporting and compliance.

*RSM US LLP*

West Palm Beach, Florida  
December 17, 2024

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

The School District of Palm Beach County, Florida's (District) management discussion and analysis (MD&A) is designed to provide an objective and easy to read analysis of the District's financial activities for the fiscal year ended June 30, 2024, based on currently known facts, decisions or conditions. It is intended to provide a broad overview using a short-term and long-term analysis of the District's activities based on information presented in the financial report and fiscal policies that have been adopted by the seven elected members of the school board (Board). Specifically, this section is designed to assist the reader in focusing on significant financial issues, provide an overview of the District's financial activity, identify changes in the District's financial position (its ability to address the next and subsequent year challenges), identify any material deviations from the financial plan (the approved budget), and identify individual fund issues or concerns. As with other sections of this financial report, the information contained within this MD&A should be considered only a part of a greater whole. The reader of this statement should take time to read and evaluate all sections of this report, including the notes that are provided in addition to this MD&A.

**FINANCIAL HIGHLIGHTS**

The net position of the District increased \$155.4 million, or 6.7 percent, from \$2.309 billion to \$2.464 billion. Property tax revenues increased \$265.0 million (mainly due to a 15.9 percent increase in property values), impact fee revenue increased \$44.0 million, and investment earnings increased \$37.4 million, primarily due to increases in interest rates. In addition, enrollment at District schools increased approximately 1,100 students and charter schools experienced a 1.8 percent decrease equal to approximately 400 students.

The District's total long-term debt increased by \$31.6 million, or 2.1 percent, primarily due to the issuance of new certificates of participation of \$174.6 million, partially offset by debt repayments of \$97.5 million and debt defeasance of \$33.3 million (discussed in Note 11).

Total revenues increased by \$405.9 million, or 12.3 percent, from \$3.298 billion to \$3.704 billion compared to the prior year.

- General revenues accounted for \$2.875 billion, or 77.6 percent, of all revenues and increased \$377.1 million or 15.1 percent. As noted above, property tax revenues increased \$265 million, impact fees increased \$44 million (included in Other General Revenue), investment earnings increased \$37.4 million, and local sales tax revenue increased by \$5.3 million.
- Program specific revenues in the form of charges for services, grants, and contributions accounted for \$829.0 million, or 22.4 percent, of all revenues and increased by \$28.8 million, or 3.6 percent. Charges for services increased \$8.6 million, or 20.5 percent, primarily due to additional aftercare enrollment and fees. Operating grants and contributions increased overall by \$13.1 million, or 1.8 percent, primarily due to additional Elementary and Secondary School Emergency Relief (ESSER) funding.

Total expenses increased by \$451.9 million from \$3.096 billion to \$3.548 billion. This was primarily due to increases of \$18.3 million in non-capitalizable capital outlay; \$91.3 million to charter schools and Family Empowerment Scholarships (FES); \$240.4 million related to FRS and HIS actuarial valuations; and increased costs associated with salary increases, food service, and increased enrollment in aftercare programs.

The District's governmental funds combined ending fund balances increased by \$413.4 million to \$1.997 billion, from \$1.583 billion in the prior year. For the fiscal year ended June 30, 2024, the District's funds were as follows:

- General Fund (the primary operating fund), reflected on a current financial resources basis, ended the year with a fund balance of \$442.8 million, an increase of \$60.5 million, or 15.8 percent, over the prior year. Of the fund balance amount, \$91.0 million was classified as unassigned (available to cover unanticipated financial needs and includes the Board-approved contingency); \$225.4 million was classified as assigned; \$123.7 million was classified as restricted; and \$2.7 million was classified as nonspendable. During the current year, General Fund revenues (including other

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

financing sources) exceeded expenditures (including other financing uses) by \$60.5 million, primarily due to increased property taxes (including referendum), investment earnings of \$36.1 million, staff vacancies, and receipt of ESSER funds which shifted expenditures from General Fund to Special Revenue - ESSER Fund.

- Special Revenue – ESSER Fund received a total of \$184.6 million and expended \$184.6 million for Federal COVID-19 relief programs awarded through ESSER funds.
- Capital Improvement Fund, a major fund, had a restricted fund balance of \$550.9 million, an increase of \$122.1 million, or 28.5 percent, over the prior year. Ad valorem taxes for capital projects totaled \$479.7 million and investment earnings of \$29.1 million exceeded current year spending of \$83.6 million and transfers to the General Fund of \$126.8 million (mainly for capital maintenance and insurance) and to Other Non-Major Governmental Funds of \$179.4 million (mainly for debt service).
- Sales Tax Fund, another major fund, ended the year with a restricted fund balance of \$547.4 million, an increase of \$116.3 million, or 27.0 percent, over the prior year. The increase was primarily due to sales tax revenue in excess of capital outlay spending.
- Other Non-Major Governmental Funds ended the year with a fund balance of \$455.7 million, an increase of \$114.5 million, or 33.6 percent, over the prior year. Of the fund balance, \$4.4 million is classified as nonspendable; \$413.0 million is restricted for debt service and capital projects; \$33.6 million is restricted for child nutrition; and \$4.7 million is assigned for capital projects.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report consists of two parts – MD&A (this section) and the basic financial statements. The basic financial statements include two kinds of statements that present different views of the District:

The first two statements are *government-wide* financial statements that provide both *short-term* and *long-term* information about the District's *overall* financial status.

The remaining statements are *fund* financial statements that focus on *individual parts* of the District, reporting the District's operations *in more detail* than the government-wide statements.

- The *governmental funds* statements tell how *basic* services like instruction and instructional support services were financed in the *short-term* as well as what remains for future spending.
- *Proprietary funds* statements offer *short-term* and *long-term* financial information about the activities the District operates like *businesses*, such as group health and long-term claim self-insurance.
- *Fiduciary funds* statements provide information about the financial relationships in which the District acts solely as a *trustee* or *agent* for the benefit of others.

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

The financial statements also include notes that explain some of the information in the statements and provide more detailed data.

<b>Figure 1</b>				
<b>Major Features of Government-Wide and Fund Financial Statements</b>				
	<b>Government-Wide Statements</b>	<b>Fund Financial Statements</b>		
		<b>Governmental Funds</b>	<b>Proprietary Funds</b>	<b>Fiduciary Funds</b>
<b>Scope</b>	Entire District (except fiduciary funds)	The activities of the District that are not proprietary or fiduciary, such as instructional costs	Activities the District operates similar to private businesses: health internal service fund and worker's compensation, automobile and general liability claims fund; and school police internal service fund	Instances in which the District administers resources on behalf of someone else, such as scholarship programs and student activities monies
<b>Required financial statements</b>	<ul style="list-style-type: none"> <li>• Statement of net position</li> <li>• Statement of activities</li> </ul>	<ul style="list-style-type: none"> <li>• Balance sheet</li> <li>• Statement of revenue, expenditures, and changes in fund balances</li> </ul>	<ul style="list-style-type: none"> <li>• Statement of net position</li> <li>• Statement of revenue, expenses, and changes in fund net position</li> <li>• Statement of cash flows</li> </ul>	<ul style="list-style-type: none"> <li>• Statement of fiduciary net position</li> <li>• Statement of changes in fiduciary net position</li> </ul>
<b>Accounting basis and measurement focus</b>	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus	Accrual accounting and economic resources focus

Figure 1, above, summarizes the major features of the District's financial statements, including the portion of the District's activities they cover and the types of information they contain. The remainder of this overview section of MD&A highlights the structure and contents of each of the statements.

**Government-Wide Financial Statements**

The government-wide statements report information about the District as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes *all* of the District's assets and liabilities. All of the current year's revenue and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the District's *net position* and how they changed. Net position, the difference between the District's assets, deferred outflows, liabilities, and deferred inflows, is one way to measure the District's financial health or position. Over time, increases or decreases in the District's net position is an indicator of whether its financial position is improving or deteriorating, respectively. To assess the overall health of the District, the reader should consider additional non-financial factors such as changes in the District's property tax base and the condition of school buildings and other facilities.

In the government-wide financial statements, all the District's activities are reported as governmental activities. All of the District's basic services are included here, such as regular and special education, transportation, and administration. Property taxes, sales taxes, and State formula aid finance most of the activities.

**Fund Financial Statements**

The fund financial statements provide more detailed information about the District's *funds*, focusing on its most significant or "major" funds – not the District as a whole. Funds are accounting devices the District uses to keep track of specific sources of funding and spending on particular programs. Some funds are required by State law and by bond covenants. The District establishes other funds to control and manage money for particular purposes (like repaying its long-term debts) or to show that it is properly using certain revenues (like Federal grants).

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

The District has three kinds of funds:

- *Governmental funds* – Most of the District's basic services are included in governmental funds, which generally focus on (1) how *cash and other financial assets* that can readily be converted to cash flow in and out, and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds statements provide a detailed *short-term* view that helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, the District provides additional information with the governmental funds statements that explain the relationship (or differences) between them.
- *Proprietary funds* – Services for which the District charges a fee are generally reported in proprietary funds. Proprietary funds are reported in the same way as the government-wide statements. There are two types of proprietary funds:
  - *Enterprise funds* account for goods and services provided to those outside the District, generally on a user-charge basis. Currently, the District has no enterprise funds.
  - *Internal service funds* report self-insurance activities charged to the District's other programs and activities and Internal Service fund activities charged to schools for school police officers.
- *Fiduciary funds* – The District is the trustee, or fiduciary, for assets that belong to others, such as the scholarship fund and the student activities funds. The District is responsible for ensuring that the assets reported in these funds are used only for their intended purposes and by those to whom the assets belong. The District excludes these activities from the government-wide financial statements because the District cannot use these assets to finance its operations.

**Notes to the Financial Statements** – The notes provide disclosures and additional information that are essential to a full understanding of the financial information presented in the government-wide and fund financial statements.

**Other Information** – In addition to the basic financial statements and accompanying notes, this report also provides certain required supplementary information, as well as combining and individual fund statements and schedules.

## **FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE**

### **Government-Wide**

The District's net position was \$2.464 billion at June 30, 2024. The largest portion of the District's net position, \$1.772 billion, reflects its investment in capital assets (i.e. land, buildings, furniture, buses, and equipment), less any outstanding related debt used to acquire those assets. The District uses these capital assets to provide services to students; consequently, these assets are not available for future spending. Although the District's investment in its capital assets are reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. An additional portion of the District's net position (\$1.488 billion) represents resources that are subject to external restrictions on how they may be used.

It is important to note that the unrestricted net deficit portion of the District's net position (\$796.3 million) is driven primarily by the net pension liability which is a long-term liability that will be funded over time. The unrestricted net position reflects the District's proportionate share of pension obligations, which will be gradually reduced through annual contributions to the pension funds over many years.

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

**Table 1**

Summary of Net Position Governmental Activities (in thousands)				
	June 30, 2024	June 30, 2023	Increase (Decrease)	Percentage Change
Current and Other Assets	\$ 2,668,757	\$ 2,235,736	\$ 433,021	19.4%
Capital Assets (Net)	3,165,017	3,175,225	(10,208)	(0.3%)
Total Assets	5,833,774	5,410,961	422,813	7.8%
Deferred Loss on Debt Refunding	37,351	47,983	(10,632)	(22.2%)
Pensions and OPEB	503,372	545,147	(41,775)	(7.7%)
Total Deferred Outflows of Resources	540,723	593,130	(52,407)	(8.8%)
Current and Other Liabilities	270,449	312,109	(41,660)	(13.3%)
Long-Term Liabilities	3,469,805	3,232,881	236,924	7.3%
Total Liabilities	3,740,254	3,544,990	195,264	5.5%
Leases	23,394	24,065	(671)	(2.8%)
Pensions and OPEB	146,910	126,480	20,430	16.2%
Total Deferred Inflows of Resources	170,304	150,545	19,759	13.1%
Net Position:				
Net Investment in Capital Assets	1,771,957	1,751,354	20,603	1.2%
Restricted	1,488,266	1,182,727	305,539	25.8%
Unrestricted (Deficit)	(796,284)	(625,525)	(170,759)	(27.3%)
Total Net Position	\$ 2,463,939	\$ 2,308,556	\$ 155,383	6.7%

Cash and other assets increased \$433.0 million, or 19.4 percent, primarily due to receipt of ESSER, issuance of COPs Series 2023A with minimal spending in the current year, investment earnings, impact fees, and other one-time money. Pension and OPEB deferred outflow of resources decreased by \$41.8 million, or 7.7 percent, primarily due to changes in actuarial assumptions and experience (see Note 1K). Current liabilities decreased by \$41.7 million, or 13.3 percent, primarily due to settlement of charter school referendum during the year, partially offset by additional construction projects currently underway. Long-term liabilities increased \$237.0 million, or 7.3 percent, primarily due to increases of \$184.1 million in net pension liability and \$1.9 million in OPEB liability which were both actuarially determined, and debt issuance proceeds of \$190.0 million, offset in part by debt repayments of \$112.6 million, defeasance of debt of \$33.3 million, and amortization of premiums of \$20.8 million. Pension and OPEB-related deferred inflows of resources increased \$20.4 million, or 16.2 percent, due to changes in actuarial values (see Note 1K). See Notes 11, 12, and 13 for additional information regarding long-term liabilities.

The analysis in Table 1, above and Table 2, on page 9, focus on the summary of net position and summary of changes in net position for the District's governmental activities.

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

**Table 2**

Summary of Changes in Net Position

Governmental Activities

(in thousands)

	June 30, 2024	June 30, 2023	Increase (Decrease)	Percentage Change
<b>Revenues:</b>				
Program Revenue:				
Charges for Services	\$ 50,392	\$ 41,813	\$ 8,579	20.5%
Operating Grants and Contributions	747,538	734,459	13,079	1.8%
Capital Grants and Contributions	31,081	23,905	7,176	30.0%
General Revenue:				
Property Taxes	2,064,283	1,799,313	264,970	14.7%
Local Sales Taxes	211,402	206,140	5,262	2.6%
Grants and Contributions not Restricted	390,694	365,234	25,460	7.0%
Investment Earnings	112,827	75,392	37,435	49.7%
Other General Revenue	95,499	51,525	43,974	85.3%
Total Revenues	3,703,716	3,297,781	405,935	12.3%
<b>Functions/Programs Expenses:</b>				
Instruction	1,945,523	1,698,103	247,420	14.6%
Instructional Support Services	301,117	252,043	49,074	19.5%
Board	13,286	9,817	3,469	35.3%
General Administration	29,332	26,168	3,164	12.1%
School Administration	170,733	147,644	23,089	15.6%
Facilities Acquisition and Construction	223,603	210,093	13,510	6.4%
Fiscal Services	9,969	8,138	1,831	22.5%
Food Services	139,297	122,996	16,301	13.3%
Central Services	30,145	21,742	8,403	38.6%
Student Transportation Services	70,233	61,706	8,527	13.8%
Operation and Maintenance of Plant	336,900	293,484	43,416	14.8%
Administrative Technology Services	7,572	6,488	1,084	16.7%
Community Services	57,317	45,868	11,449	25.0%
Interest on Long-Term Debt	63,301	53,322	9,979	18.7%
Unallocated Depreciation	150,005	138,857	11,148	8.0%
Total Expenses	3,548,333	3,096,469	451,864	14.6%
<b>Change in Net Position</b>	155,383	201,312	(45,929)	(22.8%)
<b>Net Position - Beginning</b>	2,308,556	2,107,244	201,312	9.6%
<b>Net Position - Ending</b>	\$ 2,463,939	\$ 2,308,556	\$ 155,383	6.7%

The results of this year's operations for the District as a whole are reported in the statement of activities. Table 2 takes the information from that statement and rearranges them slightly so the reader can see the total revenues and expenses for the current year compared to the prior year.

As reported in the statement of activities, the cost of all of the governmental activities this year was \$3.548 billion. Some costs were paid by those who benefited from the programs (\$50.4 million), or by other governments and organizations who subsidized certain programs with grants and contributions (\$778.6 million). The District paid for the remaining "public benefit" portion of the governmental activities with \$2.064 billion in property taxes, \$211.4 million in local sales tax, \$390.7 million in grants and

## THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA

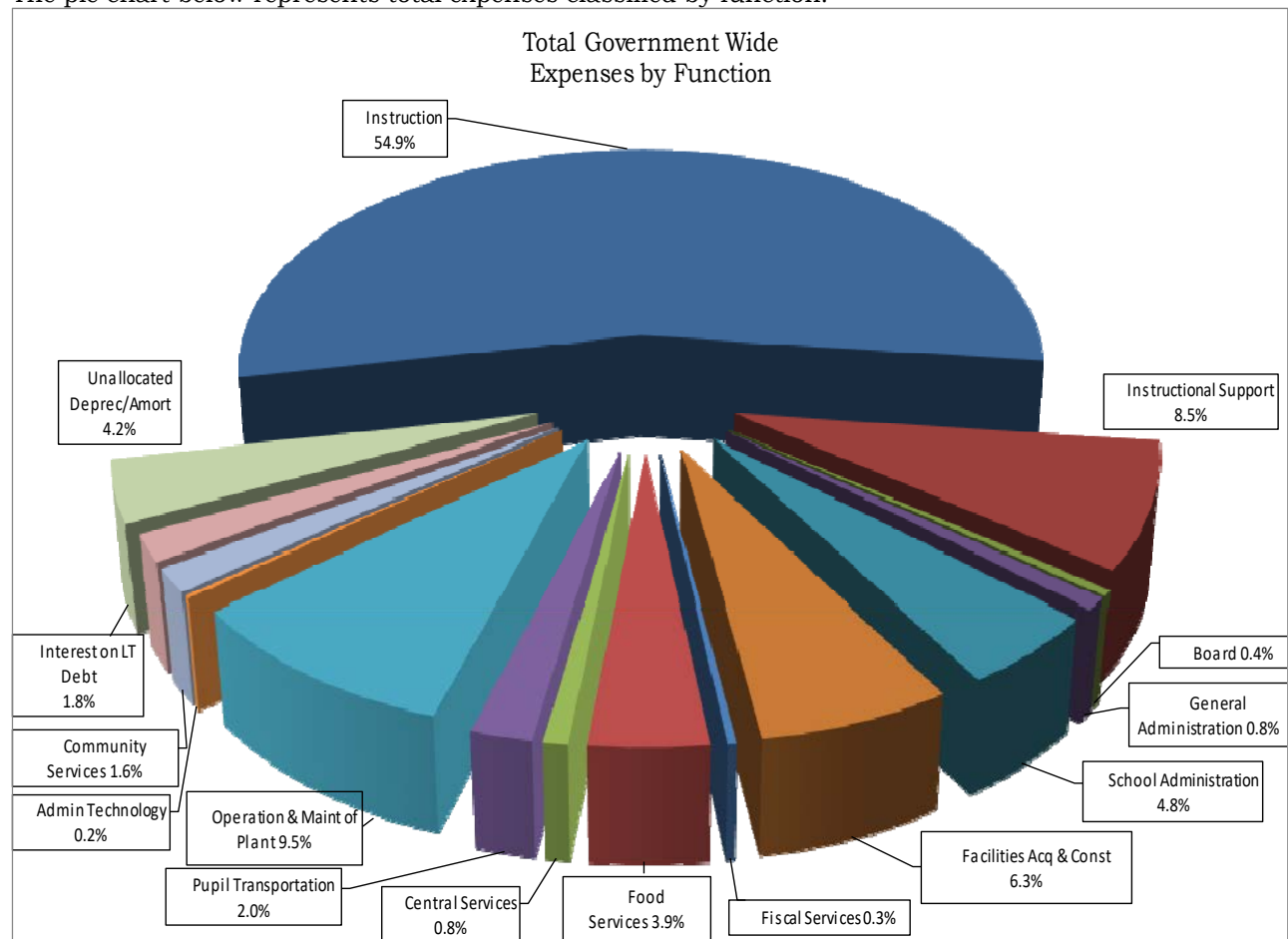
### MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

### FOR THE FISCAL YEAR ENDED JUNE 30, 2024

contributions not restricted to specific programs, \$112.8 million in interest earnings, and \$95.5 million in other general revenue (which includes impact fees of \$44 million).

Property taxes increased \$265.0 million, or 14.7 percent, which was primarily attributed to a 15.9 percent increase in property values. As a property rich county, Palm Beach County property taxpayers funded 67 percent of the District's education costs in fiscal year 2024 compared to an average of 46 percent statewide not including voter approved referendums. Sales tax revenue increased \$5.3 million, or 2.6 percent, as a result of an increase in economic activity.

The pie chart below represents total expenses classified by function.



## FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

### Governmental Funds

As of June 30, 2024, the District's governmental funds reported a combined fund balance of \$1.997 billion, which was an increase of \$413.4 million, or 26.1 percent, over the prior year.

The General Fund, which is the chief operating fund of the District, had a fund balance of \$442.8 million, an increase of \$60.5 million, or 15.8 percent, over the prior year. The increase was primarily due to increased funding through property taxes (including referendum), investment earnings of \$36.1 million, staff vacancies, and receipt of ESSER funds which shifted expenditures from General Fund to Special Revenue Funds.



**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

The Special Revenue - ESSER, another major fund, received a total of \$184.6 million and expended \$184.6 million for Federal COVID-19 relief programs awarded through the ESSER funds. Because grant revenues are not recognized until expenditures are incurred, this fund generally does not accumulate a fund balance.

The Capital Improvement Fund reported an ending fund balance of \$550.9 million, an increase of \$122.1 million, or 28.5 percent, over the prior year. The increase was due to investment earnings of \$29.1 million and Capital Improvement tax revenue of \$479.7 million (due to a 15.9 percent increase in property values) offset by capital spending of \$80.4 million, transfers to the General Fund for capital maintenance and Other Non-Major Government Funds for debt service payments.

The Sales Tax Fund reported an ending fund balance of \$547.4 million, an increase of \$116.3 million compared with the prior year, as a result of sales tax collections over capital spending.

Other Non-Major Governmental Funds, which represent a summarization of all the other non-major governmental funds, ended the year with total fund balance of \$455.7 million, an increase of \$114.5 million, or 33.6 percent, over prior year. The increase was primarily due to an additional \$16.9 million debt service required for August 2024, partially offset by a \$6.2 million loss in school food service operations.

**Proprietary Funds**

The District's internal service funds reported a combined net position of \$264.6 million. The Health Internal Service Fund ended the year with a net position of \$67.0 million, a decrease of \$26.5 million from prior year as a result of claims exceeding premiums collected. The Workers' Compensation and Claims Fund ended the year with a net position of \$197.3 million, an increase of \$83.5 million due to premiums exceeding claims. The School Police Internal Service Fund ended the year with a net position of \$198 thousand, a decrease of \$6.0 million over prior year primarily as a result of booking actuarially determined liabilities for pension and OPEB. Proprietary funds use accrual basis accounting, thus this fund records actuarially determined long-term liabilities.

**General Fund Budgetary Highlights**

During the year, budgeted General Fund revenue increased \$82.9 million to \$2.381 billion. The increase in revenue was primarily attributed to non-recurring funds including \$22.7 million additional state funds (\$13.7 million for school recognition and prior year correction of FES and FEFP), \$33.5 million in investment earnings (due to higher rates), and \$21.0 million in local revenue (higher school-aged child care fees and Federal indirect costs revenue).

The General Fund actual expenditures were less than the budgeted appropriations. This was primarily due to staff vacancies, as well as transfer of eligible costs to ESSER funds.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As shown in Table 3, page 12, at June 30, 2024, the District had \$3.165 billion invested in a broad range of capital assets, including land; construction in progress; improvements other than buildings; buildings and improvements; furniture, fixtures and equipment; motor vehicles; lease assets; subscription assets; audio/video materials and software. This amount represents a net decrease (including additions, deletions, amortization, and depreciation) of \$10.2 million from last year. Capital spending in the current year included the acquisition of 10 new buses, 52 white fleet vehicles, and 10 new school police vehicles totaling \$4.3 million; capital construction of \$65.4 million; computer equipment of \$24.7 million; music instruments of \$4.1 million; electronics of \$5.4 million, which included \$3.4 million of new School Police radios; new furniture of \$4.8 million; cafeteria equipment of \$1.7 million; classroom, maintenance, and physical education equipment of \$1 million; and equipment of \$2.5 million, including \$1.2 million for metal detectors. Two new schools opened this year: Dr. Joaquin Garcia High School and West Boynton

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

Middle School. In addition, four elementary schools underwent modernization and expansion. See Note 6 of the notes to the financial statements for more information on capital assets.

**Table 3**

Capital Assets at Year End Governmental Activities (in thousands)			
	June 30, 2024	June 30, 2023	Increase (Decrease)
Land	\$ 351,457	\$ 351,237	\$ 220
Construction in Progress	56,812	187,936	(131,124)
Improvements Other Than Buildings	72,883	71,140	1,743
Buildings and Fixed Equipment	4,488,547	4,291,844	196,703
Furniture, Fixtures, and Equipment	245,337	213,142	32,195
Motor Vehicles	129,948	136,093	(6,145)
Lease Assets	1,944	1,907	37
Subscription Assets	44,971	32,479	12,492
AV Materials and Computer Software	4,907	10,925	(6,018)
Less: Accum Dep and Amortization	(2,231,789)	(2,121,478)	(110,311)
Total Capital Assets, Net	<u>\$ 3,165,017</u>	<u>\$ 3,175,225</u>	<u>\$ (10,208)</u>

In November 2016, the taxpayers of Palm Beach County approved a one-penny sales surtax of which 50 percent was allocated to the District. This surtax provides the District the ability to continue to provide state-of-the-art facilities, which include modernizations, facility renewal projects, remodeling projects, new school construction, buses and support vehicles, security systems, and technology infrastructure for all of its students.

**Long-Term Debt**

As shown in Table 4, at June 30, 2024, the District had \$1.554 billion in debt outstanding, which was \$31.6 million, or 2.1 percent, higher than the prior year. The increase was primarily related to the issuance of new certificates of participation offset by principal payments and defeasance on existing debt. See Note 11 of the notes to the financial statements for more information on long-term liabilities.

**Table 4**

Long-Term Debt Outstanding at Year End Governmental Activities (in thousands)			
	June 30, 2024	June 30, 2023	Increase (Decrease)
Notes / Loans Payable	\$ 1,525	\$ 6,240	\$ (4,715)
Leases Payable	896	1,118	(222)
Subscriptions Payable	19,020	20,620	(1,600)
Capital Outlay Bond Issues	2,910	3,314	(404)
Certificates of Participation	1,413,830	1,369,995	43,835
Plus: Issuance Premium	115,886	121,175	(5,289)
Total	<u>\$ 1,554,067</u>	<u>\$ 1,522,462</u>	<u>\$ 31,605</u>

The limit for lease purchase agreement debt is tied to District capital millage. Annual debt service payments for lease purchase agreements may not exceed 75 percent of current year capital millage proceeds. Historically, the District has always been well within its 75 percent capacity; however, legislators reduced district debt service capacity by 25 percent from 2.0 to 1.75 mills in fiscal year 2009

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

and again from 1.75 to 1.50 mills in fiscal year 2010, and property values declined between fiscal years 2009 and 2013. These two factors have tightened up the District's margin of compliance. Other long-term obligations (not included above) include liabilities for compensated absences, estimated long-term claims, other post-employment benefits, and net pension liabilities.

**FACTORS BEARING ON THE DISTRICT'S FUTURE**

The District's revenues are determined in large part by the Florida Legislature and Governor. Funding per student is set as part of the State's annual budget approval. Local school board taxing authority is also governed at the State level with the Legislature dictating the largest component of school property taxes, known as the Required Local Effort (RLE), and through statutory caps that limit the remaining components of the school levy.

Enrollment is expected to increase approximately 7,500 students district-wide compared with fiscal year 2024. Enrollment in district-operated schools is expected to increase by approximately 500 students while charter school, McKay, and FES are expected to increase by approximately 7,000 students combined. An annual state-wide reserve of \$250 million has been allocated to address potential underestimates in voucher enrollment. The pass-through to charter schools is estimated at \$215.3 million and \$202.8 million to FES students. Staffing at the school sites was fully aligned based on projected enrollment.

The overall increase in fiscal year 2025 per-student funding is \$257.89 or 2.8 percent when comparing to the fiscal year 2024 FEFP budget. The increase in per-student funding is tempered by the expansion of the voucher program. The FEFP includes a \$181.57, or 3.38 percent, increase in base student allocation and \$13.9 million (including charter schools) increase in teacher salary "categorical". In addition to the increases in operating and capital funds, the District's share of COVID-19 related federal funds (ESSER) will sunset September 2024. Applying federal funds to eligible expenditures in fiscal years 2021 through 2024 has freed up one-time funds to help soften the Federal funding cliff in fiscal year 2025, as was done with the American Recovery and Reinvestment Act funds after the Great Recession.

The District will continue to receive the 1.00 millage referendum approved in November 2022 generating approximately \$300 million for District-operated schools. The referendum invests in teacher pay through recruitment and retention supplements, school behavioral health positions, school psychologists, expanded mental health co-located services, arts and music education, and school safety. The millage referendum was approved through 2027.

The capital budget is supported by a one cent local government infrastructure sales tax approved in November 2016. The District receives 50 percent of this sales tax revenue or approximately \$200 million per year. In November 2024, Palm Beach County voters approved the extension of the half-cent sales tax to support the District's efforts to prioritize maintenance of the District's extensive facilities (over 30 million square feet valued at \$9 billion).

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

---

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, taxpayers, parents, students, investors, and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact:

Heather Frederick, CPA  
Chief Financial Officer  
The School District of Palm Beach County, Florida  
3300 Forest Hill Boulevard, Suite A-306  
West Palm Beach, FL 33406

Visit our website at:

<http://www.palmbeachschools.org/>

View an electronic copy of our ACFR at:

<https://www.palmbeachschools.org/cms/one.aspx?pageId=6498336>



## **BASIC FINANCIAL STATEMENTS**



**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2024**  
(amounts expressed in thousands)

	<b>Primary Government Governmental Activities</b>
<b>ASSETS</b>	
Cash, Cash Equivalents, and Investments	\$ 2,445,114
Ad Valorem and Sales Taxes Receivable	73,946
Accounts, Deposits, and Interest Receivable	1,524
Due from Other Governments or Agencies	105,441
Inventories	7,082
Restricted Assets (Cash with Fiscal Agent)	3,033
Leases Receivable	23,394
Other Assets	9,223
Capital Assets:	
Land	351,457
Construction in Progress	56,812
Improvements Other Than Buildings	72,883
Buildings and Improvements	4,488,547
Furniture, Fixtures, and Equipment	245,337
Motor Vehicles	129,948
Property Under Leases and SBITA	46,915
Audio/Video Materials and Software	4,907
Less Accumulated Depreciation	(2,231,789)
Total Capital Assets, Net of Depreciation	<u>3,165,017</u>
<b>TOTAL ASSETS</b>	<u><b>5,833,774</b></u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred Loss on Debt Refunding	37,351
Pension Related Items	432,445
OPEB Related Items	70,927
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<u><b>540,723</b></u>
<b>LIABILITIES</b>	
Accounts and Contracts Payable	95,404
Accrued Payroll and Payroll Deductions	125,671
Retainage Payable on Contracts	13,613
Deposits Payable	38
Interest Payable	29,278
Unearned Revenue	6,445
Noncurrent Liabilities:	
Portion Due or Payable within One Year:	
Loans/Notes Payable	1,525
Obligations Under Leases and SBITA	11,123
Bonds Payable	424
Liability for Compensated Absences	18,427
Certificates of Participation Payable	102,090
Estimated Claims	31,969
Other Postemployment Benefits	3,252
Portion Due or Payable after One Year:	
Obligations Under Leases and SBITA	8,793
Bonds Payable	2,981
Liability for Compensated Absences	214,855
Certificates of Participation Payable	1,427,131
Arbitrage Rebate Liability	2,964
Estimated Claims	34,101
Other Postemployment Benefits	100,576
Net Pension Liability	1,509,594
<b>TOTAL LIABILITIES</b>	<u><b>3,740,254</b></u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Leases	23,394
Pension Related Items	93,540
OPEB Related Items	53,370
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<u><b>170,304</b></u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	1,771,957
Restricted for:	
Categorical Carryover Programs	47,101
School Food Service	38,010
Debt Service	175,113
Capital Projects	601,005
Other Purposes	627,037
Unrestricted (deficit)	(796,284)
<b>TOTAL NET POSITION</b>	<u><b>\$ 2,463,939</b></u>

The notes to the financial statements are an integral part of this statement.

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
(amounts expressed in thousands)

Functions/Programs	Expenses	Program Revenues			
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government:					
Governmental Activities:					
Instruction	\$ 1,945,523	\$ 2,545	\$ 450,903	\$ 11,989	
Instructional Support Services	301,117	-	77,411	-	
Board	13,286	-	-	-	
General Administration	29,332	-	15,806	-	
School Administration	170,733	-	19,415	-	
Facilities Acquisition & Construction	223,603	-	-	18,533	
Fiscal Services	9,969	-	277	-	
Food Services	139,297	4,237	116,838	-	
Central Services	30,145	-	3,949	-	
Student Transportation Services	70,233	2,535	36,533	-	
Operation of Plant	213,829	-	17,247	-	
Maintenance of Plant	123,071	-	352	-	
Administrative Technology Services	7,572	-	70	-	
Community Services	57,317	41,075	8,739	-	
Interest on Long-Term Debt	63,301	-	-	559	
Unallocated Depreciation/Amortization					
Expense (See Note 6)	150,005	-	-	-	
Total Primary Government Governmental Activities	\$ 3,548,333	\$ 50,392	\$ 747,538	\$ 31,081	

General Revenues:

Taxes:

Property Taxes, Levied for General Purposes

Property Taxes, Levied for Capital Projects

Local Sales Taxes, Levied for Capital Projects

Grants and Entitlements Not Restricted to Specific Programs

Investment Earnings

Miscellaneous

Total General Revenues

Change in Net Position

Net Position — Beginning

Net Position — Ending

**The notes to the financial statements are an integral part of this statement.**



**Net (Expense)**  
**Revenue and Changes**  
**in Net Position**  


---

**Primary Government**  


---

**Governmental**  
**Activities**  


---

\$	(1,480,086)
	(223,706)
	(13,286)
	(13,526)
	(151,319)
	(205,070)
	(9,693)
	(18,223)
	(26,196)
	(31,165)
	(196,582)
	(122,719)
	(7,502)
	(7,503)
	(62,742)
	(150,005)
	<hr/>
	(2,719,322)
	<hr/>

	1,584,608
	479,675
	211,402
	390,694
	112,827
	95,499
	<hr/>
	2,874,705
	<hr/>
	155,383
	2,308,556
	<hr/>
\$	2,463,939
	<hr/>

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**JUNE 30, 2024**  
**(amounts expressed in thousands)**

	<b>GENERAL FUND</b>	<b>SPECIAL REVENUE ESSER</b>
<b>ASSETS</b>		
Cash, Cash Equivalents, and Investments	\$ 513,895	\$ 24
Ad Valorem and Sales Taxes Receivable	27,828	-
Accounts and Interest Receivable	1,524	-
Due from Other Governments or Agencies	7,004	42,759
Due from Other Funds	43,000	-
Leases Receivable	23,394	-
Inventories	2,695	-
Other Assets	46	-
<b>TOTAL ASSETS</b>	<b>619,386</b>	<b>42,783</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>		
<b>LIABILITIES</b>		
Accounts and Contracts Payable	28,473	5,046
Accrued Payroll and Payroll Deductions	117,945	3,737
Due to Other Funds	-	34,000
Retainage Payable on Contracts	-	-
Deposits Payable	38	-
Unearned Revenue	-	-
<b>TOTAL LIABILITIES</b>	<b>146,456</b>	<b>42,783</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Leases	23,394	-
Unavailable Revenue	6,710	-
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>30,104</b>	<b>-</b>
<b>FUND BALANCES</b>		
Nonspendable	2,695	-
Restricted	123,699	-
Committed	-	-
Assigned	225,432	-
Unassigned	91,000	-
<b>TOTAL FUND BALANCES</b>	<b>442,826</b>	<b>-</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 619,386</b>	<b>\$ 42,783</b>

**The notes to the financial statements are an integral part of this statement.**

<b>CAPITAL IMPROVEMENT</b>	<b>SALES TAX</b>	<b>OTHER NON-MAJOR GOVERNMENTAL FUNDS</b>	<b>TOTAL GOVERNMENTAL FUNDS</b>
\$ 559,692	\$ 533,513	\$ 460,825	\$ 2,067,949
8,421	37,697	-	73,946
-	-	-	1,524
-	-	49,568	99,331
-	-	-	43,000
-	-	-	23,394
-	-	4,387	7,082
-	-	5	51
<u>568,113</u>	<u>571,210</u>	<u>514,785</u>	<u>2,316,277</u>
15,353	17,230	27,942	94,044
-	-	9,934	131,616
-	-	9,000	43,000
1,852	6,630	5,131	13,613
-	-	-	38
-	-	6,445	6,445
<u>17,205</u>	<u>23,860</u>	<u>58,452</u>	<u>288,756</u>
-	-	-	23,394
-	-	595	7,305
-	-	595	30,699
-	-	4,387	7,082
550,908	547,350	446,645	1,668,602
-	-	13	13
-	-	4,693	230,125
-	-	-	91,000
<u>550,908</u>	<u>547,350</u>	<u>455,738</u>	<u>1,996,822</u>
\$ 568,113	\$ 571,210	\$ 514,785	\$ 2,316,277

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**JUNE 30, 2024**  
**(amounts expressed in thousands)**

**Total Fund Balances - Governmental Funds** \$ 1,996,822

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.

Cost of Capital Assets	\$ 5,396,806	
Accumulated Depreciation	(2,231,789)	
Total Capital Assets, Net of Depreciation		3,165,017

Deferred outflows/inflows of resources are reported in the statement of net position but not recognized in the governmental funds since they do not represent current resources:

Deferred Outflows - Net Unamortized Amount for Refunding Transactions	37,351	
Deferred Outflows - Pensions	419,659	
Deferred Outflows - OPEB	69,982	
Deferred Inflows - Pensions	(90,902)	
Deferred Inflows - OPEB	(52,659)	
		383,431

Expenditures for insurance and software extending over more than one accounting period not allocated between or among accounting periods, but accounted for as expenditures of the period of acquisition in the funds. 9,172

An internal service fund is used by management to charge the costs of health premiums, workers' compensation, auto and general liability, and school police to individual funds. The net position of the internal service fund is included in governmental activities in the statement of net position.

Assets and Deferred Outflows of Resources	400,039	
Liabilities and Deferred Inflows of Resources	135,484	
Net Position		264,555

Revenues that have been deferred or unearned in the governmental funds but are recognized as revenue in the government-wide financial statements. 7,305

Long-term liabilities are not due and payable in the current period and not reported as liabilities in the governmental funds. Long-term liabilities (net of premiums) at year-end consist of:

Loans / Notes payable	(1,525)	
Obligations Under Leases and SBITA	(19,916)	
Bonds Payable	(3,405)	
Certificates of Participation Payable	(1,529,221)	
Arbitrage and Yield Restriction Rebate Liability	(2,964)	
Compensated Absences	(222,430)	
Other Postemployment Benefits	(102,446)	
Net Pension Liability	(1,451,178)	
Accrued Interest on Long-Term Debt	(29,278)	
		(3,362,363)

**Total Net Position - Governmental Activities** \$ 2,463,939

**The notes to the financial statements are an integral part of this statement.**



**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
**(amounts expressed in thousands)**

	<b>GENERAL FUND</b>	<b>SPECIAL REVENUE ESSER</b>	<b>CAPITAL IMPROVEMENT</b>
<b>REVENUES</b>			
Local sources:			
Ad Valorem Taxes	\$ 1,584,608	\$ -	\$ 479,675
Local Sales Taxes	-	-	-
Interest Income	36,105	-	29,033
School Age Child Care Fees	41,075	-	-
Food Service Sales	188	-	-
Impact Fees	-	-	-
Local Grants and Other	50,754	-	44
Total Local Sources	1,712,730	-	508,752
State Sources:			
Florida Education Finance Program	277,285	-	-
Capital Outlay and Debt Service	120	-	-
Food Service	-	-	-
Class Size Reduction	191,850	-	-
Charter School Capital Outlay	-	-	-
State Grants and Entitlements	188,338	-	-
Total State Sources	657,593	-	-
Federal Sources:			
Federal Grants and Entitlements	10,550	184,611	-
National School Lunch Act	-	-	-
Total Federal Sources	10,550	184,611	-
<b>TOTAL REVENUES</b>	2,380,873	184,611	508,752
<b>EXPENDITURES</b>			
<b>Current:</b>			
Instruction	1,592,671	134,251	-
Instructional Support Services	197,110	13,091	-
Board	12,066	-	-
General Administration	12,713	12,494	-
School Administration	143,454	11,911	-
Facilities Acquisition and Construction	18,644	-	66,997
Fiscal Services	8,740	140	-
Food Services	168	-	-
Central Services	23,522	3,441	-
Student Transportation Services	60,860	2,089	-
Operation of Plant	196,862	1,762	-
Maintenance of Plant	116,272	67	-
Administrative Technology Services	6,810	23	-
Community Services	51,594	288	-
<b>Total Current Expenditures</b>	2,441,486	179,557	66,997

**The notes to the financial statements are an integral part of this statement.**

<b>SALES TAX</b>	<b>OTHER NON-MAJOR GOVERNMENTAL FUNDS</b>	<b>TOTAL GOVERNMENTAL FUNDS</b>
\$ -	\$ -	\$ 2,064,283
211,402	-	211,402
22,953	10,479	98,570
-	-	41,075
-	4,049	4,237
-	44,000	44,000
10,649	6,934	68,381
245,004	65,462	2,531,948
-	-	277,285
-	8,075	8,195
-	1,011	1,011
-	-	191,850
-	11,989	11,989
-	3,751	192,089
-	24,826	682,419
-	165,078	360,239
-	115,817	115,817
-	280,895	476,056
245,004	371,183	3,690,423
-	94,160	1,821,082
-	62,967	273,168
-	-	12,066
-	3,312	28,519
-	3	155,368
106,504	25,521	217,666
-	136	9,016
-	132,385	132,553
-	504	27,467
-	1,832	64,781
-	508	199,132
-	285	116,624
-	-	6,833
-	1,940	53,822
106,504	323,553	3,118,097

(Continued)

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS - Continued**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
**(amounts expressed in thousands)**

	<b>GENERAL FUND</b>	<b>SPECIAL REVENUE ESSER</b>	<b>CAPITAL IMPROVEMENT</b>
<b>Capital Outlay</b>	22,617	\$ 5,054	13,413
<b>Debt Service:</b>			
Retirement of Principal	15,494	-	-
Interest	-	-	-
Fiscal Charges	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>2,479,597</u>	<u>184,611</u>	<u>80,410</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(98,724)</u>	<u>-</u>	<u>428,342</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	146,052	-	-
Transfers Out	(550)	-	(306,208)
Issuance of Debt - Leases	40	-	-
Issuance of Debt - SBITA	13,633	-	-
Issuance of Long-Term Debt	-	-	-
Net Premium (discount) from Issuance of Long-Term and Refunded Debt	-	-	-
Payments to Refunded Debt Escrow Agent	-	-	-
Proceeds from Loss Recoveries	4	-	-
Sale of Capital Assets and Other	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>159,179</u>	<u>-</u>	<u>(306,208)</u>
<b>NET CHANGE IN FUND BALANCES</b>	60,455	-	122,134
<b>FUND BALANCES, JULY 1, 2023</b>	<u>382,371</u>	<u>-</u>	<u>428,774</u>
<b>FUND BALANCES, JUNE 30, 2024</b>	<u>\$ 442,826</u>	<u>\$ -</u>	<u>\$ 550,908</u>

**The notes to the financial statements are an integral part of this statement.**



<b>SALES TAX</b>	<b>OTHER NON-MAJOR GOVERNMENTAL FUNDS</b>	<b>TOTAL GOVERNMENTAL FUNDS</b>
21,378	83,569	146,031
-	102,574	118,068
-	65,287	65,287
2	836	838
127,884	575,819	3,448,321
117,120	(204,636)	242,102
-	180,792	326,844
(775)	(19,311)	(326,844)
-	-	40
-	-	13,633
-	174,570	174,570
-	15,497	15,497
-	(33,280)	(33,280)
-	534	538
-	344	344
(775)	319,146	171,342
116,345	114,510	413,444
431,005	341,228	1,583,378
\$ 547,350	\$ 455,738	\$ 1,996,822

**(Concluded)**

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
**(amounts expressed in thousands)**

**Net Change in Fund Balances - Governmental Funds** **\$ 413,444**

Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of depreciation and amortization expense (\$150,005) in excess of capitalized capital outlay (\$144,330) in the current period. (5,675)

Governmental funds report the effect of the issuance of long-term debt, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Debt Refunding Amortization	\$ (10,632)	
Premium on Current Year Issuance	(15,497)	
Premium/Discount Amortization	<u>20,785</u>	
		(5,344)

Revenues reported in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds. 7,305

Revenues reported in the governmental funds that were reported as revenue in the statement of activities in the prior year under full accrual. (7,850)

Repayment of notes / loans and leases is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. 4,715

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. 97,859

COPs refunding proceeds provided current financial resources to governmental funds. COPS refunding payments are other financing uses in the governmental funds. The amount by which the refunding proceeds (\$33,820) exceeded refunding payment (\$33,280) in the current period decreases net position. (540)

Proceeds of Lease-Purchase Agreements provide current financial resources for governmental funds, but issuing debt increases long-term liabilities in the statement of net position. (140,750)

The effect of a reduction of capitalized leases and SBITA (GASB 87 and GASB 96) is to increase net position. 1,822

The net effect of various miscellaneous transactions involving capital assets (sales, trade-ins, and donations) is to decrease net position. (4,533)

Some expenses in the statement of activities that do not require the use of current financial resources are not reported in the governmental funds.

Prepaid Insurance and Software	1,243	
Compensated Absences	(10,937)	
Arbitrage and Yield Restriction	(2,250)	
Other Postemployment Benefits	(5,186)	
Pension Expense	(233,867)	
Accrued Interest on Long-Term Debt	<u>(5,080)</u>	
		(256,077)

An internal service fund is used by management to charge the costs of self insurance claims (including health, workers compensation, auto and general liability) to individual funds, and the cost of school police to schools. The net income of the internal service fund is reported with governmental activities. 51,005

**Change in Net Position - Governmental Activities** **\$ 155,381**

**The notes to the financial statements are an integral part of this statement.**

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUND**  
**JUNE 30, 2024**  
**(amounts expressed in thousands)**

	<b>Governmental Activities Internal Service Fund</b>
<b>ASSETS</b>	
Current Assets:	
Cash & Cash Equivalents	\$ 377,165
Due from Other Agencies	6,110
Total Current Assets	<u>383,275</u>
Noncurrent Assets:	
Restricted Cash	3,033
Total Noncurrent Assets	<u>3,033</u>
Total Assets	<u>386,308</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Pension	12,786
Other Postemployment Benefits	945
Total Deferred Outflows of Resources	<u>13,731</u>
<b>LIABILITIES</b>	
Current Liabilities:	
Accounts Payable	1,360
Accrued Payroll and Payroll Deductions	1,932
Portion Due or Payable within One Year:	
Estimated Unpaid Claims	31,969
Other Postemployment Benefits	44
Total Current Liabilities	<u>35,305</u>
Noncurrent Liabilities:	
Portion Due or Payable after One Year:	
Liability for Compensated Absences	2,975
Estimated Unpaid Claims	34,101
Other Postemployment Benefits	1,338
Pension	58,416
Total Noncurrent Liabilities	<u>96,830</u>
Total Liabilities	<u>132,135</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Pension	2,638
Other Postemployment Benefits	711
Total Deferred Inflows of Resources	<u>3,349</u>
<b>NET POSITION</b>	
Unrestricted	<u>\$ 264,555</u>

**The notes to the financial statements are an integral part of this statement.**

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**PROPRIETARY FUND**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
**(amounts expressed in thousands)**

	<b>Governmental Activities</b>
	<b>Internal Service Fund</b>
<b>OPERATING REVENUES</b>	
Premium Revenue	\$ 288,738
Charges for Services	43,910
Pharmacy Rebates	30,745
Other Operating Revenue	2,052
<b>TOTAL OPERATING REVENUES</b>	<b>365,445</b>
<b>OPERATING EXPENSES</b>	
Salaries	26,464
Benefits	21,075
Purchased Services	9,528
Energy	596
Supplies	1,391
Claims and Other Expenses	269,643
<b>TOTAL OPERATING EXPENSES</b>	<b>328,697</b>
<b>OPERATING INCOME</b>	<b>36,748</b>
<b>NONOPERATING REVENUES</b>	
Interest and Other Income	14,257
<b>TOTAL NONOPERATING REVENUES</b>	<b>14,257</b>
<b>CHANGE IN NET POSITION</b>	<b>51,005</b>
<b>NET POSITION - Beginning of Year</b>	<b>213,550</b>
<b>NET POSITION - End of Year</b>	<b>\$ 264,555</b>

**The notes to the financial statements are an integral part of this statement.**

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
**(amounts expressed in thousands)**

	<b>Governmental Activities</b>
	<b>Internal Service Fund</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Cash Receipts from Interfund Premiums and Charges for Services	\$ 332,648
Cash Payments for Claims and Administration	(269,107)
Cash Receipts for Pharmacy Rebates	30,745
Cash Payments for Salaries and Benefits	(38,333)
Cash Payments for Suppliers	(7,945)
Other Receipts	2,647
Net Cash Provided by Operating Activities	<u>50,655</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest on Investments	<u>14,257</u>
Net Cash Provided by Investing Activities	<u>14,257</u>
Net Increase in Cash and Cash Equivalents	64,912
Cash and Cash Equivalents, Beginning of Year*	<u>315,286</u>
Cash and Cash Equivalents, End of Year*	<u><u>\$ 380,198</u></u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	
Operating Income	<u>\$ 36,748</u>
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Changes in Assets, Liabilities, Deferred Inflows, and Deferred Outflows of Resources:	
(Increase) Decrease in Due From Other Agencies	595
Increase (Decrease) in Payroll and Payroll Deductions	(150)
Increase (Decrease) in Compensated Absences	225
Increase (Decrease) in Accounts Payable	91
Increase (Decrease) in Net Pension Liability	6,921
Increase (Decrease) in OPEB Liability	54
Increase (Decrease) in Deferred Inflows	849
Increase (Decrease) in Deferred Outflows	1,307
Increase (Decrease) in Estimated Unpaid Claims	4,015
Total Adjustments	<u>13,907</u>
Net Cash Provided by Operating Activities	<u><u>\$ 50,655</u></u>

\*Includes Restricted Cash

**The notes to the financial statements are an integral part of this statement.**

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF FIDUCIARY NET POSITION**  
**FIDUCIARY FUNDS**  
**JUNE 30, 2024**  
(amounts expressed in thousands)

	PRIVATE- PURPOSE TRUST FUND FLORIDA FUTURE EDUCATORS OF AMERICA	CUSTODIAL FUND SCHOOL INTERNAL FUNDS
<b>ASSETS</b>		
Cash, Cash Equivalents, and Investments	\$ 303	\$ 25,809
Accounts Receivable	-	98
<b>TOTAL ASSETS</b>	<u>\$ 303</u>	<u>\$ 25,907</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ -	\$ 222
<b>TOTAL LIABILITIES</b>	<u>-</u>	<u>222</u>
<b>NET POSITION - RESTRICTED</b>		
Restricted for Student Activities	-	25,685
Held in Trust for Scholarships	303	-
<b>TOTAL NET POSITION</b>	<u>\$ 303</u>	<u>\$ 25,685</u>

**The notes to the financial statements are an integral part of this statement.**

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION**  
**FIDUCIARY FUNDS**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
**(amounts expressed in thousands)**

	PRIVATE- PURPOSE TRUST FUND FLORIDA FUTURE EDUCATORS OF AMERICA	CUSTODIAL FUND SCHOOL INTERNAL FUNDS
<b>ADDITIONS</b>		
Miscellaneous Revenue	\$ -	\$ 30,613
Donations	16	6,672
<b>TOTAL ADDITIONS</b>	16	37,285
<b>DEDUCTIONS</b>		
Purchased Services	-	4,954
Supplies	-	11,889
Equipment	-	2,922
Other	-	16,386
Scholarships	34	-
<b>TOTAL DEDUCTIONS</b>	34	36,151
<b>CHANGE IN NET POSITION</b>	(18)	1,134
<b>RESTRICTED NET POSITION - Beginning of year</b>	321	24,551
<b>RESTRICTED NET POSITION - End of year</b>	\$ 303	\$ 25,685

**The notes to the financial statements are an integral part of this statement.**

## **NOTES TO THE FINANCIAL STATEMENTS**





## **1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the School District of Palm Beach County, Florida (District) have been reported to conform with Generally Accepted Accounting Principles (GAAP) in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. Pursuant to Section 1010.01, Florida Statutes, the Superintendent of Schools is responsible for keeping records and accounts of all financial transactions in the manner prescribed by the State Board of Education. The following is a summary of the more significant of these policies.

### **A. Reporting Entity**

The District and its governing board are organized and operated under Section 4, Article IX, of the Constitution of Florida and Chapter 1001, Florida Statutes. The District's boundaries are coterminous with those of Palm Beach County. Management of the District is independent of county and city governments. The membership of the governing board of the District (Board) consists of seven members elected from single-member districts for overlapping four-year terms. The Superintendent is appointed by the Board to act as executive officer of the District.

For financial reporting purposes, the accompanying financial statements include all of the operations over which the District is financially accountable. The District is financially accountable for organizations that make up its legal entity, as well as legally separate organizations that meet certain criteria. In accordance with GASB Statement No. 14, *The Financial Reporting Entity*, as amended by GASB Statement No. 39, *Determining Whether Certain Organizations Are Component Units*, and GASB Statement No. 61, *The Financial Reporting Entity: Omnibus an amendment of GASB Statements No. 14 and No. 34*, the criteria for inclusion in the reporting entity involve those cases where the District or its officials appoint a voting majority of an organization's governing body, and are either able to impose its will on the organization and there is a potential for the organization to provide specific financial benefits to or to impose specific financial burdens on the District or the nature and significance of the relationship between the District and the organization is such that exclusion would cause the District's financial statements to be incomplete. Applying this definition, District management has determined that the component unit reportable within the accompanying financial statements is the Palm Beach School Board Leasing Corporation (Corporation).

*Blended Component Unit.* Although the Corporation is legally separate from the District, the Board of the Corporation consists of the seven District Board members. The Corporation was formed to facilitate financing and construction of certain District school facilities. Due to the substantive economic relationship between the District and the Corporation, the District is financially accountable for the Corporation and its financial activities. Therefore the financial activities of the Corporation have been blended (reported as if it were part of the District) with those of the District. Separate financial statements for the Corporation are not published.

Based on assessing the criteria for classifying entities as component units under GASB Statement No. 61, charter schools do not meet the component unit requirements and are not reported within the District's financial statements.

Since the District is independent of and is not financially accountable for other governmental units or civic entities, these financial statements represent the operations of the District, the Corporation, as well as all of the funds of the District as a governmental unit.

### **B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

#### **Government-Wide Financial Statements**

The statement of net position and the statement of activities display information about the District as a whole. The statements include financial activities of the primary government, except fiduciary funds. Eliminations have been made from the statements to remove the "doubling-up" effect of interfund activity.

The government-wide statements are prepared using the economic resources measurement focus and accrual basis accounting. This is the same approach used in the preparation of the proprietary fund financial statements but differs from the manner in which governmental fund financial statements are prepared. Governmental fund financial statements include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

The government-wide statement of activities presents a comparison between direct expenses and program revenues for each function or program of the District's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues of the District. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the District.

### ***Fund Financial Statements***

Fund financial statements report detailed information about the District. The focus of governmental fund financial statements is on major funds, each presented in a separate column. All remaining non-major funds are aggregated and presented in a single column. Internal service funds are aggregated and presented in a single column in the proprietary fund statements. Fiduciary funds are reported by fund type.

The governmental funds are accounted for on the "flow of current financial resources" measurement focus. Governmental fund financial statements are prepared using the current financial resource measurement focus and the modified accrual basis of accounting. The proprietary funds are accounted for on an "economic resources" measurement focus. Accordingly, the statement of revenues, expenses and changes in fund net position for the proprietary funds reports increases and decreases in total economic net worth. The private purpose trust fund is reported using the economic resources measurement focus.

## **GOVERNMENTAL FUNDS**

Governmental funds are those through which most District functions are financed. The acquisition, use, and balances of the District's expendable financial resources and the related liabilities (except those accounted for in the proprietary and fiduciary funds) are accounted for through governmental funds. The measurement focus is upon determination of changes in financial resources rather than upon determination of net income. The District reports the following major governmental funds:

### ***General Fund***

The General Fund is the primary operating fund of the District. Ad valorem tax revenues, revenues from the Florida Education Finance Program (FEFP), and other receipts not allocated by law or contractual agreement to other funds are accounted for in this fund. Similarly, general operating expenditures, fixed charges, and capital improvement costs that are not paid through other funds are paid from this fund.

### ***Special Revenue - ESSER Fund***

The Special Revenue - ESSER Fund accounts for federal revenue sources received in response to COVID-19. The Education Stabilization Fund includes the Governor's Emergency Education Relief (GEER) Fund and the Elementary and Secondary School Emergency Relief (ESSER) Fund.

### ***Capital Improvement Fund***

The Capital Improvement Fund accounts for locally received funds, primarily ad valorem tax revenue, and funds are used to fund COPs debt service, capital maintenance, and other capital projects.

***Sales Tax Fund***

The Sales Tax Fund accounts for locally received funds, primarily sales tax revenue; acquisition, construction or renovation of capital facilities; and acquisition of new computer technology, equipment, and vehicles.

***Other Non-Major Governmental Funds***

The Other Non-Major Governmental Funds are a summary of all the other non-major funds.

**PROPRIETARY FUNDS**

The proprietary funds are used to account for ongoing activities where the intent is that charges made to users will cover the costs of the services provided. The measurement focus is upon the determination of net income. The only proprietary funds the District has are its internal service funds. A proprietary fund distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for internal service funds include salaries, benefits, administrative expenses, and claims paid. All items not meeting this definition are reported as nonoperating revenues and expenses.

***Internal Service Funds***

The internal service funds are used to account for the financing of goods and services provided by one department to another on a cost reimbursement basis. The District has two self-insurance internal service funds, one for group health and one for workers' compensation, general and auto liability claims. Expenditures of the self-insurance funds are charged back to the appropriate governmental fund. The District also has a school police internal service fund to aggregate and charge out the actual cost of school police officers to the schools.

**FIDUCIARY FUNDS**

Fiduciary funds are used to account for assets held by the District on behalf of outside related organizations or on behalf of other funds within the District. The fiduciary funds are prepared under the economic resources measurement focus and the accrual basis of accounting.

***Custodial Funds***

Custodial funds consist of activity funds, which are established at each school to record the receipts and disbursements of various school activities administered for the general welfare of the students and completion of certain planned objectives and special programs of school groups. The District retains no equity interest in these funds.

***Private Purpose Trust Fund***

A trust fund was established in January 1993 and is used to account for a District-supported Florida Future Educators of America. Revenues consist of employee donations and interest income. Expenditures represent scholarships for future teachers, which are awarded in accordance with the trust requirements.

**BASIS OF ACCOUNTING**

Basis of accounting determines when transactions are recognized in the financial records and reported in the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Proprietary and fiduciary funds use the accrual basis of accounting.

***Modified Accrual***

Under the modified accrual basis, revenues are recognized in the accounting period in which they become susceptible to accrual, i.e., both measurable and available. "Measurable" means the amount of the

transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Significant revenues susceptible to accrual include ad valorem taxes, reimbursable-type grants, and interest on investments. The District considers all revenues (with the exception of the expenditure-driven grants) as available if they are collected within 60 days after year-end. The expenditure driven grants are considered available if received within one year from the balance sheet date. Current year property tax revenue is recognized when levied for, if available. Under the modified accrual basis of accounting, expenditures are generally recognized when the related fund liability is incurred. The principal exceptions to this general rule are: (1) interest on general long-term debt is recognized as expenditures when due/paid; and (2) expenditures related to liabilities reported as general long-term obligations are recognized when due, such as compensated absences, other postemployment benefits, pensions, claims payable, bonds, loans, and leases.

In applying the susceptible to accrual concept to revenues from Federal and State sources, the legal and contractual requirements of the numerous individual programs are used as guidance. Revenue from grants and entitlements is recognized when all eligibility requirements have been satisfied. There are, however, essentially two types of these revenues. In one, monies must be expended for the specific purpose or project before the District will receive any amounts; therefore, revenues are recognized based upon the occurrence of expenditures. In the other type, monies are virtually unrestricted as to purpose of expenditure and are usually revocable only for failure to comply with prescribed legal and contractual requirements. These resources are reflected as revenues at the time of receipt or earlier if the susceptible to accrual criteria are met. In all cases, monies received before the revenue recognition criteria have been met are reported as advance payments or deferred inflows.

#### ***Accrual***

Under the accrual basis of accounting, revenues are recognized in the period earned and expenses are recognized in the period incurred.

### **REVENUE RECOGNITION**

***Program and General Revenues*** – Amounts reported as program revenues include charges paid by the recipient of the goods or services offered by the program, and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than program revenues. Revenues that are not classified as program revenues are presented as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the District.

***State Revenue Sources*** – Revenues from State sources for current operations are primarily from the Florida Education Finance Program (FEFP), administered by the Florida Department of Education (FDOE), under the provisions of Chapter 1011, Florida Statutes. This revenue is recognized in the year of entitlement. The District files reports on full time equivalent (FTE) student membership with the FDOE. The FDOE accumulates information from these reports and calculates the allocation of FEFP funds to the District. After review and verification of FTE reports and supporting documentation, the FDOE may adjust subsequent fiscal period allocations of FEFP funding for prior year errors disclosed by its review. Normally, such adjustments are treated as reductions of revenue in the year the reduction is made, as amounts are not significant.

The District receives and recognizes revenue from the State to administer certain categorical educational programs. State Board of Education rules require that revenue earmarked for these programs be expended only for the program for which the money is provided and require that the money not expended as of the close of the fiscal year be carried forward into the following year to be expended for the same categorical educational programs.

The State allocates gross receipt taxes, generally known as Public Education Capital Outlay money, to the

District on an annual basis. The District is authorized to expend these funds only upon applying for and receiving an encumbrance authorization from FDOE.

**Property Taxes** – Property tax revenue anticipated to be collected is recognized in the fiscal year for which it is levied, subject to availability. Delinquent taxes collected in subsequent periods are recognized as revenue during the fiscal year in which they are received.

**Sales Tax and Impact Fees** – Sales tax and impact fee revenue anticipated to be collected within 60 days of year-end are recognized in the fiscal year collected by the county.

**Federal Revenue Sources** – The District receives Federal awards for the enhancement of various educational programs. Federal awards are generally received based on applications submitted to, and approved by, various granting agencies. For Federal awards in which a claim to these grant proceeds is based on incurring eligible expenditures, revenue is recognized to the extent that eligible expenditures have been incurred.

**Use of Resources** – When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, and then unrestricted resources as they are needed.

### **C. Budgetary Policies**

Expenditures are controlled by budgetary systems in accordance with various legal and administrative requirements that govern the District's operations. The budget represents a process through which policy decisions are made, implemented, and controlled. The budget is adopted on a basis consistent with GAAP, except for encumbrances. The budgetary process includes encumbrances in the current year budget. The encumbrances are reported as expenditures on the budgetary basis of accounting.

Annual budgets are legally adopted for all funds except the fiduciary funds. The budget amounts for revenues and expenditures reflect all amendments to the original budget dated September 6, 2023, with the final amendments approved by the Board. Significant dates in the budgeting timetable follow:

1. The Palm Beach County Property Appraiser (Property Appraiser) certifies to the District the taxable value of all nonexempt District property by July 1 of each year, or the Clerk of the Circuit Court is required to certify an interim tax roll.
2. Within 24 days of tax roll certification, the Board considers and approves for advertising a tentative budget.
3. Within 29 days after tax roll certification, the District advertises the tentative budget and the millage rates therein.
4. A public hearing to adopt the tentative budget and proposed millage rate is held not less than two nor more than five days after the budget is advertised.
5. Within 35 days of tax roll certification, the District notifies the Property Appraiser of proposed millage rates.

At a final public hearing within 80 days, but not less than 65 days, after tax roll certification, the Board adopts the District budget.

The major functional level is the legal level of budgetary control. Per Board policy, management is authorized to make budget amendments at function level with Board approval. All interim budget amendments between major functional areas within each fund are submitted to the Board for approval. Federal and State grant budget amendments which require State approval prior to processing are also submitted to the Board for approval with monthly amendments.

Unreserved appropriations are canceled at the end of the fiscal year. However, encumbered appropriations

for funds do not lapse at the end of the fiscal year. Restricted, committed, and assigned fund balances at June 30, 2024, for funds under budgetary control have been re-appropriated for the June 30, 2025, fiscal year operating budget within the appropriate fund. Programs restricted for carryover include all State categorical grants required to be expended on specific programs and District-approved carryover programs.

#### **D. Encumbrances**

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of funds are recorded to reserve a portion of an applicable appropriation, is utilized for budgetary control purposes. Encumbrances are not the equivalent of expenditures, and accordingly, amounts assigned for encumbrances at the governmental fund level indicate that portion of the fund balance segregated for expenditure upon vendor performance.

#### **E. Cash, Cash Equivalents, and Investments**

The District maintains a Treasurer's pool for the District's cash and investments. Each fund's portion of the pool is reported as cash, cash equivalents, and investments in the financial statements. Investments recorded at fair value consist of direct obligations of the U.S. Treasury, U.S. Government Agency Securities, U.S. Government sponsored agencies, U.S. Treasury Securities, AAA-rated local government investment pools, corporate notes, U.S. Government Supported Corporate Debt, and other investments allowable by the District's investment policy. The District categorizes its investments according to the fair value hierarchy established by GASB Statement No. 72. The hierarchy is based on observable and unobservable inputs used in establishing the fair value of a financial asset or liability. All money market mutual funds are AAA rated by the various rating agencies and each fund is registered as a 2a-7 fund with the Securities and Exchange Commission and recorded at amortized cost. Rule 2a-7 of the Investment Company Act of 1940 comprises the rules governing money market funds. For purposes of the statement of cash flows, each fund's portion of the pool is considered cash equivalents, which are money market funds and all highly liquid investments with a maturity of three months or less when purchased (see Note 3).

#### **F. Inventories**

Inventories are stated at cost, principally on a weighted average cost basis. The District's inventories include various items consisting of school supplies, paper, textbooks, fuel, commodities, etc. United States Department of Agriculture (USDA) commodities received from the Federal government are recorded at the value established by the Federal government using the average cost method. Inventorial items are recorded as expenditures when shipped to schools and department offices (the consumption method). The nonspendable fund balance at the governmental fund level is equal to the amount of inventories at year-end to indicate the portion of the governmental fund balances that are nonspendable.

#### **G. Prepaid Items**

Expenditures for insurance and similar services extending over more than one accounting period are not allocated between or among accounting periods in the governmental funds and are instead accounted for as expenditures in the period of acquisition (purchase method). In the government-wide financial statements these amounts are reported as other assets and will be charged to expense in the period used or consumed.

#### **H. Capital Assets**

Capital assets represent the cumulative amount of capital assets owned and in use by the District. Purchased assets are recorded as expenditures in the governmental fund financial statements and are capitalized at cost on the government-wide statement of net position. Gifts or contributions are recorded at estimated acquisition value at the time received. The District's capitalization levels are \$1,000 on tangible personal property, \$50,000 on improvements other than buildings, and \$100,000 on building improvements and intangible assets. Other costs incurred for repairs and maintenance is expensed as incurred. All reported capital assets except land and construction in progress are depreciated or amortized (see Note 6).

Depreciation and amortization is computed using the straight-line method over the following estimated useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Furniture, Fixtures, and Equipment	3 – 15 years
Motor Vehicles	5 – 10 years
Audio/Video Materials & Software	3 – 5 years
Lease Assets	2 – 5 years
Buildings and Improvements	15 – 50 years
Improvements Other Than Buildings	15 years
Intangibles	5 years

#### **I. Leases**

The District is a lessee for noncancelable leases of equipment and facilities. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The District recognizes lease assets with an initial value of \$50,000 or more.

At the commencement of the lease, the District measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of lease liability, adjusted for any payments made at or before the lease commencement date, plus certain initial direct costs. The lease asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.

Key estimates and judgments related to leases include how the District determines: (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The lease contracts did not contain an implicit rate; therefore the District used an incremental borrowing rate. The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and renewal options that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will do so if certain changes occur that would be expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets; leases receivable are included with accounts receivable, net, and deferred inflow of resources; and lease liabilities are reported with long-term debt on the statement of net position (see Notes 6, 7, and 11).

#### **J. Subscription-Based Information Technology Arrangements**

The District has recorded subscription-based information technology arrangement (SBITA) assets and liabilities as a result of implementing GASB Statement No. 96. The SBITA assets are initially measured at an amount equal to the initial measurement of the related SBITA liability plus any SBITA payments made prior to the subscription term, less SBITA incentives, plus any ancillary charges necessary to place the SBITA into service. The SBITA assets are amortized on a straight-line basis over the life of the related contract.

The costs of normal maintenance and repairs that do not add to the values of the assets or materially extend the asset lives are not capitalized and are expensed as incurred.

The District monitors changes in circumstances that would require a remeasurement of its SBITAs and will do so if certain changes occur that would be expected to significantly affect the amount of the lease liability.

SBITA assets are reported with other capital assets and SBITA lease liabilities are reported with long-term debt on the statement of net position (see Notes 6, 8, and 11).

**K. Deferred Outflows/ Inflows of Resources**

In addition to assets, the statement of net position has a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to future periods. One item is the net carrying amount of debt refunding reported in the government-wide statement of net position. A deferred loss on debt refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or new refunding debt. A second item, in accordance with GASB Statement No. 68, reports pension-related deferred outflows of resources and deferred inflows of resources on its financial statements. A third item, in accordance with GASB Statement No. 75, reports OPEB-related deferred outflows of resources and deferred inflows of resources on its financial statements.

On the government-wide financial statements, deferred outflows of resources total \$540.7 million with activity for fiscal year ended June 30, 2024, as follows (in thousands):

	Beginning Balance June 30, 2023	Increase	Decrease	Ending Balance June 30, 2024
<b>Deferred Outflows of Resources</b>				
Net Carrying Amount of Deferred Refunding	\$ 47,983	\$ 47	\$ 10,679	\$ 37,351
Pension Related - FRS	397,742	370,456	397,742	370,456
Pension Related - HIS	70,427	61,989	70,427	61,989
OPEB Related	76,978	-	6,051	70,927
<b>Total Deferred Outflows of Resources</b>	<b>\$ 593,130</b>	<b>\$ 432,492</b>	<b>\$ 484,899</b>	<b>\$ 540,723</b>

In addition to liabilities, the statement of net position has a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to future periods. One item, in accordance with GASB Statement No. 87, reports right to use leases related to deferred inflows of resources on its financial statements. In the governmental funds, the District had \$30.7 million unavailable revenue (primarily \$23.4 million related to leases receivable and \$7.3 million related to Medicaid administration claims) that qualified as a deferred inflow of resources and is shown in the governmental funds balance sheet under the modified accrual basis of accounting.

On the government-wide financial statements, deferred inflows of resources totaled \$170.3 million with activity for fiscal year ended June 30, 2024, as follows (in thousands):

	Beginning Balance June 30, 2023	Increase	Decrease	Ending Balance June 30, 2024
<b>Deferred Inflows of Resources</b>				
Leases	\$ 24,065	\$ -	\$ 671	\$ 23,394
Pension Related - FRS	3,944	25,471	-	29,415
Pension Related - HIS	66,505	-	2,380	64,125
OPEB Related	56,031	-	2,661	53,370
<b>Total Deferred Inflows of Resources</b>	<b>\$ 150,545</b>	<b>\$ 25,471</b>	<b>\$ 5,712</b>	<b>\$ 170,304</b>

**L. Long Term Debt**

In the fund-level financial statements, governmental funds report the face amount of debt issued and debt principal payments as well as any premiums (discounts) as other financing sources (uses). Debt issuance costs and principal payments are reported as debt service expenditures. In the government-wide financial statements, long-term debt is reported as a liability in the statement of net position. Bond premiums/ discounts and bond insurance cost are amortized over the life of the bonds. See also Note 11.



**M. Self-Insurance**

The District is self-insured for health (health insurance for employees and eligible dependents) and portions of its general and automobile liability insurance and workers' compensation (insurance for various risks of loss related to torts; theft of; damage to; destruction of assets; errors and omissions; injury to employees; and natural disasters). The estimated liability for self-insured risks represents an estimate of the amount to be paid on insurance claims reported and on insurance claims incurred but not reported (see Note 9).

Consistent with GAAP guidelines, in the proprietary fund financial statements, the liability for self-insured risks is recorded under the accrual basis of accounting. Expenditures of the self-insurance funds are charged back to the appropriate governmental fund.

**N. Compensated Absences**

Compensated absences are obligations to employees for accumulated vacation and sick leave. These amounts also include the related employer's share of applicable taxes and retirement contributions. District employees may accumulate unused vacation and sick leave up to a specified amount depending on their date of hire. Vacation and sick leave are payable to employees upon termination or retirement at the current rate of pay on the date of termination or retirement.

The District uses the vesting method to calculate the compensated absences amounts. The entire compensated absence liability is reported on the government-wide financial statements. The portion related to employees in the internal service fund is recorded at the fund level. The current portion is the amount estimated to be used in the following year. To liquidate the liability, an expenditure is recognized primarily in the general fund as payments come due each period, for example, as a result of employee resignations and retirements. At June 30, 2024, the amount recorded in the general fund for compensated absences was \$7.9 million and was paid in July. Compensated absences not recorded at the fund level represent a reconciling item between the fund level and government-wide presentations (see Note 11).

**O. Pensions**

In the government-wide statement of net position, liabilities are recognized for the District's proportionate share of each pension plan's net pension liability. The portion related to employees in the internal service fund is recorded at the fund level. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Florida Retirement System (FRS) defined benefit plan and the Health Insurance Subsidy (HIS) defined benefit plan and additions to and deductions from the FRS's and the HIS's fiduciary net position have been determined on the same basis as they are reported by the FRS and the HIS plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Pension liabilities are liquidated in the governmental fund in which the employee is charged. Investments are reported at fair value. The District's retirement plans and related amounts are described in Note 12.

**P. Accounting Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets/deferred outflows of resources and liabilities/deferred inflows of resources and disclosures of contingent assets/deferred outflows of resources and liabilities/deferred inflows of resources at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates.

**Q. Postemployment Benefits Other Than Pensions (OPEB)**

The District applies GASB Statement No. 75, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, for the measurement, recognition, and display of OPEB expenditures or expenses, liabilities, and assets as discussed in Note 13. OPEB is unfunded at June 30, 2024.

## **R. Impact of Recently Issued Accounting Principles**

### Recently Issued and Adopted Accounting Pronouncements

In April 2022, the GASB issued Statement No. 99, *Omnibus 2022*, which became effective, in part, for fiscal year ended June 30, 2024. The objectives of this statement is to, in part, enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing accounting and financial reporting for financial guarantees. The portion of the standard effective for this fiscal year did not have an impact on the District's financial statements.

In June 2022, the GASB issued Statement No. 100, *Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62*, which became effective for fiscal year ended June 30, 2024. The primary objective of this statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. This statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. This standard did not have an impact on the District's financial statements.

### Recently Issued Accounting Pronouncements

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*, which will become effective for the fiscal year ending June 30, 2025. The objective of this statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. Management is currently evaluating the impact of the adoption of this statement on the District's financial statements.

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures*, which will become effective for the fiscal year ending June 30, 2025. The objective of this statement is to provide users of government financial statements with essential information that currently is not often provided. The disclosures will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that will make a government vulnerable to a substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government's financial condition. about risks related to a government's vulnerabilities due to certain concentrations or constraints. Management is currently evaluating the impact of the adoption of this statement on the District's financial statements.

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*, which will become effective for the fiscal year ending June 30, 2026. The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. Management is currently evaluating the impact of the adoption of this statement on the District's financial statements.

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, which will become effective for the fiscal year ending June 30, 2026. The objective of this statement is to improve financial reporting by providing users of financial statements with essential information about certain types of capital assets to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments. Management is currently evaluating the impact of the adoption of this statement on the District's financial statements.

## **2. AD VALOREM TAXES**

The Board is authorized by Florida Statutes to levy property taxes for District operations, capital improvements, and debt service. Property taxes consist of ad valorem taxes on real and personal property within the District. The Palm Beach County Property Appraiser assesses property values and the Palm Beach County Tax Collector (Tax Collector) collects the property taxes.

Property values are assessed as of January 1 each year. The Board levies the property tax at the final budget hearing each year based on the assessed valuation of all non-exempt property. This levy finances the expenditures of the current fiscal year. Tax bills are mailed by the Tax Collector on November 1 and are due no later than April 1. After this date, taxes become an enforceable lien on property. Discounts of up to 4 percent are available for early payment. The majority of ad valorem taxes are collected in November and December and remitted to the Board. Section 197.383, Florida Statutes, requires the Tax Collector to distribute the taxes collected to each taxing authority at least four times during the first two months after the tax roll comes into the Tax Collector's possession, and at least once per month thereafter. Taxes are considered delinquent if not paid prior to April 1. State law provides for enforcement of collection of taxes by the sale of tax certificates on real property and for levy upon, seizure and sale of personal property after the Tax Collector initiates a sequence of required procedures resulting in a court order to carry out the action.

The State Legislature prescribes the maximum non-voted millage that may be levied by the Board for each fiscal year. For the 2023-24 fiscal year, the total millage rate levy was 6.457 mills (including 1.00 mills approved by voters in November 2022) and the total assessed value on which the levy was based was \$332.8 billion. Gross taxes levied were approximately \$2.1 billion. Total revenue, net of discounts, was approximately \$2.1 billion. A portion of the taxes levied for the local capital improvement capital project fund, designated for repairs and maintenance programs are transferred to the general fund as provided by Chapter 1013, Florida Statutes. For the 2023-24 fiscal year, the maintenance transfer amounted to approximately \$117.9 million. Additionally, approximately \$16.1 million was transferred for property insurance. The total transfer from nonvoted capital improvement funds was approximately \$126.8 million and \$7.3 million from other non-major funds.

## **3. CASH, CASH EQUIVALENTS, AND INVESTMENTS**

### **Cash and Cash Equivalents**

Florida Statutes authorize the deposit of District funds in demand deposits or time deposits of financial institutions approved by the State Treasurer and are defined as public deposits. All District public deposits are held in qualified public depositories pursuant to Chapter 280, Florida Statutes, the "Florida Security for Public Deposits" Act. Under the Act, all qualified public depositories are required to pledge eligible collateral having a fair value equal to or greater than the average daily or monthly balance of all public deposits times the depository's collateral pledging level. The collateral pledging level may range from 50 percent to 125 percent depending upon the depository's financial condition and the length of time that the depository has been established. All collateral must be deposited with the State Treasurer. Any losses to public depositors resulting from insolvency are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessment against other qualified public depositories of the same type as the depository in default. All bank balances of the District are fully insured or collateralized. At June 30, 2024, the carrying amount of the District's cash deposits was approximately \$250.0 million. The carrying amount of the Custodial Fund - School Internal Funds cash deposits was approximately \$25.8 million.

The District receives interest on all balances in its cash accounts from the qualified public depository acting as its banking agent. Interest earnings are allocated to all funds based on the average daily balance of each fund's equity in the Treasurer's Pool.

Cash equivalents consist of amounts invested in money market mutual funds, Florida Public Assets for Liquidity Management (FL PALM), and Florida PRIME. FL PALM and Florida PRIME are external investment pools that are not registered with the Securities Exchange Commission (SEC), but do comply with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. Accordingly, the District's investments in both FL Palm and Florida PRIME are reported at the account balance, which is amortized cost. There are no restrictions or fees to withdraw from either of these pools.

### **Investments**

The District's investment policy permits investments in the Florida PRIME, FL PALM, securities of the U.S. Government, U.S. Government agencies, Federal instrumentalities, interest bearing time deposit or savings accounts, repurchase agreements, commercial paper, corporate notes, bankers' acceptances, state and/or local government debt, and money market mutual funds. The District's investment advisor used the effective duration method to calculate effective duration measures for the securities held by the District. Besides measuring the sensitivity of the securities fair value to changes in interest rates, the effective duration method accounts for any call (early redemption) features that a security may have.

In accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, the District categorizes investments according to the fair value hierarchy established by this statement. The hierarchy is based on valuation inputs used to measure the fair value of the asset as follows: Level 1 assets are quoted prices in active markets for identical assets; Level 2 assets are valued using a matrix pricing technique of quoted prices for similar assets or liabilities in active markets. Certain investments are measured at fair value using the net asset value per share (or its equivalent) practical expedient and have not been classified in the fair value hierarchy. The fair value amounts, presented in the following table, are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the statement of net position.

As of June 30, 2024, the District had the following unrestricted cash, cash equivalents, and investments with stated maturities that were categorized as Level 1 and Level 2 (in thousands):

<b>Investments by Level</b>	<b>Balance (in thousands)</b>	<b>Fair Value Measurements Using</b>		<b>Effective Duration (years)</b>
		<b>Quoted Prices in Active Markets for Identical Assets (Level 1)</b>	<b>Significant Other Observable Inputs (Level 2)</b>	
<b>Commercial Paper</b>	\$ 602,850	\$ -	\$ 602,850	0.18
<b>Core Fund Investments</b>				
US Treasury Bond/Note	478,704	478,704	-	0.55
US Treasury Bill	27,734	27,734	-	0.02
Municipal Bond/Note	842	-	842	0.68
Corporate Notes	30,057	-	30,057	1.22
Federal Agency Discount Note	98,138	-	98,138	0.37
Bank Note	401	-	401	1.90
<b>Total Investments by Fair Value Level</b>	<b>635,876</b>	<b>\$ 506,438</b>	<b>\$ 129,438</b>	
<b>Investments Reported at Amortized Cost</b>				
Money Market Funds	307,430			
FL PALM (TERM)	150,000			
FL PALM	322,436			
Florida PRIME (SBA)	126,271			
US Treasury	50,247			
<b>Total Investments Reported at Amortized Cost</b>	<b>956,384</b>			
<b>Total Investments</b>	<b>2,195,110</b>			
<b>Cash Deposits</b>	<b>250,004</b>			
<b>Total Cash and Investments*</b>	<b>\$ 2,445,114</b>			

\* Excludes Fiduciary Funds.

### Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. To limit exposure to fair value losses resulting from increases in interest rates, the District's investment policy limits operating funds to maturities of two years or less. Investments of reserves, project funds, debt proceeds, and other non-operating funds (core funds) shall have a term appropriate to the need for funds and in accordance with debt covenants, but in no event shall exceed 5.5 years and the average duration of the funds as a whole may not exceed 3 years. As of June 30, 2024, the District held \$30.1 million in corporate notes of which \$17.4 million in fair value was callable, which permit the issuer to redeem the securities prior to their original maturity date.

### Concentration of Credit Risk

Concentration of credit risk is the risk of losses due to too high a concentration of investments in a single issuer. The District's investment policy specifies the maximum percentage allocation to any single investment type as well as the maximum percentage holding per issuer. Up to 100 percent of the portfolio may be invested

in U.S. Government securities and Federal instrumentalities (U.S. Government-sponsored agencies) with no more than 50 percent with a single issuer and 50 percent may be invested in U.S. Government agencies with no more than 25 percent with a single issuer. Corporate notes are limited to 30 percent of the portfolio with no more than 5 percent with a single issuer.

<b>PORTFOLIO / INVESTMENTS</b>	<b>CARRYING AMOUNT (in thousands)</b>	<b>PERCENTAGE OF INVESTMENT BALANCE</b>	<b>RATING S&amp;P / MOODY'S</b>
<b>Money Market Funds</b>			
Wells Fargo	\$ 147,129	6.02%	AAAm/Aaa-mf
Dreyfus Treasury and Agency	112,962	4.62%	AAAm/Aaa-mf
Federated Government Obligation	27,216	1.11%	AAAm/Aaa-mf
Fidelity Institutional Government Fund	20,123	0.82%	AAAm/AAA-mf
US Treasury Note	50,247	2.06%	
<b>FL PALM (TERM)</b>	150,000	6.13%	Aaam/Aaa-mf
<b>FL PALM</b>	322,436	13.19%	AAAm
<b>Florida PRIME (SBA)</b>	126,271	5.16%	AAAm
<b>Commercial Paper</b>	602,850	24.66%	(1)
<b>Investments in Fixed Income Securities</b>			
US Treasury Bond/Note	478,704	19.58%	AA+/Aaa
US Treasury Bill	27,734	1.13%	A-1+/P-1
Municipal Bond/Note	842	0.03%	(2)
Corporate Notes	30,057	1.23%	(3)
Federal Agency Discount Note	98,138	4.01%	A-1+/P-1
Bank Note	401	0.02%	
<b>Total Investments</b>	2,195,110	89.78%	
<b>Plus Cash Deposits</b>	250,004	10.22%	
<b>Total Cash and Investments</b>	<b>\$ 2,445,114</b>	<b>100.00%</b>	

(1) Commercial Paper rating range: S&P (A-1+ to A-1) and Moody's (P-1 to NR).

(2) Municipal Bond/Note rating range: S&P (AA to NR) and Moody's (Aaa to A3).

(3) Eighty-two Corporate Notes rating range: S&P (AA to BBB+) and Moody's (Aaa to A3).

As of June 30, 2024, all District investments were in compliance with the District's investment policy or debt management policy and did not exceed portfolio allocation or issuer maximums. In addition, there were no investments in a single issuer that exceeded 5 percent of the investment portfolio.

### Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The District's investment policy lists the authorized investment types as well as the minimum allowable credit rating for each investment type. Corporate notes purchased for investment must be issued by corporations organized and operating within the United States or by depository institutions licensed by the United States that have a long-term debt rating, at the time of purchase, at a minimum "A" category or better by any two Nationally Recognized Statistical Rating Organizations (NRSROs). The maximum length to maturity for corporate notes shall be 5.5 years from the date of purchase. As of June 30, 2024, the District held \$30.1 million of corporate notes which had an S&P rating between AA and BBB+. All other rated investments were rated between BBB+ and AAAm by S&P. As of June 30, 2024, the Local Government Investment Pools were rated AAAm by S&P.

**Custodial Credit Risk**

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, the District will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The District's investment policy requires that all securities, with the exception of certificates of deposit, be held with a third party custodian; and all securities purchased by, and all collateral obtained by the District should be properly designated as an asset of the District. The securities must be held in an account separate and apart from the assets of the financial institution. A third-party custodian is defined as any bank depository chartered by the Federal government, the State of Florida, or any other state or territory of the United States which has a branch or principal place of business in the State of Florida as defined in Section 658.12, Florida Statutes, or by a national association organized and existing under the laws of the United States which is authorized to accept and execute trusts and which is doing business in the State of Florida. Certificates of deposit will be placed in the provider's safekeeping department for the term of the deposit. Security transactions between a broker/dealer and the custodian involving the purchase or sale of securities by transfer of money or securities are made on a "delivery vs. payment" basis, if applicable, to ensure that the custodian will have the security or money, as appropriate, in hand at the conclusion of the transaction. As of June 30, 2024, the District's investment in fixed income securities was held with a third-party custodian.

**4. DUE FROM OTHER GOVERNMENTS OR AGENCIES**

At June 30, 2024, the District had a total of approximately \$105.4 million in due from other governments or agencies which consisted of the following balances (in thousands):

	General Fund	Special Revenue ESSER	Other Non- Major Governmental	Internal Service Fund	Total
<b>Federal and State Sources</b>					
Medicaid*	\$ 6,460	\$ -	\$ -	\$ -	\$ 6,460
Grants and Entitlements	-	42,759	25,588	-	68,347
FEMA and Other Emergency Claims*	258	-	228	-	486
Fuel Tax*	-	-	255	-	255
Education Facilities Security	-	-	4,114	-	4,114
CO&DS	-	-	271	-	271
<b>Local Sources</b>					
Impact Fee	-	-	19,000	-	19,000
Pharmacy Rebates	-	-	-	6,110	6,110
Other	286	-	112	-	398
<b>Total Due From Other Governments or Agencies</b>	<u>\$ 7,004</u>	<u>\$ 42,759</u>	<u>\$ 49,568</u>	<u>\$ 6,110</u>	<u>\$ 105,441</u>

\* All or partially recorded as Deferred Inflows- Unavailable Revenue at the fund level.

## 5. INTERFUND ACTIVITIES

Due to/from other funds consisted of the following balances at June 30, 2024, (in thousands):

	Interfund Receivables	Interfund Payables
General Fund	\$ 43,000	\$ -
Special Revenue ESSER	-	34,000
Other Non-Major Governmental Funds	-	9,000
Total Interfund	<u>\$ 43,000</u>	<u>\$ 43,000</u>

The amount payable by the Special Revenue ESSER and Other Non-Major Governmental Funds are to cover temporary cash shortages related to timing of receipts.

Interfund transfers for the year ended June 30, 2024, were as follows (in thousands):

Transfer From:	Transfer To:		
	General Fund	Other Non-Major Governmental Funds	Total Governmental Funds
General Fund	\$ -	\$ 550	\$ 550
Capital Improvement	126,786	179,422	306,208
Sales Tax	-	775	775
Other Non-Major Governmental	19,266	45	19,311
Total	<u>\$ 146,052</u>	<u>\$ 180,792</u>	<u>\$ 326,844</u>

Transfers to the general fund relate primarily to funding for the property insurance, maintenance, renovation and/or repair of school facilities, pursuant to Section 1011.71, Florida Statutes. Transfers to other non-major governmental funds mainly relate to amounts needed to make debt service payments.



## 6. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2024, is as follows (in thousands):

	Beginning Balance June 30, 2023	Additions and Transfers In	Retirements and Transfers Out	Ending Balance June 30, 2024
<b><u>Non-Depreciable Assets:</u></b>				
Land	\$ 351,237	\$ 220	\$ -	\$ 351,457
Construction in Progress	187,936	63,409	194,533	56,812
<b>Total Non-Depreciable Assets</b>	<u>539,173</u>	<u>63,629</u>	<u>194,533</u>	<u>408,269</u>
<b><u>Depreciable Assets:</u></b>				
Improvements Other Than Buildings	71,140	1,865	122	72,883
Buildings and Improvements	4,291,844	209,598	12,895	4,488,547
Furniture, Fixtures & Equipment	213,142	44,245	12,050	245,337
Motor Vehicles	136,093	4,352	10,497	129,948
Audio/Video Materials & Software	10,925	1,501	7,519	4,907
Lease Assets (see also Note 7)	1,907	40	3	1,944
Subscription Assets (see also Note 8)	32,479	13,633	1,141	44,971
<b>Total Depreciable Assets</b>	<u>4,757,530</u>	<u>275,234</u>	<u>44,227</u>	<u>4,988,537</u>
<b><u>Less Depreciation and Amortization:</u></b>				
Improvements Other Than Buildings	(55,165)	(2,488)	(122)	(57,531)
Buildings and Improvements	(1,817,328)	(88,840)	(8,853)	(1,897,315)
Furniture, Fixtures & Equipment	(139,929)	(29,363)	(11,601)	(157,691)
Motor Vehicles	(88,582)	(12,656)	(10,454)	(90,784)
Audio/Video Materials & Software	(10,125)	(844)	(7,520)	(3,449)
Lease Assets	(721)	(419)	(3)	(1,137)
Subscription Assets	(9,628)	(15,395)	(1,141)	(23,882)
<b>Total Accum Depr and Amort</b>	<u>(2,121,478)</u>	<u>(150,005)</u>	<u>(39,694)</u>	<u>(2,231,789)</u>
<b>Capital Assets, Net</b>	<u>\$ 3,175,225</u>	<u>\$ 188,858</u>	<u>\$ 199,066</u>	<u>\$ 3,165,017</u>

Depreciation and amortization expense for the year ended June 30, 2024, of approximately \$150.0 million was not allocated to specific functions. The District's capital assets essentially serve all functions and as such, the depreciation and amortization expense is included as a separate line item in the statement of activities.

## 7. LEASES

### Leases Payable

The District has entered into agreements to lease certain equipment and facilities. The lease agreements qualify as other than short-term leases under GASB Statement No. 87 and have been recorded on the Governmental Fund financial statements at the present value of the future minimum payments of the date of inception. The lease liability is calculated using an implicit rate of 3.5 percent, which represents the District's incremental borrowing rate. The lease assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payment made. The lease assets are amortized on a straight-line basis over the shorter of the life of the assets or the related lease.

The classes and amounts of lease assets as of June 30, 2024, are as follows (in thousands):

	Asset Balances
GPS Systems	\$ 1,382
Equipment & Facilities	562
Total	<u>\$ 1,944</u>

A summary of changes in leases payable for the fiscal year ended June 30, 2024, is as follows (in thousands):

	Amount Issued	Interest Rate	June 30, 2023	Increases	Decreases	June 30, 2024
GPS Systems	\$ 1,382	3.50%	\$ 908	\$ -	\$ (237)	\$ 671
Equipment & Facilities	562	3.50%	210	40	(25)	225
	<u>\$ 1,944</u>		<u>\$ 1,118</u>	<u>\$ 40</u>	<u>\$ (262)</u>	<u>\$ 896</u>

Future minimum lease payments as of June 30, 2024, are as follows (in thousands):

Fiscal Year Ending June 30	Principal	Interest	Total Principal and Interest
2025	\$ 442	\$ 25	\$ 467
2026	396	9	405
2027	58	-	58
Total Minimum Lease Payments	<u>\$ 896</u>	<u>\$ 34</u>	<u>\$ 930</u>

#### Leases Receivable

Leases receivable are reported separately on the Governmental Fund financial statements. Future minimum lease payments and the present value of the minimum lease payments as of June 30, 2024, are as follows (in thousands):

Fiscal Year Ending June 30	Principal	Interest	Total Principal and Interest
2025	\$ 811	\$ 807	\$ 1,618
2026	810	779	1,589
2027	843	750	1,593
2028	878	720	1,598
2029	914	689	1,603
2030-2034	5,168	2,929	8,097
2035-2039	6,320	1,933	8,253
2040-2044	6,579	783	7,362
2045	1,071	16	1,087
Total Minimum Lease Payments	<u>\$ 23,394</u>	<u>\$ 9,406</u>	<u>\$ 32,800</u>

## 8. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

The District has recorded several multi-year subscription-based information technology arrangements (SBITAs) as a result of implementing GASB Statement No. 96. The District has several SBITAs for the right-to-use educational and non-educational software totaling \$45.0 million. The District has discounted the future minimum payments using its incremental borrowing rate of 3.5 percent.

The classes and amounts of SBITAs as of June 30, 2024, are as follows (in thousands):

	Asset Balances
Non-Educational	\$ 38,372
Educational	6,599
Total	<u>\$ 44,971</u>

A summary of changes in SBITAs payable for the fiscal year ended June 30, 2024, is as follows (in thousands):

	Amount Issued	Interest Rate	June 30, 2023	Increases	Decreases	June 30, 2024
Educational	\$ 6,027	3.50%	\$ 3,706	\$ 604	\$ (2,514)	\$ 1,796
Non-Educational	25,036	3.50%	16,914	13,028	(12,718)	17,224
	<u>\$ 31,063</u>		<u>\$ 20,620</u>	<u>\$ 13,632</u>	<u>\$ (15,232)</u>	<u>\$ 19,020</u>

Future minimum lease payments and the present value of the minimum lease payments as of June 30, 2024, are as follows (in thousands):

Fiscal Year Ending June 30	Principal	Interest	Total Principal and Interest
2025	\$ 10,681	\$ 662	\$ 11,343
2026	4,502	292	4,794
2027	3,837	134	3,971
Total	<u>\$ 19,020</u>	<u>\$ 1,088</u>	<u>\$ 20,108</u>

## 9. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; administrative errors and omissions; injuries to employees, students and guests; as well as natural disasters and employee health and medical insurance. The District is self-insured for portions of its general and automobile liability insurance, workers compensation and employee health and medical insurance. Losses involving auto and general liability claims are limited (generally) by provisions of Section 768.28, Florida Statutes. A third party administers these self-insured funds. The District purchases commercial insurance for other risks including property, construction, and other miscellaneous risks. The District has not experienced any significant reduction in insurance coverage from previous years nor has it paid any settlements in excess of insurance coverage in the past three years. This liability is typically liquidated from the internal service fund.

The employee health insurance claims liability is based on an analysis performed by management, which is based on historical trends. The remaining claims liability is based on an actuarial evaluation performed by an independent actuary as of June 30, 2024, using a discounted rate factor of 2 percent. The liability consists of claims reported and payable, as well as an estimate for claims incurred but not reported. At June 30, 2024, the liability for claims consisted of approximately \$21.4 million, \$7.1 million, and \$37.6 million for employee health, auto and general liability, and workers' compensation, respectively.

A summary of changes in the estimated liability for self-insured risks is as follows (in thousands):

	Fiscal Year Ended June 30, 2023	Fiscal Year Ended June 30, 2024
Beginning Balance	\$ 61,317	\$ 62,055
Additions:		
Current Year Claims and Changes in Estimates	246,018	257,937
Reductions:		
Claim Payments	(245,280)	(253,922)
Ending Balance	<u>\$ 62,055</u>	<u>\$ 66,070</u>

## 10. SHORT-TERM DEBT

### Revolving Line of Credit

The District had an unused revolving line of credit (RLOC) of \$80.0 million from PNC Bank, available to finance sales tax projects. The District paid an unused fee of 0.10 percent each month. The RLOC matured on July 13, 2023.

## 11. LONG-TERM LIABILITIES

A summary of changes in long-term liabilities for the year ended June 30, 2024, is as follows (in thousands):

	Beginning Balance June 30, 2023	Additions	Reductions	Ending Balance June 30, 2024	Amounts Due Within One Year
<b>Governmental Activities:</b>					
Bonds, Notes and Other Payables:					
Notes/Loans Payable	\$ 6,240	\$ -	\$ (4,715)	\$ 1,525	\$ 1,525
Leases Payable (see Note 7)	1,118	40	(262)	896	442
Subscriptions Payable (see Note 8)	20,620	13,632	(15,232)	19,020	10,681
Capital Outlay Bond Issue	3,314	-	(404)	2,910	424
Certificates of Participation	1,369,995	174,570	(130,735)	1,413,830	102,090
	<u>1,401,287</u>	<u>188,242</u>	<u>(151,348)</u>	<u>1,438,181</u>	<u>115,162</u>
Plus Issuance Premium	121,175	15,497	(20,786)	115,886	-
<b>Total Bonds, Notes and Other Payables</b>	<u>1,522,462</u>	<u>203,739</u>	<u>(172,134)</u>	<u>1,554,067</u>	<u>115,162</u>
Other Liabilities:					
Compensated Absences	220,207	29,138	(16,063)	233,282	18,427
Self-Insurance					
Claims and Judgments (see Note 9)	62,055	257,937	(253,922)	66,070	31,969
Arbitrage Rebate Liability	714	2,250	-	2,964	-
Net OPEB Liability (see Note 13)	101,939	1,889	-	103,828	3,252
Net Pension Liability (see Note 12)	1,325,504	184,090	-	1,509,594	-
<b>Total Other Liabilities</b>	<u>1,710,419</u>	<u>475,304</u>	<u>(269,985)</u>	<u>1,915,738</u>	<u>50,396</u>
<b>Total Governmental Activities</b>					
<b>Long-Term Liabilities</b>	<u>\$ 3,232,881</u>	<u>\$ 679,043</u>	<u>\$ (442,119)</u>	<u>\$ 3,469,805</u>	<u>\$ 165,558</u>

The compensated absences are generally liquidated by the general fund. Long-term claims and judgments are liquidated by the internal service funds. Pension contributions are paid by the governmental fund

consistent with employee compensation. OPEB is pay as you go and charged to the governmental fund consistent with employee benefits.

#### Notes/Loans Payable

On October 18, 2018, the District entered into loan agreement 2018 with Banc of America Public Capital Corp for financing the acquisition of various HVAC systems and other components, a \$16.1 million issue with a coupon rate of 3.044 percent. Under the terms of the loan agreement, the debt was payable over five years and matured on August 1, 2023.

On September 6, 2019, the District entered into loan agreement 2019 with Banc of America Public Capital Corp for financing the acquisition of various HVAC systems and other components, a \$14.7 million issue with a coupon rate of 1.719 percent. Under the terms of the loan agreement, the debt is payable over five years and will mature on August 1, 2024.

A summary of loans payable terms are presented as follows (in thousands):

Equipment Loans	Date of Issue	Amount Issued	Remaining	Final Maturity Date	Debt		Debt
			Interest Rates (Percent)		Outstanding June 30, 2023	Debt Redeemed	Outstanding June 30, 2024
2018	10/18/18	\$ 16,072	-	08/01/23	\$ 1,705	\$ 1,705	\$ -
2019	09/06/19	14,700	1.719%	08/01/24	4,535	3,010	1,525
		<u>\$ 30,772</u>			<u>\$ 6,240</u>	<u>\$ 4,715</u>	<u>\$ 1,525</u>

The annual future minimum loan payments are as follows (in thousands):

Year Ended	Total Principal		
June 30	Principal	Interest	and Interest
2025	\$ 1,525	\$ 13	\$ 1,538
	<u>\$ 1,525</u>	<u>\$ 13</u>	<u>\$ 1,538</u>

The District uses a Master Equipment Lease Purchase Agreement dated 2015 (direct placement), to finance the purchase of vehicles and equipment. In the event of a default, the lessor may terminate the lease. The lessor may also demand all unpaid rental payments and liquidated damages. The lessor may also request the District to convey any or all the equipment to the lessor so the equipment can be leased or sold. The proceeds will be applied to the unpaid obligations. As of June 30, 2024, the District has one direct borrowing with \$1.5 million outstanding under the Master Equipment Lease Purchase Agreement.

Events of default related to the Equipment Lease would be failure to pay within 10 days or failure to maintain insurance, failure to observe and perform any covenant, condition or agreement for a period of 30 days after written notice specifying such failure and requesting it be remedied. In addition, false statements or representation pursuant to the lease, any default under any other agreement for borrowing money, lease financing, or otherwise receiving credit under which there is outstanding aggregate amount of at least 10 percent of the District's current indebtedness, appointment of a receiver, trustee, custodian or liquidator of all or a substantial part of the assets of the District, filing of bankruptcy, consolidation, merger or otherwise combine with any other entity, or sell, lease, or dispose of all or a substantial portion of assets.

#### State Board of Education Capital Outlay Bond Issues

State Board of Education (SBE) Capital Outlay Bond Issues (COBI) are serviced entirely by the State using a portion of the District's share of revenue derived from motor vehicle license taxes pursuant to Chapter 320, Florida Statutes, and Article XII, Section 9(d), of the Florida Constitution. The State Board of Administration (SBA) determines the annual sinking fund requirements. The amounts necessary to retire bonds and interest

payable are withheld from the entitlement to the District. The interest rate on the COBI bonds is 5 percent. Interest is payable semiannually on January 1 and July 1. The bonds are redeemable at par. A summary of bond terms is presented as follows (in thousands):

Capital Outlay Bond Issues	Date of Issue	Amount Issued	Remaining Interest Rates (Percent)	Final Maturity Date	Debt Outstanding June 30, 2023	Debt Matured	Debt Outstanding June 30, 2024
COBI 2020-A	1/14/2020	\$ 4,918	5.00%	1/1/2030	\$ 3,314	\$ 404	\$ 2,910
		<u>\$ 4,918</u>			<u>\$ 3,314</u>	<u>\$ 404</u>	<u>\$ 2,910</u>

The debt service requirements through maturity to the holders of the COBI are as follows (in thousands):

Year Ended June 30	Principal	Interest	Total Principal and Interest
2025	\$ 424	\$ 146	\$ 570
2026	450	124	574
2027	472	102	574
2028	493	78	571
2029	521	54	575
2030	550	27	577
Total	<u>\$ 2,910</u>	<u>\$ 531</u>	<u>\$ 3,441</u>

### **Certificates of Participation**

On November 16, 1994, the District entered into a Master Lease Purchase Agreement (Master Lease) dated November 1, 1994, with the Palm Beach School Board Leasing Corporation (Corporation), a Florida not-for-profit corporation, to finance the acquisition and construction of certain facilities, and equipment for District operations. The Corporation was formed by the Board solely for the purpose of acting as the lessor for Certificates of Participation (COP) financed facilities, with the District as lessee. The Corporation issues COPs to third parties, evidencing undivided proportionate interest in basic lease payments to be made by the District, as lessee, pursuant to the Master Lease. Simultaneously therewith, the District entered into Ground Leases with the Corporation for the facilities sites.

As part of the American Reinvestment and Recovery Act (ARRA), the District was authorized to issue up to \$67.7 million of Qualified School Construction Bonds (QSCB) for the purpose of new construction. The District chose to modernize two schools (Galaxy Elementary and Gove Elementary) and replace two roofs (Belle Glade Elementary and Pioneer Park Elementary). The District issued the bonds as taxable COPs through the Build America Bonds program, also created by the ARRA legislation. The District issued taxable bonds and receives a federal subsidy from the U.S. Treasury department equal to the difference between the taxable and tax-exempt rates prior to each payment date. The COPs were sold to Bank of America during a competitive sale held on November 3, 2010, and closed on November 15, 2010. The par amount was \$67.7 million and the interest rate was 5.4 percent. The District paid interest only until August 2019 when annual deposits to the sinking fund began. The final maturity of the bonds is August 1, 2025. The total interest that will be paid over the life of the bonds is \$53.7 million. A total subsidy of \$51.6 million was expected to be recorded as revenue in the year earned. Starting in 2013, sequestration reduced the subsidy and the current projected subsidy is \$48.8 million. Therefore, the District will pay interest of \$4.9 million of the federal subsidy. In the current year, the District recorded \$1.7 million subsidy as revenue and \$3.7 million as interest

expense resulting in a net interest payment of \$2.0 million. In the prior year, the District received \$1.7 early (in June versus July) and recognized the additional revenue in fiscal year 2023.

Subsequent to the sale of the QSCBs, the District entered into a forward delivery agreement (FDA) classified as a nonparticipating interest-earning investment contract with Barclays Bank related to the COP 2010A QSCB. An FDA is a type of investment in which the investor purchases eligible securities on a periodic basis from the agreement provider at a fixed rate of return. The Board expects to purchase eligible securities, which consist of direct obligations of or obligations guaranteed by the U.S. Treasury and AAA-rated senior debt obligations of Fannie Mae, Freddie Mac, the Federal Home Loan Bank System, and Federal Farm Credit System from Barclays on a semi-annual basis beginning July 19, 2019, through the final maturity date of August 1, 2025. The FDA will generate a guaranteed fixed rate of return of 4.262 percent or \$8.1 million. The interest earnings associated with this transaction will completely offset the interest due (net of the federal subsidy) and will generate an additional \$3.0 million to be used to repay the principal in 2025.

The Corporation leases facilities and equipment to the District under the Master Lease. The Master Lease is automatically renewable annually unless terminated, in accordance with the provisions of the Master Lease, as a result of default or the failure of the Board to appropriate funds to make lease payments in its final official budget. Failure to appropriate funds to pay lease payments under any lease will, and an event of default under any lease may, result in the termination of all leases. The remedies on default or upon an event of non-appropriation include the surrender of the COP Series 2000A, Series 2001A, Series 2002B, Series 2002C, Series 2002D, Series 2003B, Series 2004A, Series 2006A, Series 2007A, Series 2007B, Series 2007E, Series 2010A, Series 2020A, Series 2021A, Series 2021B, Series 2022A, Series 2022B, Series 2023A, and QSCB Series 2010A Facilities by the District and the Trustee's re-letting for the remaining Ground Lease term or sale of the facilities. In either case, the proceeds will be applied against the Board's obligations under the Master Lease.

A summary of lease terms is presented as follows (in thousands):

Certificate Series	Date of Issue	Amount Issued	Remaining Interest Rates (Percent)		Final Maturity Date	Debt Outstanding June 30, 2023	Debt Issued	Debt Matured	Debt Refunded/Defeased	Debt Outstanding June 30, 2024	Ground Lease Term
2010A QSCB	11/15/2010	\$ 67,665	5.40%	*	08/01/2025	\$ 67,665	\$ -	\$ -	\$ -	\$ 67,665	08/01/2032
2014B (1)	06/27/2014	166,010	5.00%		08/01/2025	57,990	-	18,480	-	39,510	08/01/2025
2014C (2)	07/29/2014	33,280	-		08/01/2031	33,280	-	-	33,280	-	08/01/2031
2015B (3)	01/14/2015	145,535	5.00%		08/01/2031	99,665	-	9,040	-	90,625	08/01/2031
2015D (4)	04/30/2015	221,640	5.00%		08/01/2032	179,995	-	6,410	-	173,585	08/01/2032
2015C (5)	10/28/2015	62,970	5.00%		08/01/2032	62,970	-	-	-	62,970	08/01/2032
2017A (6)	10/11/2017	147,850	5.00%		08/01/2027	127,315	-	15,020	-	112,295	08/01/2027
2017B (7)	12/26/2017	41,945	5.00%		08/01/2028	35,610	-	6,365	-	29,245	08/01/2032
2018A (8)	02/13/2018	114,770	5.00%		08/01/2027	68,000	-	12,365	-	55,635	08/01/2027
2018B (9)	02/28/2018	103,955	5.00%		08/01/2028	87,780	-	6,785	-	80,995	08/01/2028
2018C (10)	02/28/2018	120,790	5.00%		08/01/2029	108,555	-	6,320	-	102,235	08/01/2029
2020A	05/12/2020	103,820	5.00%		08/01/2034	103,820	-	-	-	103,820	08/01/2034
2021A	05/20/2021	101,905	5.00%		08/01/2040	101,905	-	-	-	101,905	08/01/2040
2021B	05/20/2021	9,935	2.55%		08/01/2035	9,935	-	-	-	9,935	08/01/2035
2022A (11)	05/05/2022	39,610	1.37%	**	08/01/2029	39,610	-	5,430	-	34,180	08/01/2029
2022B	09/15/2022	185,900	5.00% to 5.25%		08/01/2040	185,900	-	11,240	-	174,660	08/01/2045
2023A	12/11/2023	140,750	5.00%		08/01/2040	-	140,750	-	-	140,750	08/01/2045
2024A (12)	05/06/2024	33,820	1.37%	**	08/01/2041	-	33,820	-	-	33,820	08/01/2031
		<u>\$ 1,842,150</u>				<u>\$ 1,369,995</u>	<u>\$ 174,570</u>	<u>\$ 97,455</u>	<u>\$ 33,280</u>	<u>\$ 1,413,830</u>	

\* 2010A QSCB - Average coupon rate before IRS subsidy is 5.4%. Net interest rate with IRS subsidy is 0.5058%.

\*\*Outstanding direct placement debt.

#### Notes to Certificates of Participation Series leases:

- (1) Issued to advance refund and defease a portion of Series 2011B (which previously refunded Series 2001B). \*\*
- (2) Issued to advance refund and defease a portion of Series 2007A, refunded and defeased by Series 2024A. \*\*

- (3) Issued to advance refund and defease a portion of Series 2006A. \*\*
- (4) Issued to advance refund and defease a portion of Series 2007A and 2007E. \*\*
- (5) Issued to advance refund and defease portions of Series 2011A (which previously refunded Series 2007B). \*\*
- (6) Issued to advance refund and defease a portion of Series 2007C (which previously refunded Series 2001A and 2002C). \*\*
- (7) Issued to advance refund and defease a portion of Series 2011A and 2012A (which previously refunded Series 2007B and 2002D). \*\*
- (8) Issued to advance refund and defease Series 2014A and terminate the 2002B SWAP. \*\*
- (9) Issued to advance refund and defease Series 2012B (which previously refunded Series 2002D) and terminate the 2002D SWAP. \*\*
- (10) Issued to advance refund and defease Series 2003B. \*\*
- (11) Issued to refund and defease Series 2012C. \*\*
- (12) Issued to refund and defease Series 2014C (which previously refunded Series 2007A). \*\*

\*\* These refunding issues were done in order to achieve debt service savings.

The certificates are not separate legal obligations of the Board but represent undivided proportionate interests in lease payments to be made from appropriated funds budgeted annually by the Board for such purpose from current or other funds authorized by law and regulations of the Department of Education, including the local optional millage levy. However, neither the Board, the District, the State of Florida, nor any political subdivision thereof are obligated to pay, except from Board-appropriated funds, any sums due under the Master Lease from any source of taxation. The full faith and credit of the Board and the District are not pledged for payment of such sums due under the Master Lease, and such sums do not constitute an indebtedness of the Board or the District within the meaning of any constitutional or statutory provision or limitation. A trust fund was established with a trustee to facilitate payments in accordance with the Master Lease and the trust agreement. Various accounts are maintained by the trustee in accordance with the trust indenture. Interest earned on invested funds is applied toward the basic lease payments. Basic lease payments are deposited with the trustee semi-annually on June 30 and December 30, and are payable to certificate holders on August 1 and February 1.

Due to the economic substance of the issuances of COPs as a financing arrangement on behalf of the Board, the financial activities of the Corporation have been blended in with the financial statements of the District. For accounting purposes, due to the blending of the Corporation within the District's financial statements, basic lease payments are reflected as debt service expenditures when payable to certificate holders. During the fiscal year ended June 30, 2024, \$75.4 million was expended for capital outlay in the COPs capital projects funds.

The District uses COPs to finance capital projects, which is based on a COP Master Lease Purchase Agreement dated 1994. If the Board defaults on one series under the COP Master Lease, the default will apply to all series under the COP Master Lease. In the event of a default, the Board is required to surrender and deliver all facilities financed under the COP Master Lease to the trustee. The trustee will then sell or lease the facilities. The proceeds will be applied to the unpaid obligations. Any excess remaining will be paid to the Board. As of June 30, 2024, the District has two direct placements with \$68.0 million outstanding under the COP Master Lease.

Events of default related to COPs would be if the Board fails to pay in full any lease payment, failure to observe and perform any covenant or condition or agreement for 60 days after written notice specifying such failure and requesting it be remedied, filing of bankruptcy, insolvency, or reorganization. However, any of these items caused by a failure of the Board to appropriate funds shall not constitute an event of default.

All COPs issued are subject to arbitrage rebate. At June 30, 2024, the arbitrage and yield restriction liability was \$3.0 million.



The debt service requirements through maturity to the holders of the COPs, which will be serviced by the annual lease payments, are as follows (in thousands):

Year ended June 30	Series 2014B	Series 2015B	Series 2015C	Series 2015D	Series 2017A	Series 2017B	Series 2018A
2025	\$ 19,325	\$ 9,490	\$ -	\$ 6,735	\$ 15,830	\$ 6,690	\$ 12,965
2026	20,185	9,965	-	7,780	16,740	5,625	13,535
2027	-	10,460	-	26,815	38,730	-	14,225
2028	-	10,985	-	28,160	40,995	-	14,910
2029	-	11,535	-	21,675	-	16,930	-
2030-2034	-	38,190	62,970	82,420	-	-	-
2035-2039	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
Total	\$ 39,510	\$ 90,625	\$ 62,970	\$ 173,585	\$ 112,295	\$ 29,245	\$ 55,635

Year ended June 30	Series 2018B	Series 2018C	Series 2020A	Series 2021A	Series 2021B	Series 2022A	Series 2022B
2025	\$ 7,065	\$ 7,145	\$ -	\$ -	\$ -	\$ 5,505	\$ 11,340
2026	7,205	9,115	-	-	-	5,580	9,190
2027	7,575	4,070	-	-	-	5,655	9,860
2028	7,860	4,065	-	-	-	5,735	10,345
2029	51,290	2,995	-	-	-	5,815	10,870
2030-2034	-	74,845	53,625	-	-	5,890	11,340
2035-2039	-	-	50,195	61,020	9,935	-	70,605
2040-2041	-	-	-	40,885	-	-	41,110
Total	\$ 80,995	\$ 102,235	\$ 103,820	\$ 101,905	\$ 9,935	\$ 34,180	\$ 174,660

Year ended June 30	Series 2023A	Series 2024A	Series 2010A QSCB	Total Lease Payment	Total Interest	Total Lease Payment & Interest
2025	\$ -	\$ -	\$ -	\$ 102,090	\$ 66,932	\$ 169,022
2026	-	320	67,665	172,905	59,274	232,179
2027	-	325	-	117,715	52,089	169,804
2028	-	330	-	123,385	46,280	169,665
2029	-	8,225	-	129,335	40,327	169,662
2030-2034	1,205	24,620	-	355,105	136,555	491,660
2035-2039	88,660	-	-	280,415	70,309	350,724
2040-2041	50,885	-	-	132,880	6,830	139,710
Total	\$ 140,750	\$ 33,820	\$ 67,665	\$ 1,413,830	\$ 478,596	\$ 1,892,426

State law requires that no more than 75 percent of the capital millage levy be used for COP debt service. During fiscal year 2020, the District analyzed the best structure of the future COP issues. Since most previously issued COP debt matures by 2030 and the remaining by 2032, it was determined that significant savings should be achieved by shortening the maturity of future debt from 25 to 15 – 20 years with the principal payments beginning in 2030 with interest only for the first 10 years. This structure will be reviewed and revised with each future debt issue. Based on the wrapped structure, the District's legal lease purchase agreement remaining debt issuance capacity is \$194.7 million and \$74.8 million based on Board policy which recommends no more than 50 percent of capital millage levy be used for COP debt

service. During the 2023-24 fiscal year, debt service payments remained in compliance at 40.9 percent of capital millage proceeds.

#### **Defeased Debt**

On May 6, 2024, the District issued COP Series 2024A in the amount of \$33.8 million with an interest rate of 1.37 percent and maturity of August 2031. The Series 2024A is a tax-exempt instrument and was issued to refund and defease the 2014C COP issue. The District made a principal payment of \$33.3 million recorded in the fund level financial statements as a payment to escrow agent. As a result of the refunding, the District achieved an economic savings of \$6.6 million, or 19.7% of the principal amount being refunded and the difference in cash flows between the new debt and the old debt is a savings of \$6.9 million. The refunding meets the requirements of a substance defeasance and the liability for the refunded certificates was removed from the District's financial statements in the current fiscal year.

As of June 30, 2024, the total amount of defeased debt outstanding but removed from the District's financial statements totaled \$33.3 million.

Series	Maturities	Outstanding (in thousands)	Call Date	Defeased by COPS Series
2014C	8/1/2031	\$ 33,280	8/1/2024	2024A
Total Defeased COPs		<u>\$ 33,280</u>		

## **12. RETIREMENT PLANS**

### **Florida Retirement System (FRS)**

#### **General Information about the FRS**

The FRS was created in Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any State-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the District are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Web site ([www.dms.myflorida.com](http://www.dms.myflorida.com)).

**Aggregate Amount of Net Pension Liability, Deferred Outflow/Inflow and Expenses**

The aggregate amount of deferred outflows, deferred inflows, and net pension liability reported in the statement of net position and the aggregate total pension expense reported in the statement of activities is as follows (in thousands):

	<b>Net Pension Liability</b>	<b>Deferred Outflow of Resources</b>	<b>Deferred Inflow of Resources</b>	<b>Pension Expense</b>
District's Proportion of the FRS Pension Plan	\$ 988,526	\$ 370,456	\$ 29,415	\$ 74,960
District's Proportion of the HIS Pension Plan	521,068	61,989	64,125	167,945
Total	<u>\$ 1,509,594</u>	<u>\$ 432,445</u>	<u>\$ 93,540</u>	<u>\$ 242,905</u>

**FRS Pension Plan - Defined Benefit**

Plan Description. The FRS Pension Plan (Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a DROP for eligible employees. The general classes of membership are:

- *Regular* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected County Officers* – Members who hold specified elected offices in local government.
- *Senior Management Service* – Members in senior management level positions.
- *Special Risk* – Members who are employed as law enforcement officers and meet the criteria to qualify for this class.

Employees enrolled in the Plan prior to July 1, 2011, vest at 6 years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at 8 years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service. All members enrolled in the Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service except for members classified as special risk who are eligible for normal retirement benefits at age 60 or at any age after 30 years of service. Employees enrolled in the Plan may include up to 4 years of credit for military service toward creditable service. The Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

The DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the Plan to defer receipt of monthly benefit payments while continuing employment with an FRS employer. An employee may participate in DROP for a period not to exceed 96 months after electing to participate, except that certain instructional personnel may participate for up to 120 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided. Benefits under the Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which

is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

The following chart shows the percentage value for each year of service credit earned:

<b>Class, Initial Enrollment, and Retirement Age/Years of Service</b>	<b>% Value</b>
<b>Regular Class members initially enrolled before July 1, 2011</b>	
Retirement up to age 62 or up to 30 years of service	1.60%
Retirement at age 63 or with 31 years of service	1.63%
Retirement at age 64 or with 32 years of service	1.65%
Retirement at age 65 or with 33 or more years of service	1.68%
<b>Regular Class members initially enrolled on or after July 1, 2011</b>	
Retirement up to age 65 or up to 33 years of service	1.60%
Retirement at age 66 or with 34 years of service	1.63%
Retirement at age 67 or with 35 years of service	1.65%
Retirement at age 68 or with 36 or more years of service	1.68%
<b>Elected County Officers</b>	3.00%
<b>Senior Management Service</b>	2.00%
<b>Special Risk</b>	3.00%

As provided in Section 121.101, Florida Statutes, if the member was initially enrolled in the Plan before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3 percent per year. If the member was initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3 percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3 percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Contributions. The Florida Legislature establishes contribution rates for participating employers and employees. Contribution rates during the 2023-24 fiscal year were as follows:

<b>Class</b>	<b>Percent of Gross Salary</b>	
	<b>Employee</b>	<b>Employer (1)</b>
FRS, Regular	3.00	13.57
FRS, Elected County Officers	3.00	58.68
FRS, Senior Management Service	3.00	34.52
FRS, Special Risk Regular	3.00	32.67
DROP - Applicable to Members		
from All of the Above Classes	0.00	21.13
FRS, Reemployed Retiree	(2)	(2)

(1) Employer rates include 2 percent for the postemployment health insurance subsidy.

Also, employer rates, other than for DROP participants, include 0.06 percent for administrative costs of the Investment Plan.

(2) Contribution rates are dependent upon retirement class in which reemployed.

The District's contributions to the Plan totaled \$137.3 million for the fiscal year ended June 30, 2024. This excludes the HIS defined benefit pension plan contributions.

*Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.* At June 30, 2024, the District reported a liability of \$988.5 million for its proportionate share of the Plan's net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2023. The District's proportionate share of the net pension liability was based on the District's 2022-23 fiscal year contributions relative to the total 2022-23 fiscal year contributions of all participating members. At June 30, 2023, the District's proportionate share was 2.480 percent, which was a decrease of 0.116 from its proportionate share measured as of June 30, 2022.

For the fiscal year ended June 30, 2024, the District recognized pension expense of \$75.0 million. In addition, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources (in thousands):

<b>Description</b>	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences Between Expected and Actual Experience	\$ 92,814	\$ -
Change of Assumptions	64,440	-
Net Difference Between Projected and Actual Earnings on FRS Pension Plan Investments	41,284	-
Changes in Proportion and Differences Between District FRS Contributions and Proportionate Share of Contributions	34,626	(29,415)
District FRS Contributions Subsequent to the Measurement Date	137,292	-
<b>Total</b>	<b>\$ 370,456</b>	<b>\$ (29,415)</b>

The deferred outflows of resources related to pensions resulting from District contributions to the Plan subsequent to the measurement date, totaling \$137.3 million, will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows (in thousands):

<b>Fiscal Year Ending June 30</b>	<b>Amount</b>
2025	\$ 28,980
2026	(8,316)
2027	160,282
2028	11,909
2029	6,533
Thereafter	4,361
<b>Total</b>	<b>\$ 203,749</b>

*Actuarial Assumptions.* The total pension liability in the July 1, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary Increases	3.25 percent, average, including inflation
Investment Rate of Return	6.70 percent, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2018.

The actuarial assumptions used in the July 1, 2023, valuation were based on the results of an actuarial experience study for the period July 1, 2013, through June 30, 2018.

The long-term expected rate of return on pension plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation (1)</b>	<b>Annual Arithmetic Return</b>	<b>Compound Annual (Geometric) Return</b>	<b>Standard Deviation</b>
Cash	1.0%	2.9%	2.9%	1.1%
Fixed Income	19.8%	4.5%	4.4%	3.4%
Global Equity	54.0%	8.7%	7.1%	18.1%
Real Estate	10.3%	7.6%	6.6%	14.8%
Private Equity	11.1%	11.9%	8.8%	26.3%
Strategic Investments	3.8%	6.3%	6.1%	7.7%
<b>Total</b>	<b>100%</b>			
Assumed inflation - Mean			2.4%	1.4%

(1) As outlined in the Plan's investment policy.

**Discount Rate.** The discount rate used to measure the total pension liability was 6.7 percent. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. The discount rate used in the 2023 valuation was unchanged from the previous valuation.

**Sensitivity of the District's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate.** The following presents the District's proportionate share of the net pension liability calculated using the discount rate of 6.7 percent, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.7 percent) or 1-percentage-point higher (7.7 percent) than the current rate (amounts in thousands):

	<b>1% Decrease (5.7%)</b>	<b>Current Discount Rate (6.7%)</b>	<b>1% Increase (7.7%)</b>
District's Proportionate Share of the Net Pension Liability	\$ 1,688,604	\$ 988,526	\$ 402,827

**Pension Plan Fiduciary Net Position.** Detailed information about the Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report.

**Payables to the Pension Plan.** At June 30, 2024, the District reported a payable of \$27.5 million for the outstanding amount of contributions to the FRS Plan required for the fiscal year ended June 30, 2024.

## **HIS Pension Plan**

*Plan Description.* The HIS Pension Plan (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

*Benefits Provided.* For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment of \$7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$45 and a maximum HIS payment of \$225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Federal Medicare.

*Contributions.* The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended June 30, 2024, the contribution rate was 2 percent of payroll pursuant to Section 112.363, Florida Statutes. The District contributed 100 percent of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The District's contributions to the HIS Plan totaled \$27.7 million for the fiscal year ended June 30, 2024.

*Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.* At June 30, 2024, the District reported a net pension liability of \$521.1 million for its proportionate share of the HIS Plan's net pension liability. The current portion of the net pension liability is the District's proportionate share of benefit payments expected to be paid within one year, net of the District's proportionate share of the HIS Plan's fiduciary net position available to pay that amount. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022, and update procedures were used to determine the net pension liability as of June 30, 2023. The District's proportionate share of the net pension liability was based on the District's 2022-23 fiscal year contributions relative to the total 2022-23 fiscal year contributions of all participating members. At June 30, 2023, the District's proportionate share was 3.281 percent, which was a decrease of 0.110 from its proportionate share measured as of June 30, 2022.

For the fiscal year ended June 30, 2024, the District recognized pension expense of \$167.9 million. In addition, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources (in thousands):

<b>Description</b>	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences Between Expected and Actual Experience	\$ 7,628	\$ (1,223)
Change of Assumptions	13,699	(45,153)
Net Difference Between Projected and Actual Earnings on HIS Pension Plan Investments	269	-
Changes in Proportion and Differences Between District HIS Contributions and Proportionate Share of Contributions	12,705	(17,749)
District HIS Contributions Subsequent to the Measurement Date	27,688	-
<b>Total</b>	<b>\$ 61,989</b>	<b>\$ (64,125)</b>

The deferred outflows of resources related to pensions, resulting from District contributions to the HIS Plan subsequent to the measurement date, totaling \$27.7 million will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows (in thousands):

<b>Fiscal Year Ending June 30</b>	<b>Amount</b>
2025	\$ (4,421)
2026	(2,715)
2027	(7,663)
2028	(7,374)
2029	(6,704)
Thereafter	(947)
<b>Total</b>	<b>\$ (29,824)</b>

Actuarial Assumptions. The total pension liability in the July 1, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary Increases	3.25 percent, average, including inflation
Municipal Bond Rate	3.65 percent

Mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2018.

While an experience study had not been completed for the HIS Plan, the actuarial assumptions that determined the total pension liability for the HIS Plan were based on certain results of the most recent experience study for the FRS Plan.



**Discount Rate.** The discount rate used to measure the total pension liability was 3.65 percent. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index. The discount rate changed from 3.54 percent to 3.65 percent.

**Sensitivity of the District's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate.** The following presents the District's proportionate share of the net pension liability calculated using the discount rate of 3.65 percent, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (2.65 percent) or 1 percentage-point higher (4.65 percent) than the current rate (in thousands):

	<b>1% Decrease (2.65%)</b>	<b>Current Discount Rate (3.65%)</b>	<b>1% Increase (4.65%)</b>
District's Proportionate Share of the Net Pension Liability	\$ 594,457	\$ 521,068	\$ 460,233

**Pension Plan Fiduciary Net Position.** Detailed information about the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report.

**Payables to the Pension Plan.** At June 30, 2024, the District reported a payable of \$5.2 million for the outstanding amount of contributions to the HIS Plan required for the fiscal year ended June 30, 2024.

#### **FRS – Defined Contribution Pension Plan**

The District contributes to the FRS Investment Plan (Investment Plan), a defined contribution pension plan, for its eligible employees electing to participate in the Investment Plan. The Investment Plan is administered by the SBA, and is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined-benefit plan. District employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Retirement benefits are based upon the value of the member's account upon retirement. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected County Officers, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06 percent of payroll and by forfeited benefits of Investment Plan members. Allocations to the Investment Plan member's accounts during the 2023-24 fiscal year were as follows:

<b><u>Class</u></b>	<b><u>Percent of Gross Compensation</u></b>
FRS, Regular	11.30%
FRS, Elected County Officers	16.34%
FRS, Senior Management Service	12.67%
FRS, Special Risk Regular	19.00%

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings, regardless of membership class. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2024, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the District.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided in which the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The District's contribution to the Investment Plan totaled \$40.8 million (which includes \$10.7 million of employee contribution) for the fiscal year ended June 30, 2024. This excludes the HIS defined benefit pension plan contributions.

Payables to the Investment Plan. At June 30, 2023, the District reported a payable of \$6.0 million for the outstanding amount of contributions to the Investment Plan required for the fiscal year ended June 30, 2024.

### **13. OTHER POSTEMPLOYMENT BENEFIT OBLIGATIONS**

The District follows the guidance contained in GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* (GASB 75), for certain postemployment health care benefits provided by the District for the fiscal year ended June 30, 2024.

Plan Description. The Other Postemployment Benefits Plan (OPEB Plan) is a single-employer defined benefit plan administered by the District that provides OPEB for all employees who satisfy the District's retirement eligibility provisions. Pursuant to Section 112.0801, Florida Statutes, the District is required to permit participation in the health insurance program by retirees and their eligible dependents at a cost to the retiree that is no greater than the cost at which coverage is available for active employees. Retirees pay 100 percent of the blended (active and retiree combined) equivalent premium rates. The blended rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees. The OPEB Plan contribution requirements and benefit terms of the District and the OPEB Plan members are established and may be amended through recommendations of District staff and action from the Board. No assets are accumulated in a trust that meet the criteria in paragraph 4 of GASB Statement No. 75.

Benefits Provided. The OPEB Plan provides healthcare insurance benefits for retirees and their dependents. The OPEB Plan only provides an implicit subsidy as described above.

Employees Covered by Benefit Terms. At June 30, 2024, the following employees were covered by the benefit terms:

Active Employees	19,668
Inactive Employees or Beneficiaries Currently Receiving Benefits	437
Total	<u>20,105</u>

Total OPEB Liability. The District's total OPEB liability of \$103.8 million was measured as of June 30, 2024, and was determined by an actuarial valuation as of June 30, 2023, and update procedures were used to determine the total OPEB liability as of June 30, 2024.

Actuarial Assumptions and Other Inputs. The total OPEB liability was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Discount Rate	3.93 percent
20-Year Tax-Exempt General Obligation Bonds	3.93 percent
Salary Increase Rate	3.25 percent per annum
Health Care Cost Trend Rate	6.75 percent, decreasing to an ultimate rate of 4.0 percent
Inflation	2.5 percent per annum
Census Data	Provided by the District as of June 2023.
Medicare Eligibility	All current and future retirees are assumed to be eligible for Medicare at age 65.
Actuarial Cost Method	Entry Age Normal based on level percentage of projected salary.
Amortization Method	Experience/Assumptions gains and losses are amortized over a closed period of 18.6 years starting the current fiscal year, equal to the average remaining service of active and inactive plan members (who have no future service).
Plan Participation Percentage	The participation percentage is the assumed rate of future eligible retirees who elect to continue health coverage at retirement. It is assumed that 40 percent of all employees and their dependents who are eligible for early retiree benefits will participate in the retiree medical plan. This assumes that a one-time irrevocable election to participate is made at retirement. The assumption is based on the actual participation experience covering calendar years ending 2018 through 2022.
Mortality Rates	PUB-2010 headcount weighted base mortality table, projected generationally using Scale MP-2021, applied on a gender-specific and job class basis (teacher, safety, or general, as applicable).
Termination Tables	FRS Actuarial Valuation as of July 1, 2022
Retirement Tables	FRS Actuarial Valuation as of July 1, 2022

The discount rate was based on the Bond Buyer 20-Bond General Obligation Index as of the measurement date.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment and termination, mortality, and the healthcare cost trends.

Projection of benefits for financial reporting purposes are based on the substantive plan provisions, as understood by the employer and participating members, and include the type of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and participating members. The actuarial methods and assumptions used include techniques that are designed to reduce the effect of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

Changes in the Total OPEB Liability. Below are the details regarding the total OPEB liability for the measurement period from July 1, 2023, to June 30, 2024, (in thousands):

	<b>Total OPEB Liability</b>
Balance at July 1, 2023	\$ 101,939
Changes for the Fiscal Year:	
Service Cost	5,247
Interest	3,827
Changes in Assumptions and Other Inputs	(2,539)
Benefit Payments	(4,646)
Net Change in Total OPEB	1,889
Balance at June 30, 2024	<u>\$ 103,828</u>

Changes of assumptions and other inputs reflect a change in the discount rate from 3.65 percent as of June 30, 2023, to 3.93 percent as of June 30, 2024.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate. The following presents the total OPEB liability of the District, as well as what the District's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.93 percent) or 1 percentage point higher (4.93 percent) than the current discount rate (amounts in thousands):

	<b>1% Decrease (2.93%)</b>	<b>Current Discount Rate (3.93%)</b>	<b>1% Increase (4.93%)</b>
Total OPEB Liability	\$ 112,910	\$ 103,828	\$ 95,529

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend. The following presents the total OPEB liability of the District, as well as what the District's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower and 1 percentage point higher than the current healthcare cost trend rates (in thousands):

	<b>1% Decrease</b>	<b>Healthcare Cost Trend Rates</b>	<b>1% Increase</b>
Total OPEB Liability	\$ 91,759	\$ 103,828	\$ 118,204

*OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB.* For the year ended June 30, 2024, the District recognized OPEB expense of \$9.9 million. At June 30, 2024, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources (in thousands):

	<b>Deferred Outflows</b>	<b>Deferred Inflows</b>
Difference Between Expected and Actual Experience	\$ 10,931	\$ (37,004)
Changes of Assumptions or Other Inputs	59,996	(16,366)
<b>Total</b>	<b>\$ 70,927</b>	<b>\$ (53,370)</b>

Amounts recognized in the deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows (in thousands):

<b>Year Ending June 30</b>	<b>Amount</b>
2025	\$ 850
2026	850
2027	850
2028	850
2029	850
Thereafter	13,307
	<b>\$ 17,557</b>

#### **14. NET POSITION AND FUND BALANCE REPORTING**

##### **Fund Balance**

GASB Statement No. 54 categorizes fund balance as either nonspendable or spendable. Nonspendable is defined as the portion of fund balance that includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. District nonspendable items include inventories.

Spendable is defined as a hierarchy of fund balance classifications that is available to be spent based on the element to which the District is bound to observe constraints imposed upon the use of resources:

- Restricted fund balance is constrained by external parties, and constitutional provisions or enabling legislation. District restricted balances includes: Carryover balances as a result of revenue received with constraints from Federal laws, Florida Statutes, Florida School Board Rules, local ordinances, or contract provisions.
- Committed fund balance can only be used for specific purposes pursuant to constraints imposed by formal action of the Board. District committed balance includes: Funds committed by the Board on June 2, 2010, for future purchase and installation of equipment needed to transmit and receive programming for The Education Network (TEN). It is recommended that the funds received related to the U.S. DOJ Equitable Sharing Program be specifically earmarked for the expenses related to the program. Formal action by the Board is required to establish, modify, or rescind a fund balance commitment.
- Assigned fund balances are amounts that are constrained by the Board or Superintendent to be used for a specific purpose. Section 1001.51, Florida Statutes, *Duties and Responsibilities of District School Superintendent*, delegates certain financial authority to the Superintendent.
- Unassigned fund balance is the residual classification for the general fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, it is the District's policy to use restricted assets first, followed by unrestricted assets. Committed amounts would be reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The District has not established a stabilization arrangement. Instead, the Board has established Board Policy 2.55, *Fund Balance for Contingency*, to set aside 3 percent of total annual operating fund appropriations and transfers from the operating fund to cover unanticipated financial needs and to avoid a budget deficit. At the end of the fiscal year, the unassigned general fund balance was \$91.0 million or 3.7 percent of general fund total expenditures.

The following table shows the District's fund balance classification at June 30, 2024, (in thousands):

	<b>Major Funds</b>				
	<b>General Fund</b>	<b>Capital Improvement</b>	<b>Sales Tax</b>	<b>Other Non-Major</b>	<b>Total Governmental</b>
<b>FUND BALANCES:</b>					
<b><u>Nonspendable:</u></b>					
<b><u>Inventory:</u></b>					
Child Nutrition	\$ -	\$ -	\$ -	\$ 4,387	\$ 4,387
Transportation	889	-	-	-	889
Warehouse	1,787	-	-	-	1,787
Other	19	-	-	-	19
Total Nonspendable	2,695	-	-	4,387	7,082
<b><u>Restricted for:</u></b>					
Categorical Carryover Programs	47,101	-	-	-	47,101
IB, AP, AICE & Industry Cert Prog	31,407	-	-	-	31,407
Industry Certification	12,195	-	-	-	12,195
School Improvement	1,940	-	-	-	1,940
Local Sales Tax Projects	-	-	547,350	-	547,350
Workforce Development	8,691	-	-	-	8,691
Referendum	22,365	-	-	-	22,365
Child Nutrition	-	-	-	33,623	33,623
Debt Service	-	-	-	199,740	199,740
Capital Projects	-	550,908	-	213,282	764,190
Total Restricted	123,699	550,908	547,350	446,645	1,668,602
<b><u>Committed to:</u></b>					
The Education Network Program	-	-	-	13	13
<b>Total Committed</b>	-	-	-	13	13
<b><u>Assigned to:</u></b>					
<b><u>School Operations:</u></b>					
School Support	1,309	-	-	-	1,309
Turn-Around Schools Ext Instr	18	-	-	-	18
Instruction and Instr Support	210	-	-	-	210
General & School Admin	570	-	-	-	570
Central Services & Cap Outlay	18	-	-	-	18
Operation & Maint of Plan	4,079	-	-	42	4,121
<b><u>Community Services:</u></b>					
After Care /Summer Camp	17,423	-	-	-	17,423
Pre-K/VPK Fee Based Activities	4,553	-	-	-	4,553
Community Schools	999	-	-	-	999
Other	208	-	-	-	208
Capital Projects	-	-	-	4,651	4,651
BP Oil and JUUL Settlement	11,379	-	-	-	11,379
Spectrum Lease	3,934	-	-	-	3,934
Carryover - One-Time Funds	774	-	-	-	774
Misc Local Grants/Donations	7,243	-	-	-	7,243
Risk Retention Reserve	35,000	-	-	-	35,000
Next Year Budget Appropriations	137,715	-	-	-	137,715
Total Assigned	225,432	-	-	4,693	230,125
<b>Unassigned</b>	91,000	-	-	-	91,000
<b>Total Fund Balance</b>	\$ 442,826	\$ 550,908	\$ 547,350	\$ 455,738	\$ 1,996,822

## 15. COMMITMENTS AND CONTINGENCIES

The District receives funding from the State that is based, in part, on a computation of the number of full time equivalent (FTE) students enrolled in different types of instructional programs. The accuracy of data compiled by individual schools supporting the FTE count is subject to State audit and, if found to be in error, could result in refunds or in decreases in future funding allocations. It is the opinion of management that any amounts of revenue which may be remitted back to the State due to errors in the FTE count, if any, will not be material to the financial position of the District.

The District received financial assistance from Federal and State agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the general fund or other applicable funds. However, in the opinion of management, any such disallowed claims will not have a material effect on the overall financial position of the District.

The District is also involved in various lawsuits arising in the ordinary course of operations. In the opinion of management, the District's estimated aggregate liability with respect to probable losses has been provided for in the estimated liability for insurance risks and pending claims in the accompanying financial statements, after giving consideration to the District's related insurance coverage, as well as the Florida statutory limitations of governmental liability on uninsured risks. It is the opinion of management in consultation with legal counsel that any final settlements in these matters will not result in a material adverse effect on the financial position of the District.

The District has entered into various construction and other contracts that extend beyond year end. The District has capital outlay commitments of \$199.5 million and other encumbrances of \$8.7 million as of June 30, 2024, and are shown below (in thousands):

	Encumbrances	Construction Commitments	Total
General Fund	\$ 5,085	\$ -	\$ 5,085
Special Revenue - ESSER	927	-	927
Capital Improvement	-	64,282	64,282
Sales Tax	-	127,164	127,164
Other Non-Major Governmental	2,642	8,049	10,691
Total Commitments	<u>\$ 8,654</u>	<u>\$ 199,495</u>	<u>\$ 208,149</u>



## **REQUIRED SUPPLEMENTARY INFORMATION**



**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
**(BUDGETARY BASIS)**  
**GENERAL FUND**  
**UNAUDITED**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2024**  
**(amounts expressed in thousands)**

			Actual (Budgetary Basis)	Variances -	
	Budgeted Amounts			Positive (Negative)	
	Original	Final		Original to Final	Final to Actual
REVENUES					
Local Sources	\$ 1,657,346	\$ 1,712,730	\$ 1,712,730	\$ 55,384	\$ -
State Sources	634,864	657,593	657,593	22,729	-
Federal Sources	5,804	10,550	10,550	4,746	-
TOTAL REVENUES	2,298,014	2,380,873	2,380,873	82,859	-
EXPENDITURES					
Instruction	1,825,081	1,863,867	1,615,498	(38,786)	248,369
Instructional Support Services	203,437	209,860	197,110	(6,423)	12,750
Board	12,400	13,178	12,100	(778)	1,078
General Administration	11,827	13,331	13,177	(1,504)	154
School Administration	134,424	143,892	143,456	(9,468)	436
Facilities Acquisition and Construction	7,947	35,886	18,652	(27,939)	17,234
Fiscal Services	8,590	8,992	8,810	(402)	182
Food Services	84	220	168	(136)	52
Central Services	22,169	24,019	23,532	(1,850)	487
Student Transportation Services	61,408	63,717	60,860	(2,309)	2,857
Operation of Plant	264,293	234,225	200,059	30,068	34,166
Maintenance of Plant	144,703	123,956	117,154	20,747	6,802
Administrative Technology Services	6,434	6,868	6,810	(434)	58
Community Services	67,450	73,917	51,802	(6,467)	22,115
Debt Service	-	15,494	15,494	(15,494)	-
TOTAL EXPENDITURES	2,770,247	2,831,422	2,484,682	(61,175)	346,740
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES					
	(472,233)	(450,549)	(103,809)	21,684	346,740
OTHER FINANCING SOURCES (USES)					
Transfers In	173,012	146,052	146,052	(26,960)	-
Transfers Out	-	(550)	(550)	(550)	-
Issuance of Debt - Leases	-	40	40	40	-
Issuance of Debt - SBITA	-	13,633	13,633	13,633	-
Proceeds from loss recoveries	-	4	4	4	-
TOTAL OTHER FINANCING SOURCES (USES)	173,012	159,179	159,179	(13,833)	-
NET CHANGE IN FUND BALANCE	\$ (299,221)	\$ (291,370)	55,370	\$ 7,851	\$ 346,740
FUND BALANCE, JULY 1, 2023 (GAAP BASIS)			382,371		
FUND BALANCE, JUNE 30, 2024 (BUDGETARY BASIS)			437,741		
Adjustment To Conform With GAAP:					
Elimination of Encumbrances			5,085		
FUND BALANCE, JUNE 30, 2024 (GAAP BASIS)			\$ 442,826		

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

(BUDGETARY BASIS)

SPECIAL REVENUE FUNDS - ESSER

UNAUDITED

FOR THE FISCAL YEAR ENDED JUNE 30, 2024

(amounts expressed in thousands)

			Actual (Budgetary Basis)	Variances - Positive (Negative)	
	Budgeted Amounts			Original to Final	Final to Actual
	Original	Final			
REVENUES					
Federal Sources	\$ 194,705	\$ 203,069	\$ 184,611	\$ 8,364	\$ (18,458)
TOTAL REVENUES	194,705	203,069	184,611	8,364	(18,458)
EXPENDITURES					
Instruction	174,451	152,855	140,081	21,596	12,774
Instructional Support Services	11,353	14,295	13,111	(2,942)	1,184
General Administration	611	14,369	12,494	(13,758)	1,875
School Administration	-	11,945	11,911	(11,945)	34
Fiscal Services	-	148	140	(148)	8
Central Services	3,958	3,486	3,534	472	(48)
Student Transportation Services	1,151	2,757	2,089	(1,606)	668
Operation of Plant	2,300	2,238	1,800	62	438
Maintenance of Plant	721	642	67	79	575
Administrative Technology Services	-	24	23	(24)	1
Community Services	160	310	288	(150)	22
TOTAL EXPENDITURES	194,705	203,069	185,538	(8,364)	17,531
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(927)	-	(927)
NET CHANGE IN FUND BALANCE	\$ -	\$ -	(927)	\$ -	\$ (927)
FUND BALANCE, JULY 1, 2023 (GAAP BASIS)			-		
FUND BALANCE, JUNE 30, 2024 (BUDGETARY BASIS)			(927)		
Adjustment To Conform With GAAP:					
Elimination of Encumbrances			927		
FUND BALANCE, JUNE 30, 2024 (GAAP BASIS)			\$ -		

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**JUNE 30, 2024**

**Schedule of the District's Proportionate Share of the Net Pension Liability -**  
**Florida Retirement System Pension Plan**  
**(amounts expressed in thousands)**

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
District's proportion of the FRS net pension liability (asset)	2.4808%	2.5971%	2.6063%	2.4694%	2.2943%	2.3163%	2.3208%	2.3253%	2.4332%	2.5354%
District's proportionate share of the FRS net pension liability (asset)	\$ 988,526	\$ 966,322	\$ 196,874	\$ 1,070,284	\$ 790,114 *	\$ 697,680	\$ 686,486	\$ 587,133	\$ 314,284	\$ 154,697
District's covered payroll	\$ 1,298,140	\$ 1,238,673	\$ 1,208,170	\$ 1,204,586	\$ 1,072,877	\$ 1,051,957	\$ 1,011,258	\$ 989,739	\$ 966,098	\$ 971,624
District's proportionate share of the FRS net pension liability (asset) as a percentage of its covered payroll	76.15%	78.01%	16.30%	88.85%	73.64%	66.32%	67.88%	59.32%	32.53%	15.92%
FRS Plan fiduciary net position as a percentage of the total pension liability	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%	96.09%

\* Reflects restatement of net pension liability at July 1, 2019.

**Schedule of District Contributions – Florida Retirement System Pension Plan (1)**  
**(amounts expressed in thousands)**

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Contractually required FRS contribution	\$ 137,292	\$ 119,343	\$ 111,961	\$ 100,299	\$ 83,294	\$ 72,055	\$ 66,459	\$ 60,417	\$ 57,082	\$ 59,324
District FRS contributions in relation to the contractually required contribution	(137,292)	(119,343)	(111,961)	(100,299)	(83,294)	(72,055)	(66,459)	(60,417)	(57,082)	(59,324)
FRS contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District's covered payroll	\$ 1,397,285	\$ 1,298,140	\$ 1,238,673	\$ 1,208,170	\$ 1,204,586	\$ 1,072,877	\$ 1,051,957	\$ 1,011,258	\$ 989,739	\$ 966,098
FRS contributions as a percentage of covered payroll	9.83%	9.19%	9.04%	8.30%	6.91%	6.72%	6.32%	5.97%	5.77%	6.14%

Change in Assumption:

The discount rate was 6.70 percent as of June 30, 2023, the same rate as of June 30, 2022.

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**JUNE 30, 2024**

**Schedule of the District's Proportionate Share of the Net Pension Liability -  
Health Insurance Subsidy Pension Plan  
(amounts expressed in thousands)**

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
District's proportion of the HIS net pension liability (asset)	3.2810%	3.3912%	3.4172%	3.4930%	3.2267%	3.2499%	3.2460%	3.2461%	3.1986%	3.3048%
District's proportionate share of the HIS net pension liability (asset)	\$ 521,068	\$ 359,182	\$ 419,166	\$ 426,485	\$ 361,034	\$ 343,983	\$ 347,078	\$ 378,316	\$ 326,211	\$ 309,012
District's covered payroll	\$ 1,298,140	\$ 1,238,673	\$ 1,208,170	\$ 1,204,586	\$ 1,072,877	\$ 1,051,957	\$ 1,011,258	\$ 989,739	\$ 966,098	\$ 971,624
District's proportionate share of the HIS net pension liability (asset) as a percentage of its covered payroll	40.14%	29.00%	34.69%	35.41%	33.65%	32.70%	34.32%	38.22%	33.77%	31.80%
HIS Plan fiduciary net position as a percentage of the total pension liability	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%	0.99%

**Schedule of District Contributions – Health Insurance Subsidy Pension Plan (1)  
(amounts expressed in thousands)**

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Contractually required HIS contribution	\$ 27,688	\$ 21,583	\$ 20,514	\$ 20,082	\$ 20,118	\$ 17,883	\$ 17,613	\$ 17,178	\$ 16,674	\$ 12,227
District HIS contributions in relation to the contractually required contribution	(27,688)	(21,583)	(20,514)	(20,082)	(20,118)	(17,883)	(17,613)	(17,178)	(16,674)	(12,227)
HIS contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District's covered payroll	\$ 1,397,285	\$ 1,298,140	\$ 1,238,673	\$ 1,208,170	\$ 1,204,586	\$ 1,072,877	\$ 1,051,957	\$ 1,011,258	\$ 989,739	\$ 966,098
HIS contributions as a percentage of covered payroll	1.98%	1.66%	1.66%	1.66%	1.67%	1.67%	1.67%	1.70%	1.68%	1.27%

**Change in Assumption:**

The discount rate was changed from 3.54 percent as of June 30, 2022, to 3.65 percent as of June 30, 2023.

**THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**JUNE 30, 2024**

**Schedule of Changes in the District's Total**  
**Other Postemployment Benefits Liability and Related Ratios (1) (2)**  
**(amounts expressed in thousands)**

	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
Service Cost	\$ 5,247	\$ 3,509	\$ 4,439	\$ 8,911	\$ 7,678	\$ 7,418	\$ 7,142	\$ -
Interest	3,827	2,296	1,527	4,583	5,688	5,591	5,546	-
Changes of benefit terms	-	-	-	(110,639)	-	-	-	-
Differences between expected and actual experience	-	12,249	-	(43,937)	-	(3,464)	-	-
Changes of assumptions or other inputs	(2,539)	24,395	(8,316)	10,565	34,006	14,398	(7,413)	-
Benefit Payments	(4,646)	(3,728)	(1,382)	(1,962)	(5,594)	(4,455)	(6,557)	-
Net change in total OPEB Liability	1,889	38,721	(3,732)	(132,479)	41,778	19,488	(1,282)	-
Total OPEB Liability - beginning	101,939	63,218	66,950	199,429	157,651	138,163	139,445	-
Total OPEB Liability - ending	\$ 103,828	\$ 101,939	\$ 63,218	\$ 66,950	\$ 199,429	\$ 157,651	\$ 138,163	\$ 139,445
District's covered-employee payroll	\$ 1,112,084	\$ 1,077,078	\$ 1,033,963	\$ 1,003,847	\$ 989,952	\$ 956,475	\$ 1,036,539	\$ 1,011,258
Total OPEB Liability as a percentage of covered-employee payroll	9.34%	9.46%	6.11%	6.67%	20.15%	16.48%	13.33%	13.79%

Change in Assumption:

The discount rate was changed from 3.65 percent as of June 30, 2023, to 3.93 percent as of June 30, 2024.

Note: (1) The amounts presented for each fiscal year were determined as of June 30 (in thousands). GASB Statement No. 75 requires the schedule to show information for 10 years. Additional years will be displayed as they become available.

Note: (2) No assets were accumulated in an irrevocable trust.



RSM US LLP

**Report on Internal Control Over Financial Reporting and on Compliance and  
Other Matters Based on an Audit of Financial Statements Performed in  
Accordance With Government Auditing Standards**

**Independent Auditor's Report**

Honorable Chairperson and Board Members  
The School District of Palm Beach County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the School District of Palm Beach County, Florida (District), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated December 17, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**THE POWER OF BEING UNDERSTOOD**  
ASSURANCE | TAX | CONSULTING

RSM US LLP is the U.S. member firm of RSM International, a global network of independent assurance, tax, and consulting firms. Visit [rsmus.com/aboutus](https://rsmus.com/aboutus) for more information regarding RSM US LLP and RSM International.



**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*RSM US LLP*

West Palm Beach, Florida  
December 17, 2024



## **APPENDIX C**

### **CERTAIN LEGAL DOCUMENTS**

The Master Lease, as amended

Form of Schedule 2006A-1

Form of Schedule 2007A-1

Form of Schedule 2007B

Form of Schedule 2007E-1

The Series 2006A Ground Lease

The Series 2007A Ground Lease

The Series 2007B Ground Lease

The Series 2007E Ground Lease

The Master Trust Agreement

Form of Series 2025A Supplemental Trust Agreement

The Series 2006A Assignment Agreement

The Series 2007A Assignment Agreement

The Series 2007B Assignment Agreement

The Series 2007E Assignment Agreement

[THIS PAGE INTENTIONALLY LEFT BLANK]

---

MASTER LEASE PURCHASE AGREEMENT

PALM BEACH SCHOOL BOARD LEASING CORP.  
as Lessor

AND

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA  
acting as the governing body of  
the School District of Palm Beach County, Florida

Dated as of November 1, 1994

---

# TABLE OF CONTENTS

## ARTICLE I.

### DEFINITIONS AND EXHIBITS

SECTION 1.1.	Definitions . . . . .	4
SECTION 1.2.	Rules of Construction . . . . .	13

## ARTICLE II.

### LEASE AND SUBLEASE OF FACILITIES AND FACILITY SITES

SECTION 2.1.	Lease and Sublease of Facilities and Facility Sites . . . . .	15
SECTION 2.2.	Lease Term . . . . .	15
SECTION 2.3.	Acquisition of Facilities . . . . .	15
SECTION 2.4.	School Board's Liability . . . . .	17
SECTION 2.5.	Possession and Enjoyment . . . . .	17
SECTION 2.6.	Trustee Access to Facilities . . . . .	17
SECTION 2.7.	Disclaimer of Warranties . . . . .	17
SECTION 2.8.	Warranties of the Facilities . . . . .	18
SECTION 2.9.	Compliance with Law . . . . .	18
SECTION 2.10.	Representations, Covenants and Warranties of the School Board . . . . .	18
SECTION 2.11.	Representations, Covenants and Warranties of Corporation . . . . .	20

## ARTICLE III.

### LEASE PAYMENTS

SECTION 3.1.	Payment of Lease Payments . . . . .	21
SECTION 3.2.	Credits to Lease Payments . . . . .	23
SECTION 3.3.	Basic Lease Payment Components . . . . .	23
SECTION 3.4.	Lease Payments to be Unconditional . . . . .	24
SECTION 3.5.	Non-Appropriation . . . . .	24
SECTION 3.6.	Surrender of Facilities . . . . .	25

## ARTICLE IV.

### TERMINATION

SECTION 4.1.	Termination of Lease Term . . . . .	27
SECTION 4.2.	Effect of Termination . . . . .	27

## ARTICLE IX.

### MISCELLANEOUS

SECTION 9.1.	Notices . . . . .	50
SECTION 9.2.	Binding Effect . . . . .	50
SECTION 9.3.	Severability . . . . .	50
SECTION 9.4.	Amendments . . . . .	50
SECTION 9.5.	Execution in Counterparts . . . . .	51
SECTION 9.6.	Captions . . . . .	51
SECTION 9.7.	Interest . . . . .	51
SECTION 9.8.	Compliance with Trust Agreement . . . . .	51
SECTION 9.9.	Memorandum of Lease . . . . .	51
SECTION 9.10.	Applicable Law . . . . .	51
SECTION 9.11.	Waiver of Choice of Remedies . . . . .	52

EXHIBIT A - FORM OF SCHEDULE	
EXHIBIT B - FORM OF SCHOOL BOARD'S CERTIFICATE	

## ARTICLE V.

### COVENANTS OF SCHOOL BOARD

SECTION 5.1.	Maintenance of the Facilities by the School Board . . . . .	28
SECTION 5.2.	Taxes, Other Governmental Charges and Utility Charges . . . . .	28
SECTION 5.3.	Provisions Regarding Insurance . . . . .	28
SECTION 5.4.	Damage, Destruction or Condemnation . . . . .	31
SECTION 5.5.	Insufficiency of Net Proceeds . . . . .	32
SECTION 5.6.	Advances . . . . .	32
SECTION 5.7.	Release and Indemnification . . . . .	32
SECTION 5.8.	Payment and Performance Bonds and other Guaranty . . . . .	33
SECTION 5.9.	Essential Governmental Functions . . . . .	33
SECTION 5.10.	Tax Exemption; Rebates . . . . .	33
SECTION 5.11.	Budget and Tax Levy . . . . .	34
SECTION 5.12.	Compliance with Law, Regulations, Etc. . . . .	34
SECTION 5.13.	Environmental Compliance . . . . .	36
SECTION 5.14.	Prosecution and Defense of Suits . . . . .	38
SECTION 5.15.	Waiver of Laws . . . . .	39

## ARTICLE VI.

### TITLE

SECTION 6.1.	Title to Facility Sites and Facilities . . . . .	40
SECTION 6.2.	Liens . . . . .	41
SECTION 6.3.	Use of the Facilities and Facility Sites . . . . .	42
SECTION 6.4.	Substitution of Facilities . . . . .	42

## ARTICLE VII.

### ASSIGNMENT, OPTION TO PURCHASE, AND PREPAYMENT

SECTION 7.1.	Assignments; Subleasing . . . . .	44
SECTION 7.2.	Prepayment . . . . .	45
SECTION 7.3.	Prepayment Deposit . . . . .	46
SECTION 7.4.	Refunding Certificates . . . . .	47

## ARTICLE VIII.

### EVENTS OF DEFAULT AND REMEDIES

SECTION 8.1.	Events of Default Defined . . . . .	48
SECTION 8.2.	Remedies on Default . . . . .	49
SECTION 8.3.	No Remedy Exclusive . . . . .	49

## MASTER LEASE PURCHASE AGREEMENT

THIS MASTER LEASE PURCHASE AGREEMENT dated as of November 1, 1994 (this "Master Lease"), between the School Board of Palm Beach County, Florida, acting as the governing body of the School District of Palm Beach County, Florida (the "District"), a body corporate pursuant to Article IX, Section 4(a) of the Florida Constitution (1968) and Chapter 230, Florida Statutes, as amended, as lessee (the "School Board"), and Palm Beach School Board Leasing Corp., a not-for-profit corporation organized and existing under and pursuant to Chapter 617 and Section 237.40, Florida Statutes, as amended, as lessor (the "Corporation").

## W I T N E S S E T H

WHEREAS, the School Board has the power, under Section 230.23(2) Florida Statutes, to receive, purchase, acquire, lease, sell, hold, transmit and convey title to real and personal property for educational purposes, and under Section 230.23(9) Florida Statutes, to enter into leases or lease-purchase agreements of grounds and educational facilities, or of educational facilities, including equipment built, installed or established therein or attached thereto for school purposes in accordance with the provisions of Chapter 235, Florida Statutes (collectively, the "Act"); and

WHEREAS, the Corporation is a "private corporation" within the meaning of Section 230.23(9)(b)5, Florida Statutes, as amended, and is a "direct support organization" within the meaning of Section 237.40, Florida Statutes, as amended; and

WHEREAS, the School Board is or shall be the owner of certain real property located in Palm Beach County (which, together with all buildings, structures and improvements now or hereafter erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner of such land by reason of ownership of such land, and all fixtures, additions, alterations or replacements thereto, now or hereafter located in, on or used in connection with or attached or made to such land, to the extent title thereto may vest in the School Board, is hereinafter referred to as a "Facility Site"); and

WHEREAS, pursuant to a resolution duly adopted by the School Board on October 19, 1994 the School Board has determined that it is in the best interest of the District for the School Board to enter into and execute this Master Lease and certain related documents thereto for the purpose of lease purchasing certain real property, buildings and improvements, and the equipment, fixtures and furnishings to be built, installed or established therein for educational purposes ("Facilities") from the Corporation from time

to time, which Facilities must, to the extent required by Florida law, be listed on the Educational Plant Survey for Palm Beach County Schools conducted from time to time by the State Department of Education; and

WHEREAS, Facilities approved by the State Department of Education may be lease-purchased from time to time pursuant to Schedules substantially in the form of Exhibit A hereto (individually, a "Schedule"), each such Schedule upon execution and delivery by the School Board and the Corporation together with the provisions of the Master Lease to constitute a separate lease agreement (a "Lease"); and

WHEREAS, the School Board as lessor and the Corporation as lessee may enter into one or more ground leases from time to time with respect to one or more Facility Sites (individually, a "Ground Lease"); and

WHEREAS, the ground leasing of a Facility Site, the subleasing of a Facility Site back to the School Board and the lease-purchase financing or refinancing of the Facilities set forth on a particular Schedule, are herein collectively referred to as a "Project"; and

WHEREAS, at the direction of the School Board, the Corporation will provide for the payment of the cost of acquiring, constructing and installing Facilities from time to time by entering into a Master Trust Agreement dated as of November 1, 1994 (as the same may be amended or supplemented from time to time, the "Trust Agreement") with NationsBank of Florida, N.A., Fort Lauderdale, Florida, as Trustee (the "Trustee") pursuant to which the Corporation shall (a) establish a trust and assign to the Trustee all of said Corporation's right, title and interest in and to this Master Lease and all Schedules hereto, (b) direct the Trustee to execute and deliver to the public from time to time, Series of Certificates of Participation representing undivided proportionate interests in the right to receive the Basic Lease Payments to be made by the School Board pursuant to each Lease relating thereto and (c) deposit the proceeds of each Series of Certificates with the Trustee and direct the Trustee to hold the proceeds of the sale of such Certificates in trust subject to application only to pay the costs of acquisition, construction and installation of the Facilities to be financed under the Lease relating thereto and identified on a Schedule and related costs including, without limitation, capitalized interest, accrued interest and costs of issuance and to make lease payments; and

WHEREAS, each Certificate of a Series shall represent an undivided proportionate interest in the principal portion of the Basic Lease Payments due and payable under one or more particular Leases relating to such Series on the maturity date or earlier prepayment date of such Certificate and in the interest portion of

-2-

## ARTICLE I.

### DEFINITIONS AND EXHIBITS

SECTION 1.1. Definitions. The terms set forth in this Section shall have the meanings ascribed to them for all purposes of this Master Lease unless the context clearly indicates some other meaning, or unless otherwise provided in a particular Schedule. Terms used herein and not otherwise defined shall have the meaning given to them in the Trust Agreement.

"Acquisition Account" shall mean any Acquisition Account established pursuant to Section 401 of the Trust Agreement and in any Supplemental Trust Agreement.

"Additional Lease Payment" shall mean any amounts payable by the School Board under the terms of this Master Lease other than a Basic Lease Payment or a Supplemental Payment, as set forth in a Schedule to this Master Lease and so designated.

"Assignment Agreement" shall mean any assignment agreement pursuant to which the Corporation shall have assigned to the Trustee all of its right, title and interest in and to a Ground Lease and the Lease or Leases created by one or more particular Schedules, including its right to receive Lease Payments under such Lease or Leases.

"Authorized Corporation Representative" shall mean the President of the Corporation and any person or persons designated by the Corporation and authorized to act on behalf of the Corporation by a written certificate delivered to the Trustee signed on behalf of the Corporation by the Chairperson of the Board of Directors containing the specimen signature of each such person.

"Authorized School Board Representative" shall mean the Chairperson and any person or persons designated by the Chairperson and authorized to act on behalf of the School Board by a written certificate delivered to the Trustee signed on behalf of the School Board by the Chairperson containing the specimen signature of each such person.

"Basic Lease Payment" shall mean, with respect to each Lease, or each Facility financed under such Lease, as of each Lease Payment Date, the amount set forth in a Schedule to this Master Lease corresponding to such Lease Payment Date and designated as a Basic Lease Payment in such Schedule.

"Business Day" shall mean a day other than Saturday, Sunday or day on which banks in the State of New York or State of Florida are authorized or required to be closed, or a day on which the New York Stock Exchange is closed.

-4-

such Basic Lease Payments due and payable semiannually, to and including such maturity date or earlier prepayment date; and

WHEREAS, the relationship between the Corporation and the School Board under this Master Lease shall be a continuing one and Facilities may, from time to time, be added to or deleted from this Master Lease in accordance with the terms hereof and of the Schedule describing such Facilities; and

WHEREAS, the School Board intends for this Master Lease to remain in full force and effect until the last Lease Payment Date for any Project, unless sooner terminated in accordance with the terms provided herein; and

WHEREAS, Section 230.23(9), Florida Statutes, as amended, provides that the provisions of this Master Lease shall be subject to approval by the Florida Department of Education, which approval has been received; and

WHEREAS, Section 235.056(3)(c)3, Florida Statutes, as amended, provides that no lease purchase agreement entered into pursuant thereto shall constitute a debt, liability or obligation of the State of Florida or the School Board or shall be a pledge of the faith and credit of the State or the School Board, all as further provided in Section 3.1 hereof;

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained and for other valuable consideration, the parties hereto mutually agree as follows:

-3-

"Certificate" or "Certificates" shall mean the Certificates of Participation executed and delivered from time to time by the Trustee pursuant to the Trust Agreement and any Supplemental Trust Agreement. Each Series of Certificates issued under the Trust Agreement and any Supplemental Trust Agreement shall bear a Series designation to identify such Series of Certificates to a particular Schedule to this Master Lease.

"Certificate holder" or "Holder of Certificates" shall mean the registered owner of any Certificate or Certificates.

"Certificate of Acceptance" shall mean the certificate of the School Board substantially in the form of Exhibit B to this Master Lease to be delivered pursuant to the provisions of Section 2.3 hereof.

"Chairperson" shall mean the Chairperson of the School Board and any person or persons designated by the School Board and authorized to act on behalf of the Chairperson.

"Code" means the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder and under the Internal Revenue Code of 1954.

"Commencement Date" shall mean the date set forth in each Schedule hereto which is the effective date of such Schedule.

"Completion Date" shall mean, with respect to the Facilities described in a particular Schedule, the date specified by the School Board in a Certificate of Acceptance as the date of completion of acquisition, construction and installation of such Facilities.

"Contractor" shall mean the person, firm, corporation or joint venture authorized to do business in Florida with whom a contract has been made directly with the School Board for the performance of the work with respect to any Facilities described by the Instructions to Bidders and General Conditions.

"Corporation" shall mean Palm Beach School Board Leasing Corp., a Florida not-for-profit corporation, its successors and assigns.

"Cost" shall mean costs and expenses related to the acquisition, construction and installation of any Facilities including, but not limited to (i) costs and expenses of the acquisition of the title to or other interest in real property, including leasehold interests, easements, rights-of-way and licenses, including, without limitation, lease payments to be made by the Corporation under the terms of a Ground Lease until the expected acceptance of the Facilities related thereto as described herein, (ii) costs and expenses incurred for labor and materials and payments to contrac-

-5-

tors, builders, materialmen and vendors, for the acquisition, construction and installation of the Facilities, (iii) the cost of surety bonds and insurance of all kinds, including premiums and other charges in connection with obtaining title insurance, that may be advisable or necessary prior to completion of any of the Facilities which is not paid by a contractor or otherwise provided for, (iv) the costs and expenses for design, test borings, surveys, estimates, plans and specifications and preliminary investigations therefor, and for supervising construction and installation of Facilities, (v) costs and expenses required for the acquisition and installation of equipment or machinery that comprise part of the Facilities, (vi) all costs which the School Board shall be required to pay for or in connection with additions to, and expansions of Facilities, (vii) all costs which the School Board shall be required to pay to provide improvements, including offsite improvements, necessary for the use and occupancy of Facilities, including roads, walkways, water, sewer, electric, fire alarms and other utilities, (viii) any sums required to reimburse the School Board for advances made by it for any of the above items or for other costs incurred and for work done by it in connection with Facilities, (ix) deposits into any Reserve Account established pursuant to Section 401 of the Trust Agreement and any Supplemental Trust Agreement and any recurring amounts payable to a provider of a Reserve Account Letter of Credit/Insurance Policy, (x) fees, expenses and liabilities of the School Board, if any, incurred in connection with the acquisition, construction and installation of Facilities, (xi) Costs of Issuance, and (xii) interest during construction and for a reasonable period of time up to six (6) months thereafter.

"Costs of Issuance" shall mean the items of expense incurred in connection with the authorization, sale and delivery of each Series of Certificates, which items of expense shall include, but not be limited to, document printing and reproduction costs, filing and recording fees, costs of credit ratings, initial fees and charges of the Trustee, any Credit Facility issuer and any provider of a Reserve Account Letter of Credit/Insurance Policy, legal fees and charges, professional consultants' fees, fees and charges for execution, delivery, transportation and safekeeping of Certificates, premiums, costs and expenses of refunding Certificates and other costs, charges and fees, including those of the Corporation, in connection with the foregoing.

"Costs of Issuance Subaccount" shall mean a Costs of Issuance Subaccount within an Acquisition Account established pursuant to Section 401 of the Trust Agreement and in any Supplemental Trust Agreement in connection with the issuance of a Series of Certificates.

"Credit Facility" shall mean, with respect to a Series of Certificates, the letter of credit, insurance policy, guaranty, surety bond or other irrevocable security device, if any, sup-

-6-

unconditionally guaranteed by, the full faith and credit of the United States of America, including bonds or other evidences of indebtedness issued or guaranteed by any agency or corporation which has been or may hereafter be created pursuant to an Act of Congress as an agency or instrumentality of the United States of America to the extent unconditionally guaranteed by the full faith and credit of the United States of America.

"Gross Proceeds" shall mean, with respect to each Series of Certificates, unless inconsistent with the provisions of the Code, in which case as provided in the Code, (i) amounts received by or on behalf of the Corporation from the sale of such Certificates; (ii) amounts received as a result of investments of amounts described in (i); (iii) amounts treated as transferred proceeds of such Certificates in accordance with the Code; (iv) amounts treated as proceeds under the provisions of the Code relating to invested sinking funds; (v) securities or obligations pledged, if any, as security for payment of Basic Lease Payments under the Master Lease (which amounts are limited in accordance with Sections 235.05(3) and 236.25(2)(e), Florida Statutes, as amended); (vi) amounts received with respect to obligations acquired with Gross Proceeds; (vii) amounts used to pay the principal and interest portions of Basic Lease Payments represented by such Certificates; (viii) amounts in any Reserve Account established pursuant to the Trust Agreement and a Supplemental Trust Agreement; and (ix) amounts received as a result of the investment of Gross Proceeds not described in (i) above.

"Ground Lease" shall mean one or more ground leases, between the School Board and the Corporation, as amended and supplemented from time to time, pursuant to which the School Board shall ground lease one or more Facility Sites to the Corporation.

"Instructions to Bidders and the General Conditions" shall mean the Instructions to Bidders and the General Conditions of the School Board as in effect from time to time.

"Insurance Consultant" shall mean a nationally recognized independent insurance company or broker, selected by the School Board, that has actuarial personnel experienced in the area of insurance for which the School Board is to be self-insured.

"Lease" shall mean each separate Schedule to this Master Lease executed and delivered by the School Board and the Corporation, together with the terms and provisions of this Master Lease.

"Lease Payment Account" shall mean any Lease Payment Account established pursuant to Section 401 of the Trust Agreement and in any Supplemental Trust Agreement.

porting the obligations of the School Board to make Basic Lease Payments relating to such Series of Certificates.

"Credit Facility Issuer" shall mean, with respect to a Series of Certificates, the issuer of the Credit Facility, if any, for such Series of Certificates.

"District" shall mean the School District of Palm Beach County, Florida.

"Event of Extraordinary Prepayment" shall mean one or more of the events so designated in Section 7.2 hereof.

"Excess Earnings" shall mean, with respect to each Series of Certificates, the amount by which the earnings on the Gross Proceeds of such Certificates exceeds the amount which would have been earned thereon if such Gross Proceeds were invested at a yield equal to the yield on the interest portion of the Basic Lease Payments represented by such Certificates, as such yield is determined in accordance with the Code and amounts earned on the investment of earnings on the Gross Proceeds of such Certificates.

"Facility" or "Facilities" shall mean "educational facilities" as defined in Section 235.011(5), Florida Statutes, as amended, to be acquired from the proceeds of a Series of Certificates, consisting of real property, if any, buildings and improvements, and the equipment, fixtures and furnishings which are to be built, installed or established on such buildings or improvements, and all appurtenances thereto and interests therein, all as set forth on a Schedule or Schedules from time to time.

"Facility Site" shall mean the real property (together with all buildings, structures and improvements erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner of such land by reason of ownership of such land, and all fixtures, additions, alterations or replacements located on, or used in connection with, or attached or made to, such land) either (i) owned by the School Board at the time of the issuance of a Series of Certificates to finance Facilities relating thereto or (ii) to be acquired by the School Board subsequent thereto but not paid for out of the proceeds of such Series of Certificates, upon which a Facility is to be located within the District and more particularly described in a Ground Lease.

"Fiscal Year" shall mean the twelve month fiscal period of the School Board which under current law commences on July 1 in every year and ends on June 30 of the succeeding year.

"Government Obligations" shall mean any obligations which as to both principal and interest constitute non-callable direct obligations of, or non-callable obligations fully and

-7-

"Lease Payment Date" shall mean, with respect to a Lease, each date set forth on the corresponding Schedule designated as a Lease Payment Date for such Lease.

"Lease Payments" shall mean, with respect to each Lease, all amounts payable by the School Board pursuant to the terms of a Lease, including Basic Lease Payments, Additional Lease Payments and Supplemental Payments.

"Lease Term" shall mean, with respect to each Lease, the period from the date of the Lease through the end of the then current Fiscal Year plus each annual or lesser renewal period thereafter during which such Lease is maintained in effect in accordance therewith, with the maximum number of renewals being specified in the Schedule corresponding to such Lease.

"Master Lease" shall mean this Master Lease Purchase Agreement dated as of November 1, 1994, between the Corporation and the School Board and any and all modifications, alterations, amendments and supplements thereto.

"Net Proceeds" shall mean, with respect to one or more Facilities financed under a Lease, proceeds from any insurance, condemnation, performance bond, Federal or State flood disaster assistance, or any other financial guaranty (other than a Credit Facility Issuer) paid with respect to such Facilities remaining after payment therefrom of all expenses, including attorneys' fees, incurred in the collection thereof; and, with respect to insurance, to the extent that the School Board elects to self-insure under Section 5.3 hereof, any moneys payable from any appropriation made by the School Board in connection with such self-insurance.

"Opinion of Counsel" shall mean an opinion signed by an attorney or firm of attorneys of recognized standing and who are qualified to pass on the legality of the particular matter (who may be counsel to the School Board or Special Tax Counsel) selected by the School Board.

"Outstanding" when used with reference to the Certificates, shall mean, as of any date, Certificates theretofore or thereupon being authenticated and delivered under the Trust Agreement except:

(i) Certificates canceled by, or duly surrendered for cancellation to, the Trustee at or prior to such date;

(ii) Certificates (or portions of Certificates) for the payment or prepayment of which moneys, equal to the principal portion or Prepayment Price thereof, as the case may be, with interest to the date of maturity or Prepayment Date, shall be held in trust under the Trust Agreement and set aside for such payment or prepayment, (whether at or prior to the maturity or Prepayment Date), provided that if such Certificates (or portions of

-8-

-9-

Certificates) are to be prepaid, notice of such prepayment shall have been given as provided in Article III of the Trust Agreement;

(iii) Certificates in lieu of or in substitution for which other Certificates shall have been executed and delivered pursuant to Article III of the Trust Agreement; and

(iv) Certificates deemed to have been paid as provided in subsection (b) of Section 801 of the Trust Agreement.

"Payment Date" shall mean a date on which the principal portion or the interest portion of Basic Lease Payments is payable to Certificate holders pursuant to the terms of such Certificates.

"Permitted Encumbrances" shall mean in regard to a Facility Site:

(i) the Lease relating thereto and any liens and encumbrances created or permitted thereby;

(ii) the Assignment Agreement relating thereto and any liens and encumbrances created or permitted thereby;

(iii) the Trust Agreement and liens and encumbrances created or permitted thereby;

(iv) any Ground Lease applicable thereto and any liens and encumbrances created or permitted thereby;

(v) subject to the provisions of Section 6.2 of the Master Lease, any mechanic's, laborer's, materialman's, supplier's or vendor's lien or right in respect thereof if payment is not yet due under the contract in question or if such lien is being contested in accordance with the provisions of the Master Lease.

(vi) (a) rights reserved to or vested in any municipality or public authority by the terms of any right, power, franchise, grant, license, permit or provision of law; (b) any liens for taxes, assessments, levies, fees, water and sewer rents or charges and other government and similar charges, which are not due and payable or which are not delinquent or the amount or validity of which are being contested and execution thereon is stayed; (c) easements, rights-of-way, servitudes, restrictions, oil, gas or other mineral reservations and other minor defects, encumbrances and irregularities in the title to any property which, in the opinion of the School Board, do not materially impair the use of such property or materially and adversely affect the value thereof; and (d) rights reserved to or vested in any municipality or public authority to control or regulate any property or to use such property in any manner that do not in the opinion of Counsel, materially affect the use of the Facility Site for educational purposes or the benefits enjoyed by any Permitted Transferee in the

-10-

Payment Date, plus an amount equal to a pro rata portion of any Additional Lease Payments and Supplemental Payments then due and owing under the Lease relating to such Facility, including any prepayment premiums payable on the Certificates prepaid.

"Qualified Financial Institution" shall mean a bank, trust company, national banking association or a corporation subject to registration with the Board of Governors of the Federal Reserve System under the Bank Holding Company Act of 1956 or the Federal National Mortgage Association or any insurance company or other corporation (i) whose unsecured obligations or uncollateralized long term debt obligations have been assigned a rating by a Rating Agency which is not lower than AA/Aa, or which has issued a letter of credit, contract, agreement or surety bond in support of debt obligations which have been so rated; or (ii) which collateralizes its obligations at all times at levels in compliance with the requirements of the Rating Agencies for ratings not lower than AA/Aa.

"Rating Agency" shall mean each of Standard & Poor's Ratings Group, Moody's Investors Service and any other nationally recognized rating service which shall have provided a rating on any Outstanding Certificates.

"Reimbursement Agreement" shall mean, with respect to each Lease, any reimbursement agreement among the Corporation, the School Board and any Credit Facility Issuer.

"Reserve Account" shall mean any Reserve Account established pursuant to Section 405 of the Trust Agreement and in any Supplemental Trust Agreement.

"Reserve Account Letter of Credit/Insurance Policy" shall mean the irrevocable letter or line of credit, insurance policy, surety bond or guarantee agreement issued by a Qualified Financial Institution in favor of the Trustee which is to be deposited into a Reserve Account in order to fulfill the Reserve Account Requirement relating thereto.

"Reserve Account Requirement" shall mean, in regard to a Reserve Account to secure a Series of Certificates, such amounts, if any, as shall be provided in the Supplemental Trust Agreement authorizing the issuance of such Series and in the Schedule relating thereto, provided such Reserve Account Requirement shall not exceed the least of (i) the maximum annual amount of Basic Lease Payments represented by Certificates of the Series secured by such Reserve Account in the current or any subsequent Fiscal Year, (ii) 125% of the average annual amount of Basic Lease Payments represented by Certificates of the Series secured by such Reserve Account in the current or any subsequent Fiscal Year, and (iii) 10% of the stated principal amount (or issue price net of accrued

-12-

Facility Site under the Ground Lease, the Assignment Agreement and the Trust Agreement; and

(vii) any other liens or encumbrances permitted by the Schedule relating to such Facility Site, provided such lien or encumbrance shall not, as expressed in an Opinion of Counsel, materially adversely affect the intended use of such Facility Site by the School Board for educational purposes or the benefits enjoyed by any Permitted Transferee in the Facility Site under the Ground Lease, the Assignment Agreement and the Trust Agreement, and such liens and encumbrances are approved by the Credit Facility Issuer for the Series of Certificates relating to such Facility Site.

"Prepayment Account" shall mean any Prepayment Account established pursuant to Section 401 of the Trust Agreement and in any Supplemental Trust Agreement.

"Prepayment Date" shall mean the date on which optional prepayment, extraordinary prepayment or mandatory sinking fund prepayment of Basic Lease Payments represented by a Series of Certificates Outstanding shall be made pursuant to the Trust Agreement and any Supplemental Trust Agreement.

"Prepayment Price" shall mean, with respect to any Certificate, the principal amount thereof together with the premium, if any, applicable upon an optional prepayment, payable upon prepayment thereof pursuant to such Certificate and the Trust Agreement or any Supplemental Trust Agreement, together with accrued interest represented by such Certificate to the Prepayment Date.

"Project" shall mean the lease-purchase financing and construction or refinancing of the Facilities set forth on a particular Schedule and, if all or a portion of such Facilities shall be comprised of real property, the ground leasing of the related Facility Site by the School Board to the Corporation and the subleasing of such Facility Site back to the School Board.

"Project Fund" shall mean the trust fund designated as the "Project Fund" created and established in Section 401 of the Trust Agreement.

"Purchase Option Price" shall mean, with respect to any Facility financed under a Lease, as of each Lease Payment Date, the Basic Lease Payment then due plus the amount so designated and set forth on the Schedule for such Facility as the remaining principal portion of the Purchase Option Price, minus any credits pursuant to the provisions of Section 3.2 hereof, plus, an amount equal to the interest to accrue with respect to the Certificates to be prepaid as a result of the release of such Facility from the Lease, from such Lease Payment Date to the next available date for prepaying such Certificates, unless such prepayment shall occur on such Lease

-11-

interest if the issue has more than a de minimis part of original issue discount or premium) of such Series of Certificates.

"Schedule" shall mean a schedule, as amended and supplemented from time to time, to this Master Lease to be executed and delivered by the School Board and the Corporation for each Project, substantially in the form of Exhibit A hereto.

"School Board" shall mean the School Board of Palm Beach County, Florida, a body corporate and the governing body of the District.

"Series" or "Series of Certificates" shall mean the aggregate amount of each series of Certificates evidencing an undivided proportionate interest of the owners thereof in a particular Lease and the Basic Lease Payments thereunder, issued pursuant to the Trust Agreement or a Supplemental Trust Agreement.

"Special Tax Counsel" shall mean Greenberg, Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A., Miami, Florida, Cunningham & Self, West Palm Beach, Florida and Michael B. Brown, P.A., West Palm Beach, Florida or any other attorney at law or firm of attorneys, of nationally recognized standing in matters pertaining to the exclusion from gross income for federal income tax purposes of the interest on obligations issued by states and political subdivisions, and duly admitted to practice law before the highest court of any state of the United States of America.

"State" shall mean the State of Florida.

"Superintendent" shall mean the Superintendent of Schools of the District.

"Supplemental Payments" shall mean all amounts due under a Lease other than Basic Lease Payments and Additional Lease Payments.

"Supplemental Trust Agreement" shall mean any agreement supplemental or amendatory of the Trust Agreement.

"Trust Agreement" shall mean the Master Trust Agreement dated as of November 1, 1994 entered into by and between the Corporation and the Trustee, and any Supplemental Trust Agreement.

"Trustee" shall mean NationsBank of Florida, N.A., Fort Lauderdale, Florida and its successors or assigns which may at any time be substituted in its place pursuant to the provisions of the Trust Agreement.

SECTION 1.2. Rules of Construction. Unless the context shall otherwise indicate, words importing the singular number shall include the plural number and vice versa, and words importing

-13-



persons shall include firms, associations and corporations, including public bodies as well as natural persons.

The terms "hereby", "hereof", "hereto", "herein", "hereunder", and any similar terms, as used in this Master Lease, refer to this Master Lease.

## ARTICLE II.

### LEASE AND SUBLEASE OF FACILITIES AND FACILITY SITES

**SECTION 2.1. Lease and Sublease of Facilities and Facility Sites.** The Corporation hereby agrees to demise, lease and sublease to the School Board, and the School Board hereby agrees to hire, take, lease and sublease from the Corporation, the right, title and interest of the Corporation in and to the Facilities and Facility Sites, listed on each Schedule hereto, on the terms and conditions set forth in this Master Lease. For purposes of each Lease, all materials and services in respect of which amounts are paid by the Trustee for the acquisition, construction and installation of a Facility (including monies disbursed for Costs of Issuance) shall be deemed accepted by the School Board hereunder upon execution of a requisition by the School Board directing payment therefor under Section 402 of the Trust Agreement. The School Board hereby agrees that it has received valuable consideration for the portion of Basic Lease Payments representing Costs of Issuance and will pay the Lease Payments in respect of same, subject to the provisions hereof.

**SECTION 2.2. Lease Term.** This Master Lease shall be for an original Term commencing on the date hereof through and including June 30, 1995, and automatically renewable annually thereafter through the last date set forth on any Schedule hereto unless sooner terminated in accordance with the provisions hereof, including in particular Sections 3.5 and 4.1 hereof. Upon expiration or termination of the Lease Term, other than pursuant to Section 4.1(b) or (c) hereof, the Trustee, the School Board and the Corporation, at the expense of the School Board, shall execute and deliver such documents, if any, as shall be necessary to evidence such termination. The useful life of the Facilities shall extend beyond the last date set forth on the particular Schedule relating to such Facilities.

**SECTION 2.3. Acquisition of Facilities.** The School Board shall be responsible for acquisition, construction and installation of the Facilities, as agent for the Corporation, pursuant to the specifications of the School Board, including the letting of all contracts for the acquisition, construction and installation of the Facilities and for supervising the acquisition, construction and installation of the Facilities.

Contracts in connection with the acquisition, construction and installation of the Facilities shall be let in accordance with the competitive bidding policies of the School Board and laws applicable to school boards, including where applicable the requirements of Sections 235.056(3) and 235.26, Florida Statutes, as amended, Chapters 234 and 237, Florida Statutes, as amended, and regulations promulgated by the State Department of Education thereunder, including Rule 6A-2 FAC, and § 6A - 1.013 FAC regarding pool

-14-

-15-

purchases, and in accordance with the Instructions to Bidders and General Conditions. All rules and regulations of the State Department of Education applicable to acquisition and construction of educational facilities by the School Board shall apply to the same extent to the acquisition and construction of the Facilities by the School Board acting in its capacity as agent for the Corporation.

Moneys deposited in the Acquisition Account established with respect to particular Facilities shall be disbursed from time to time to pay the Costs of such Facilities, all as provided in Section 402 of the Trust Agreement and the applicable provisions of a Supplemental Trust Agreement. The School Board agrees that it will deliver to the Trustee completed requisitions in the form attached to the Trust Agreement as Exhibit B, and upon completion of acquisition, construction and installation of the Facilities, the School Board will deliver a Certificate of Acceptance in the form attached hereto as Exhibit B in order for the Trustee to make the final advances therefor in accordance with the provisions of the Trust Agreement. The School Board further agrees to deliver the items described in Section 402 of the Trust Agreement with respect to the acquisition of each portion of a Facility constituting land or an interest therein, to be financed hereunder.

The School Board shall be responsible for, and shall use its best efforts to effect the completion of acquisition, construction and installation of the Facilities, whether or not amounts in the Acquisition Account relating to such Facilities are sufficient to pay the Costs thereof. If moneys are improperly drawn from the Acquisition Account, the School Board upon proper notification thereof shall deposit an amount sufficient to restore the balance therein with the Trustee, no later than thirty (30) days following receipt of such notification.

Upon determination by the School Board prior to delivery of a Certificate of Acceptance that amounts on deposit in the Acquisition Account for particular Facilities will exceed the actual costs of such Facilities, the School Board may amend the related Lease and Ground Lease for the purpose of financing additional Facilities or portions of Facilities from such funds on deposit in such Acquisition Account.

The School Board may determine not to acquire, construct or install one or more of the Facilities relating to a particular Lease, or may determine to substitute one or more of the Facilities relating to a particular Lease for other approved Facilities. Upon determination by the School Board not to acquire, construct or install one or more of the Facilities relating to a particular Lease, or to substitute one or more of the Facilities relating to a particular Lease, the School Board may amend the related Lease and Ground Lease for the purpose of deleting or substituting such Facilities.

-16-

**SECTION 2.4. School Board's Liability.** As between the Corporation and the School Board, the School Board assumes liability for all risks of loss with respect to the Facilities. The School Board shall maintain in force during the entire acquisition, construction and installation period of any Facilities, property damage insurance as required by Section 5.3 hereof and (for the benefit of Certificate holders), as assignee of the Corporation, the Trustee shall be named as an additional insured and loss payee thereon. In the event the School Board or Corporation receives any damages or other moneys from any contractor, manufacturer or supplier of any portion of the Facilities or its surety pursuant to this Section 2.4 or Section 5.3, such moneys shall be paid to the Trustee for disposition in accordance with Section 5.4 hereof.

**SECTION 2.5. Possession and Enjoyment.** From and after the acceptance by the School Board of any Facilities in accordance with the terms of this Master Lease, the Corporation agrees that it will not interfere with the quiet use and enjoyment of the Facilities by the School Board during the Lease Term relating to such Facilities and that the School Board shall during such Lease Term peacefully and quietly have and hold and enjoy such Facilities, without hindrance or molestation from the Corporation, except as expressly set forth herein. At the request of the School Board and at the School Board's cost, the Corporation shall join in any legal action in which the School Board asserts its right to such possession and enjoyment to the extent the Corporation lawfully may do so. Upon expiration or termination of the Lease Term other than as a result of nonappropriation or default, the School Board shall enjoy full right, title and interest in and to the Facilities unless the Facilities are otherwise disposed of in accordance with the terms of this Master Lease.

**SECTION 2.6. Trustee Access to Facilities.** During the Lease Term of each Lease the School Board agrees that the Trustee, as assignee of the Corporation or its agents, shall have the right during the School Board's normal working hours on the School Board's normal working days to examine and inspect the Facilities for the purpose of assuring that the Facilities are being properly maintained, preserved, and kept in good repair and condition.

**SECTION 2.7. Disclaimer of Warranties.** The School Board acknowledges that each of the Corporation, the Trustee, the Certificate holders and any Credit Facility Issuer or issuer of a Reserve Account Letter of Credit/Insurance Policy MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE TITLE TO, VALUE, DESIGN, CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE OR FITNESS FOR USE OF ANY FACILITIES OR ANY PORTION THEREOF, OR AS TO THE QUALITY OR CAPACITY OF THE MATERIAL OR WORKMANSHIP IN SUCH FACILITIES OR ANY WARRANTY THAT SUCH FACILITIES WILL SATISFY THE REQUIREMENTS OF ANY LAW, RULE, SPECIFICATIONS OR CONTRACT WHICH PROVIDES FOR SPECIFIC MACHINERY, OPERATORS

-17-



OR SPECIAL METHODS OR ANY OTHER WARRANTY OF ANY KIND WHATSOEVER. In no event shall the Corporation, the Trustee, the Certificate holders or any Credit Facility Issuer or issuer of a Reserve Account Letter of Credit/Insurance Policy be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Master Lease or the existence, furnishing, functioning or School Board's use of the Facilities, or any item, product or service provided for in this Master Lease.

**SECTION 2.8. Warranties of the Facilities.** The Corporation hereby appoints the School Board its agent and attorney-in-fact during the Lease Term to assert from time to time whatever claims and rights, including warranties of the Facilities, which the Corporation or the School Board may have against the contractor, manufacturer or supplier of any Facilities or portion thereof.

**SECTION 2.9. Compliance with Law.** The School Board and the Corporation each represents, warrants and covenants that it has complied and will comply throughout the Lease Term of each Lease with the requirements of Sections 235.056(3) and 286.011, as well as Chapter 119, Florida Statutes relating to public access to its records and the openness of its meetings to the public.

**SECTION 2.10. Representations, Covenants and Warranties of the School Board.** The School Board represents, covenants and warrants as follows:

(a) The School Board is the governing body of the District, a body corporate pursuant to Article IX, Section 4(a) of the Florida Constitution (1968) and Chapter 230, Florida Statutes, has power to enter into this Master Lease and each Schedule hereto and has duly authorized and taken the necessary acts required prior to (including all required approvals) the execution and delivery of this Master Lease. The School Board warrants that this Master Lease, upon the execution and delivery hereof, is a valid, legal and binding limited obligation of the School Board, payable from current or other funds authorized by law and appropriated for such purpose as provided in Section 3.1 hereof.

(b) Neither the execution and delivery of this Master Lease nor of any Schedule nor the consummation of the transactions contemplated hereby and thereby, nor the fulfillment of or compliance with the terms and conditions hereof and thereof conflicts with or results in a breach of the terms, conditions, or provisions of any restriction or any agreement or instrument to which the School Board is now a party or by which the School Board is bound or constitutes a default under any of the foregoing, nor conflicts with or results in a violation of any provision of law governing the School Board and no representation, covenant and warranty

-18-

(j) Each of the Facilities set forth on a Schedule will be listed on the Educational Plant Survey for Palm Beach County Schools (or a spot survey) conducted from time to time by the State of Florida Department of Education and will have been approved for lease purchase by said Department.

(k) The School Board shall comply with all continuing disclosure requirements which may be applicable to it from time to time.

**SECTION 2.11. Representations, Covenants and Warranties of Corporation.** The Corporation represents, covenants and warrants as follows:

(a) The Corporation is a Florida not-for-profit corporation duly created, existing and in good standing under the laws of the State, is duly qualified to do business in the State, has all necessary power to enter into this Master Lease and each Schedule hereto, is possessed of full power to own, lease and hold real and personal property and to lease and sell the same as lessor, and has duly authorized the execution and delivery of this Master Lease and this Master Lease, upon execution and delivery hereof, is a valid, legal and binding non-recourse obligation of the Corporation.

(b) Neither the execution and delivery hereof nor of any Schedule hereto, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions and provisions of any restriction or any agreement or instrument to which the Corporation is now a party or by which the Corporation is bound, or constitutes a default under any of the foregoing.

(c) To the knowledge of the Corporation, there is no litigation or proceeding pending or threatened against the Corporation or any other person affecting the right of the Corporation to execute or deliver this Master Lease or to comply with its obligations under this Master Lease. Neither the execution and delivery of this Master Lease by the Corporation, nor compliance by the Corporation with its obligations under this Master Lease, require the approval of any regulatory body, any parent company, or any other entity, which approval has not been obtained.

-20-

herein is false, misleading or erroneous in any material respect.

(c) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, known to be pending or threatened against or affecting the School Board nor to the best of the knowledge of the School Board is there any basis therefor, wherein an unfavorable decision, ruling, or finding would materially and adversely affect the transactions contemplated by the School Board or which would adversely affect, in any way, the validity or enforceability of this Master Lease or any material agreement or instrument to which the School Board is a party, used or contemplated for use in the consummation of the transactions contemplated hereby.

(d) The estimated Cost of the Facilities shall not be less than the amount set forth on each Schedule relating to such Facilities (as such Schedule may be amended prior to the delivery by the School Board of a Certificate of Acceptance). The Facilities will be designed and constructed so as to comply with all applicable building and zoning ordinances and regulations, if any, and any and all applicable judicial and state standards and requirements relating to the Facilities and Facility Sites.

(e) The moneys in each Acquisition Account and any investment earnings thereon will be used only for payment of Cost of the Facilities, including payment of Basic Lease Payments.

(f) The School Board shall have fee simple title to all Facility Sites, subject only to Permitted Encumbrances, prior to entering into any Ground Lease with respect to such Facility Sites or amending any Ground Lease to add Facility Sites.

(g) In its use of the Facilities, the School Board shall comply with all applicable Federal, State and local governmental laws, regulations, ordinances, rules, orders, standards and codes and with all hazard insurance underwriters' standards applicable to the Facilities.

(h) Adequate water, sanitary sewer and storm sewer utilities, electric power, telephone and other utilities are available to the Facilities.

(i) The School Board intends, and will intend upon execution and delivery of each Schedule that this Master Lease shall remain in full force and effect until the last Lease Payment Date for any Facility hereunder.

-19-

### ARTICLE III.

#### LEASE PAYMENTS

**SECTION 3.1. Payment of Lease Payments.** Subject to the conditions stated herein, the School Board agrees to pay the Basic Lease Payments stated on each particular Schedule hereto and agrees to pay and discharge Additional Lease Payments, including all other amounts, liabilities and obligations which the School Board assumes or agrees to pay to the Corporation or to others as provided herein and on each Schedule hereto, together with interest on any overdue amount, PROVIDED, HOWEVER, THAT NEITHER THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA, NOR ANY POLITICAL SUBDIVISION THEREOF, SHALL BE OBLIGATED TO PAY, EXCEPT FROM SCHOOL BOARD APPROPRIATED FUNDS, ANY SUMS DUE HEREUNDER FROM ANY SOURCE OF TAXATION AND THE FULL FAITH AND CREDIT OF THE SCHOOL BOARD AND THE DISTRICT IS NOT PLEDGED FOR PAYMENT OF SUCH SUMS DUE HEREUNDER AND SUCH SUMS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE SCHOOL BOARD OR THE DISTRICT WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. NEITHER THE CORPORATION, THE TRUSTEE, NOR ANY CERTIFICATE HOLDER MAY COMPEL THE LEVY OF ANY AD VALOREM TAXES BY THE SCHOOL BOARD TO PAY THE LEASE PAYMENTS HEREUNDER. All Basic Lease Payments, Additional Lease Payments and all Supplemental Payments shall be made from current or other funds authorized by law and appropriated for such purpose by the School Board.

On each Lease Payment Date, the School Board shall pay to the Trustee, in lawful money of the United States of America, the Basic Lease Payments for such Lease Payment Date, less any credits as contemplated by Section 3.2 hereof, and less any reductions as contemplated by Section 4.2 hereof. The School Board agrees to deposit such amounts with the Trustee on each Lease Payment Date in order to assure that sufficient moneys will be available to the Trustee to make timely distribution thereof to the Certificate holders, or to reimburse any Credit Facility Issuer as provided in the following paragraph, all in accordance with the Trust Agreement. In the event that the Trustee has not received such Basic Lease Payments on such Lease Payment Date, the Trustee shall notify the School Board on the Business Day following the day payment was due that such Basic Lease Payments have not been received; provided, however, that such notice is for the purpose of convenience only and the School Board's obligation to make such payments shall in no way be conditioned by the giving or receipt of such notice. Once established under the initial Schedule, Lease Payment Dates shall be the same under all future Lease Schedules.

THE SCHOOL BOARD MAY NOT BUDGET AND APPROPRIATE FUNDS TO MAKE LEASE PAYMENTS SELECTIVELY ON A LEASE BY LEASE BASIS, BUT MUST APPROPRIATE FUNDS FOR ALL LEASES OR NONE OF THEM.

The School Board shall also pay, when due, directly to the party entitled thereto, Additional Lease Payments and Supplemental

-21-

Payments in accordance with the terms of this Master Lease and each Schedule hereto and the Trust Agreement. Additional Lease Payments for each separate Lease entered into under this Master Lease include, without limitation, optional prepayment premiums, Trustee fees and expenses, Corporation expenses, Credit Facility Issuer fees and expenses, if any, and all other amounts due the Trustee under the Trust Agreement or this Master Lease and a Credit Facility Issuer under any Reimbursement Agreement, all as set forth on a particular Schedule hereto. Supplemental Payments for each separate Lease hereunder include, without limitation, amounts required to be paid under Sections 5.1, 5.2, 5.6, 5.10 and 6.2 hereof, and amounts necessary to restore the balance in the Reserve Account for a particular Series of Certificates to the Reserve Account Requirement for such Series as provided in Section 405(b) of the Trust Agreement, or recurring amounts payable to a provider of a Reserve Account Letter of Credit/Insurance Policy.

The School Board hereby authorizes the Trustee, as assignee of the Corporation, (i) to create a Reserve Account to be held by the Trustee under the Trust Agreement for each Series of Certificates unless otherwise provided by the Schedule relating thereto, (ii) to deposit in each Reserve Account a portion of the proceeds from the sale of the Series of Certificates relating thereto, or in lieu thereof, or in substitution for the full amounts then on deposit therein or in an amount equal to the difference between the amount required to be deposited and the sum, if any, on deposit in a Reserve Account, to provide a Reserve Account Letter of Credit/Insurance Policy equal to the Reserve Account Requirement relating to such Series, or combination of a portion of the proceeds from the sale of a Series of Certificates and a Reserve Account Letter of Credit/Insurance Policy, and (iii) to use such amounts or amounts drawn on the Reserve Account Letter of Credit/Insurance Policy deposited in each sub-account of the Reserve Account as set forth in Section 405 of the Trust Agreement. In the event the aggregate amount of any cash, the value of any Investment Securities and the stated amount of any Reserve Account Letter of Credit/Insurance Policy in a Reserve Account shall be less than the Reserve Account Requirement provided therefor, the School Board shall pay to the Trustee from moneys budgeted and appropriated as Basic Lease Payments during the current Fiscal Year as Supplemental Payments an amount equal to such deficiency within thirty (30) days of receipt of notice of the deficiency from the Trustee. In the event the Trustee makes a draw on a Reserve Account Letter of Credit/Insurance Policy to pay amounts equal to Basic Lease Payments represented by a Series of Certificates, the School Board shall cause the amount which the Trustee can draw upon such Reserve Account Letter of Credit/Insurance Policy (or its original stated amount, if the School Board shall have deposited into the related Reserve Account a Letter of Credit/Insurance Policy pursuant to this Section) to be reinstated. In the event a Reserve Account Letter of Credit/Insurance Policy on deposit in a Reserve Account expires or is terminated, the School Board shall, simultaneously

-22-

Facility or Facilities financed hereunder. The interest portion of each Basic Lease Payment shall be calculated on the basis of a 360 day year consisting of twelve 30 day months.

**SECTION 3.4. Lease Payments to be Unconditional.** Subject to Sections 3.1 and 3.5 hereof the obligations of the School Board to make Lease Payments and to pay all other amounts provided for herein and in each Schedule and to perform its obligations under this Master Lease and each Schedule, shall be absolute and unconditional, and such Lease Payments and other amounts shall be payable without abatement or any rights of set-off, recoupment or counterclaim the School Board might have against any supplier, contractor, the Corporation, the Trustee or any other person and whether or not the Facilities are accepted for use or used by the School Board or available for use by the School Board, whether as a result of damage, destruction, condemnation, defect in title or failure of consideration or otherwise. This Master Lease shall be deemed and construed to be a "net lease".

**SECTION 3.5. Non-Appropriation.** Notwithstanding anything in this Master Lease to the contrary, the cost and expense of the performance by the School Board of its obligations under this Master Lease and each Schedule hereto and the incurrence of any liabilities of the School Board hereunder and under each Schedule hereto including, without limitation, the payment of all Lease Payments and all other amounts required to be paid by the School Board under this Master Lease and each Schedule hereto, shall be subject to and dependent upon appropriations being duly made from time to time by the School Board for such purposes. Under no circumstances shall the failure of the School Board to appropriate sufficient funds constitute a default or require payment of a penalty, or in any way limit the right of the School Board to purchase or utilize educational facilities similar in function to those leased hereunder.

Unless the School Board, at a public meeting held prior to the end of the then current Fiscal Year, shall give notice of its intent not to appropriate the funds necessary to make all Lease Payments coming due in the following Fiscal Year under this Master Lease and each Schedule hereto, the Superintendent shall include in the Superintendent's tentative budget proposal the funds necessary to make such Lease Payments, and the Lease Term of all Leases shall be automatically renewed on June 30 of the current Fiscal Year, for the following Fiscal Year, subject to appropriation being made by the School Board in the final official budget. If Lease Payments are due hereunder during the period prior to the adoption of the School Board's final official budget for an ensuing Fiscal Year, the Lease Term of all Leases shall be deemed extended only if the tentative budget or extension of the prior budget (whether by Board action or operation of law) makes available to the School Board monies which may be legally used to make the Lease Payments due hereunder during such period. If no such appropriation is made in

-24-

with such expiration or termination, either replace such Letter of Credit/Insurance Policy with a subsequent Reserve Account Letter of Credit/Insurance Policy with a stated amount equal to the Reserve Account Requirement or transfer to the Trustee, for deposit in such Reserve Account in which such Policy had been deposited, an amount of cash equal to the Reserve Account Requirement.

**SECTION 3.2. Credits to Lease Payments.** The Lease Payments due hereunder shall be reduced when applicable by the amounts credited as follows:

(a) The Trustee shall deposit into the Lease Payment Account established with respect to each lease, interest income in accordance with the Trust Agreement, amounts in excess of the Reserve Account Requirement transferred to the Lease Payment Account pursuant to Section 405(d) of the Trust Agreement and amounts transferred from the Capitalized Interest Account to the Lease Payment Account pursuant to Section 403 of the Trust Agreement, and apply such amounts as provided therein.

(b) Unless otherwise provided in the Schedule related thereto, upon the completion of acquisition and construction of the Facilities financed under a particular Lease and payment of all Costs of such Facilities or upon the termination of the Lease Term of a particular Lease pursuant to Section 4.1 hereof, the amounts, if any, on deposit in the Acquisition Account for the related Series of Certificates shall be transferred to the Lease Payment Account for such Series, to be applied to Basic Lease Payments next coming due under the Lease; provided, however, that if, upon delivery by the School Board of a Certificate of Acceptance indicating completion of the acquisition, construction, installation and payment of all costs of the Facilities financed under a particular Lease (including the failure of the School Board to acquire any component of such Facilities), there shall remain in the related Acquisition Account an amount greater than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Lease, the entire remaining amount shall be transferred to the related Prepayment Account in accordance with Section 7.2(b) hereof.

(c) There shall be deposited in the Lease Payment Account or the Prepayment Account for a Series of Certificates, as the case may be, Net Proceeds realized in the event of damage, destruction or condemnation to be applied to Basic Lease Payments under the related Lease, or to the Prepayment Price of such Series of Certificates, all as provided for in Section 5.4(b) hereof.

**SECTION 3.3. Basic Lease Payment Components.** A portion of each Basic Lease Payment is paid as and represents the payment of interest and the balance of each Basic Lease Payment is paid as and represents the payment of principal. Each Schedule hereto shall set forth such components of each Basic Lease Payment for each

-23-

the final official budget, or if no official budget is adopted as of the last day upon which a final budget is required to have been adopted under Chapter 237, Florida Statutes and applicable regulations thereunder, the Lease Term of all Leases shall terminate as of the date of adoption of the final official budget, or such last day, whichever is earlier.

If the School Board declares its intent at such public meeting prior to the end of the then current Fiscal Year not to appropriate the funds, the Lease Term of all Leases shall not be automatically renewed for the following Fiscal Year, but shall terminate on June 30th of the current Fiscal Year. The final Lease Term may be for a period which is less than a full Fiscal Year.

The School Board shall provide written notice of any non-appropriation of funds described herein to the Trustee, any Credit Facility Issuer and any issuer of a Reserve Account Letter of Credit/Insurance Policy within three (3) Business Days thereafter.

THE SCHOOL BOARD MAY NOT BUDGET AND APPROPRIATE FUNDS TO MAKE LEASE PAYMENTS SELECTIVELY ON A LEASE BY LEASE BASIS, BUT MUST APPROPRIATE FUNDS FOR ALL LEASES OR NONE OF THEM.

**SECTION 3.6. Surrender of Facilities.** (A) Upon the termination of the Lease Term of all Leases prior to the payment of all Lease Payments scheduled therefor or without the payment of the then applicable Purchase Option Price of the Facilities financed under such Lease, or (B) as provided in Section 8.2 hereof upon the occurrence of an event of default, the School Board shall immediately surrender and deliver possession of all the Facilities financed under this Master Lease and all Schedules hereto to the Trustee as assignee of the Corporation or any person designated by it, in the condition, state of repair and appearance required under this Master Lease, in accordance with the instructions of the Corporation. Upon such surrender, the transferee shall sell or lease the Facilities if then practicable in such manner and to such person or persons for any lawful purpose or purposes, as it shall, in its sole discretion, determine to be appropriate. The proceeds derived by such transferee from any such sale or lease of Facilities shall be applied first to the payment in full of the Series of Certificates relating to such Facilities (including all amounts owing under the applicable Lease) and then to the payment of any accrued but unpaid obligations of the Corporation under Section 3 of the Ground Lease relating to such Facilities. Any excess after all such payments shall be paid to the School Board.

If the School Board shall refuse or fail to voluntarily deliver possession of the Facilities to the Corporation or its assignee as above provided, the Corporation or its assignee may enter into and upon the Facilities, or any part thereof, and repossess the same and thereby restore the Corporation or its assignee to its former possessory estate as lessee under the

-25-

related Ground Lease and lesser hereunder and expel the School Board and remove its effects forcefully, if necessary, without being taken or deemed to be guilty in any manner of trespass in order that the Corporation or its assignee may sell or re-let the leasehold interest in the Facilities, subject to Permitted Encumbrances, for any lawful purpose or purposes, for the remainder of the term of the related Ground Lease, if applicable, and the School Board shall have no further possessory right whatsoever in the Facilities, for the remainder of the term of the respective Ground Lease; the Corporation or its assignee may exercise all available remedies at law or in equity to evict the School Board and to enjoy its possessory rights to all Facility Sites under one or more Ground Leases; and the School Board shall be responsible for the payment of damages in an amount equal to the Lease Payments which would have accrued hereunder, calculated on a daily basis, for any period during which the School Board fails to surrender the Facilities or for any other loss suffered by the Corporation or its assignee as a result of the School Board's failure to surrender the Facilities, all without prejudice to any remedy which might otherwise be available to the Corporation or its assignee for arrears of Lease Payments or for any breach of the School Board's covenants herein contained.

Upon the termination of the Lease Term of all Leases as a result of a default by the School Board, the Corporation or its assignee shall have, in addition to the rights and remedies described above, the right to sue for compensatory damages, including upon failure of the School Board to surrender possession of the Facilities to the Corporation or its assignee, damages for any loss suffered by the Corporation or its assignee as a result of the School Board's failure to take such actions as required, including reasonable legal fees.

The School Board, as owner of the Facility Sites, may voluntarily and in cooperation with the Corporation or its assignee as owner of the Facilities, sell the Facility Sites and the Facilities, the proceeds of such sale to be applied by the Trustee in the manner described above in this section. The sale of any particular Facility Site and Facility thereon shall require the consent of the Credit Facility Issuer, if any, insuring the Series of Certificates relating to such Facility Site and Facility thereon. If applicable, such sale shall be conducted in accordance with the requirements of Section 235.04(1), Florida Statutes and the rules of the State Department of Education promulgated thereunder.

-26-

## ARTICLE V.

### COVENANTS OF SCHOOL BOARD

**SECTION 5.1. Maintenance of the Facilities by the School Board.** The School Board agrees that at all times during each Lease Term, the School Board will, at the School Board's own cost and expense, maintain, preserve and keep the Facilities in good repair and condition, and that the School Board will from time to time make or cause to be made all necessary and proper repairs, replacements and renewals, interior and exterior, thereto. The Corporation shall have no obligation in any of these matters, or for the making of repairs, improvements or additions to the Facilities. If the School Board fails to perform such obligations the Trustee may perform the School Board's obligations or perform work resulting from the School Board's actions or omissions and the cost thereof (together with interest until reimbursed) shall be immediately due and payable as Supplemental Payments.

**SECTION 5.2. Taxes, Other Governmental Charges and Utility Charges.** In the event that the ownership, leasing, use, possession or acquisition of the Facilities or Facility Sites are found to be subject to taxation in any form, the School Board will pay during each Lease Term, as the same come due, all taxes and governmental charges of any kind whatsoever that may at any time be lawfully assessed or levied against or with respect to the Facilities or Facility Sites and any facilities or other property acquired by the School Board as permitted under this Master Lease in substitution for, as a renewal or replacement of, or a modification, improvement or addition to the Facilities or Facility Sites, as well as all utility and other charges incurred in the operation, maintenance, use, occupancy and upkeep of the Facilities and Facility Sites; provided that, with respect to any governmental charges that may lawfully be paid in installments over a period of years, the School Board shall be obligated to pay only such installments as have accrued during the time the Lease Term is in effect. If the School Board fails to perform such obligations the Trustee may perform the School Board's obligations and the cost thereof (together with interest until reimbursed) shall be immediately due and payable as Supplemental Payments.

**SECTION 5.3. Provisions Regarding Insurance.** During acquisition, construction and installation of the Facilities the School Board shall require any contractor to provide Workers' Compensation, Comprehensive General Liability Insurance, Property Insurance, Property coverage for contractor's equipment, Professional Liability Insurance, Builders Risk Insurance, Automobile Liability Insurance, and other insurance pursuant to the terms of the Instructions to Bidders and the General Conditions of the School Board. Contractors shall be required to provide builders' all risk property damage insurance in an amount not less than the full value of all work in place and materials and equipment provided or

-28-

## ARTICLE IV.

### TERMINATION

**SECTION 4.1. Termination of Lease Term.** The Lease Term will terminate upon the earliest of any of the following events:

(a) with respect to all Leases, on the latest Lease Payment Date set forth in any Schedule attached to this Master Lease;

(b) with respect to all Leases, in the event of nonappropriation of funds for payment of Lease Payments as provided in Sections 3.1, 3.4 and 3.5 of this Master Lease;

(c) with respect to all Leases, upon a default by the School Board with respect to any Lease and the termination of the Lease Term of all Leases by the Trustee pursuant to Section 8.2(1) of this Master Lease;

(d) with respect to a particular Lease, upon payment by the School Board of the Purchase Option Price of the particular Facilities leased under such Lease, or upon provision for such payment pursuant to Section 7.3 hereof, provided, however, that upon such provision for payment the obligation to make Lease Payments under such Lease shall continue to be payable solely from such provision for payment.

**SECTION 4.2. Effect of Termination.**

(a) Upon the termination of the Lease Term for the reason referred to in Section 4.1(b) or (c) hereof, the provisions of Section 3.6 shall be applicable. Upon such termination for the reason referred to in Section 4.1(c) hereof, the provisions of Sections 8.2 and 8.3 shall also be applicable.

(b) In the event of termination of the Lease Term for the reason referred to in Section 4.1(d) hereof, there shall be applied solely from the amounts deposited pursuant to Section 7.3 hereof as a reduction against such Basic Lease Payments to become due after such termination an amount equal to the Basic Lease Payments applicable to the Facilities.

(c) Notwithstanding the termination of the Lease Term pursuant to Section 4.1 hereof, the representations of the School Board set forth in Section 2.10 hereof and the provisions of Sections 5.7 and 5.10 hereof shall survive such termination.

-27-

delivered by each supplier. The Trustee and the Corporation shall be named as additional insureds and loss payees wherever the School Board is to be so named, and shall be entitled to written notice of cancellation to the same extent as the School Board.

The School Board shall, during the Lease Term, purchase and maintain property insurance coverage in an amount not less than \$85,000,000 per occurrence, to the extent such insurance is available at commercially reasonable costs, covering the replacement cost of its property including the Facilities insuring against the perils of FIRE, LIGHTNING, WINDSTORM, HAIL, HURRICANE, WINDBLOWN RAIN, DAMAGE FROM WATER, EXPLOSION, AIRCRAFT, VEHICLES, SMOKE, VANDALISM AND MALICIOUS MISCHIEF, TRANSPORTATION HAZARDS, THEFT AND BURGLARY. The School Board shall maintain a self-insurance program for its combined general and automobile liability insurance coverage in an amount not less than \$200,000 per occurrence pursuant to the provisions contained within Florida Statute 768.28. The School Board shall also purchase and maintain, or cause to be purchased and maintained, boiler & machinery insurance coverage (including air conditioning equipment) in an amount not less than \$20,000,000 per accident.

The adequacy of the School Board's property insurance coverage shall be reviewed annually by the Insurance Consultant, and the School Board shall follow the recommendations of the Insurance Consultant so long as the recommended insurance is available at commercially reasonable costs and otherwise satisfies the criteria set forth herein. The School Board shall maintain eligibility for assistance by the Federal Emergency Management Agency.

The School Board may elect to self-insure for any such damage or liability, as provided above, upon the following terms and conditions:

(a) the self-insurance program shall be approved by the Insurance Consultant;

(b) The self-insurance program shall include a sound claims reserve fund out of which each self-insured claim shall be paid; the adequacy of such fund shall be evaluated at least annually by the Insurance Consultant; and any deficiencies in the fund shall be remedied in accordance with the recommendations of the Insurance Consultant;

(c) The self-insurance claims reserve fund shall be held in a bank account created for the purpose of maintaining such self-insurance funds, which bank account may be under the control of the School Board and may not be commingled with other School Board moneys; and

-29-

(d) In the event the self-insurance program shall be discontinued, the actuarial soundness of its claims reserve fund shall be maintained.

The School Board may also self-insure for the amount of the deductible portion of the above described insurance coverage. The School Board's present maximum self-insured limits are \$100,000 per occurrence for property coverage not including wind, and a maximum of \$10,000,000 and a minimum of \$10,000,000 per occurrence resulting from wind damage; \$200,000/\$200,000 per occurrence for combined general and automobile liability coverage; \$10,000 per accident for boiler & machinery (including air conditioning equipment). If the School Board revises such limits such that its self-insured retention exceeds 10% of the amount of property insurance recommended by the Insurance Consultant, the School Board will cause the adequacy of its self-insurance reserve fund to be reviewed by the Insurance Consultant on an annual basis.

Flood insurance shall be separately maintained for its property, including any of the Facilities, located in a federally designated flood plain, in such amounts per occurrence recommended by the Insurance Consultant as being available at commercially reasonable costs and in minimum amounts necessary to qualify for the Federal disaster relief programs. If such minimum amounts are not available at commercially reasonable costs in the opinion of the Insurance Consultant, the School Board shall self-insure for such amounts as will qualify for the Federal disaster relief program.

The sufficiency of the School Board's flood insurance coverage shall be reviewed at least annually by the Insurance Consultant, and the School Board shall follow the recommendations of the Insurance Consultant so long as the recommended insurance meets the criteria set forth in the preceding paragraph.

Any insurance policy issued pursuant to this Section 5.3 shall provide that the Corporation and the Trustee shall be notified of any proposed cancellation of such policy thirty (30) days prior to the date set for cancellation. Any policy of all risk property insurance must be obtained from a commercial insurance company or companies rated A by A.M. Best Company or in one of the two highest rating categories of Moody's and S&P, or otherwise approved by the Credit Facility Issuer. The School Board and the Trustee shall be named as insureds and loss payees.

If required by Florida law, the School Board shall carry or cause to be carried worker's compensation insurance covering all employees on, in, near or about the Facilities, and upon request, shall furnish or cause to be furnished to the Corporation and the Trustee certificates evidencing such coverage.

-30-

Board shall not be required to comply with the provisions of subparagraph (a) set forth above. If the Net Proceeds are equal to less than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Facilities, such Net Proceeds shall be deposited in the Lease Payment Account for the Series of Certificates relating to such Facilities to be credited against Basic Lease Payments next coming due in accordance with Section 3.2 (C) hereof. If the Net Proceeds are equal or greater than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Facilities, such Net Proceeds shall be deposited in the Prepayment Account for the Series of Certificates relating to such Facilities to be applied to the prepayment in part of the principal portion and accrued interest portion of Basic Lease Payments relating to such Facilities represented by the Certificates in accordance with Section 7.2 hereof.

**SECTION 5.5. Insufficiency of Net Proceeds.** If the School Board elects to repair, restore or replace the Facilities under the terms of Section 5.4(a) hereof and the Net Proceeds therefor are insufficient to pay in full the Cost of such repair, restoration or replacement, the School Board shall complete the work and pay any Cost in excess of the amount of the Net Proceeds, and the School Board agrees that, if by reason of any such insufficiency of the Net Proceeds the School Board shall make any payments pursuant to the provisions of this Section, the School Board shall not be entitled to any reimbursement therefor from the Corporation or the Trustee nor shall the School Board be entitled to any diminution of the amounts payable under the related Lease.

**SECTION 5.6. Advances.** In the event the School Board shall not elect to self-insure any risk that would otherwise require the maintenance of insurance coverage hereunder, and shall fail to maintain the full insurance coverage required hereunder, the Corporation may, but shall be under no obligation to, purchase the required policies of insurance and pay the premiums on the same, or if the School Board shall fail to keep the Facilities in good repair and operating condition, the Corporation may, but shall be under no obligation to, make such repairs or replacements as are necessary and provide for payment thereof; and all amounts so advanced therefor by the Corporation shall become immediately due and payable as a Supplemental Payment under the Lease relating to such Facilities which amounts, together with interest thereon (at an annual interest rate equal to the interest portion of the Basic Lease Payments, expressed as an annual interest rate) until paid, the School Board agrees to pay.

**SECTION 5.7. Release and Indemnification.** To the extent permitted by Florida law, including the provisions of Section 768.28 Florida Statutes, the School Board shall indemnify and save the Corporation and the Trustee harmless from and against any and all

-32-

In the event of any loss, damage, injury, accident, theft or condemnation involving the Facilities, the School Board shall promptly provide or cause to be provided to the Corporation and the Trustee written notice thereof, and make available or cause to be made available to the Corporation and the Trustee all information and documentation relating thereto.

Any insurance policy maintained pursuant to this Section 5.3 shall be so written or endorsed to provide that the Trustee (on behalf of the Certificate holders), and the Corporation are named as additional insureds, and the Trustee, the Corporation and the School Board are named as loss payees as their interests may appear and the Net Proceeds of any appropriation made in connection with a self-insurance election shall be payable to the School Board, the Corporation and the Trustee (on behalf of the Certificate holders) as their respective interests may appear. The Net Proceeds of the insurance required in this Section 5.3 or the Net Proceeds of any appropriation in connection with a self-insurance election shall be applied as provided in Section 5.4(a) and Section 5.4(b) hereof.

**SECTION 5.4. Damage, Destruction or Condemnation.** If prior to the termination of the Lease Term under a particular Lease, the Facilities financed under such Lease or any portion thereof are destroyed or are damaged by fire or other casualty, or title to, or the temporary use of such Facilities or any portion thereof shall be taken under the exercise of the power of eminent domain, the School Board shall, within sixty (60) days after such damage, destruction or condemnation elect one of the following two options by written notice from an Authorized School Board Representative of such election to the Corporation and the Trustee:

(a) **Option A - Repair, Restoration or Replacement.** Except as provided below, the School Board will cause the Net Proceeds of any insurance or the Net Proceeds of any appropriation made in connection with a self-insurance election, or the Net Proceeds of any claim or condemnation award to be applied to the prompt repair, restoration, or replacement (in which case such replacement shall become subject to the provisions of the related Lease as fully as if it were the originally leased Facilities) of such Facilities. Any such Net Proceeds received by the Trustee shall be deposited in the related Acquisition Account and be applied by the Trustee toward the payment of the Cost of such repair, restoration or replacement, utilizing the same requisition process set forth in the Trust Agreement for the payment of the Cost of the Facilities from such Acquisition Account.

(b) **Option B - Partial Prepayment.** If the School Board has determined that its operations have not been materially affected and that it is not in the best interest of the School Board to repair, restore or replace that portion of the Facilities so damaged, destroyed or condemned, then the School

-31-

liability, obligations, claims and damages, including consequential damages and reasonable legal fees and expenses, arising out of, or in connection with, the transactions contemplated by this Master Lease, all Schedules hereto, any Ground Lease, any Assignment Agreement and the Trust Agreement including, without limitation, the issuance of Certificates, except in the case of liability, obligations, claims and damages arising out of their own negligence or willful misconduct.

**SECTION 5.8. Payment and Performance Bonds and other Guaranty.** The School Board agrees to cause any contractor to provide performance, payment and guarantee and any additional bonds or surety bonds, if and when required pursuant to the Instructions to Bidders and the General Conditions and the provisions of Section 255.05, Florida Statutes, and other applicable provisions of Florida Law. Such bonds or other surety shall be in dual obligee form, naming the School Board and the Trustee as dual obligees.

**SECTION 5.9. Essential Governmental Functions.** The School Board represents and warrants that the services to be provided by or from the Facilities are essential to the delivery of the School Board's essential governmental services, and covenants that during the Lease Term it will use the Facilities to perform essential governmental functions relating to its statutory responsibility of providing for public education throughout the District. The School Board represents and covenants that it has an immediate need for the Facilities, that it does not expect such need to diminish during the Lease Term and that it intends to use the Facilities for public school educational purposes throughout each Lease Term.

**SECTION 5.10. Tax Exemption; Rebates.** In order to maintain the exclusion from gross income for federal income tax purposes of the interest portion of the Basic Lease Payments paid to the Certificate holders, the School Board shall comply with the provisions of the Code applicable to this Master Lease and each Schedule thereto and each Series of Certificates issued under the Trust Agreement, including without limitation the provisions of the Code relating to the computation of the yield on investments of the Gross Proceeds of each Series of Certificates, reporting of earnings on the Gross Proceeds of each Series of Certificates, and rebating Excess Earnings to the Department of the Treasury of the United States of America. In furtherance of the foregoing, the School Board shall comply with the letter of instructions as to compliance with the Code with respect to each Lease and each Series of Certificates, to be delivered by Special Tax Counsel at the time each Series of Certificates is issued, as such letter may be amended from time to time, as a source of guidance for achieving compliance with the Code.

The School Board shall not take any action or fail to take any action which would cause a Lease and the Series of Certificates relating thereto to be "arbitrage bonds" within the meaning of

-33-



Section 148(a) of the Code or which would otherwise cause the portion of Basic Lease Payments under such Lease representing the payment of interest as set forth in Section 3.3 hereof to be includable in the gross income of the Certificate holders.

In the event that the School Board shall fail to rebate such Excess Earnings when due, the Corporation or its assignee may, but shall be under no obligation to, pay amounts due to the Treasury; and all amounts so advanced by the Corporation or its assignee shall become immediately due and payable as a Supplemental Payment under the Lease relating to such Series of Certificates which amounts, together with interest thereon (at an annual interest rate equal to the interest portion of the Basic Lease Payments relating thereto expressed as an annual interest rate) until paid, the School Board agrees to pay.

**SECTION 5.11. Budget and Tax Levy.** The School Board covenants that it shall cause the Superintendent to prepare and submit the budget recommendation in accordance with Section 3.5 hereof including provision for discretionary capital outlay millage under Section 236.25, Florida Statutes, as amended, and that the School Board will act on such recommendation, will hold public hearings, will adopt tentative and final official budgets, and will submit such budgets to the Department of Education for approval, all pursuant to the requirements of the laws of Florida and the regulations of the Department of Education as in effect from time to time.

Subject to the right of non-appropriation set forth in Sections 3.1 and 3.5 hereof the School Board expects that its legally available revenues will be sufficient to meet its Lease Payment obligations under the Master Lease in each Fiscal Year.

**SECTION 5.12. Compliance with Law, Regulations, Etc.**

(a) The School Board has, after due inquiry, no knowledge and has not given or received any written notice indicating that its Facilities and Facility Sites or the past or present use thereof or any practice, procedure or policy employed by it in the conduct of its business materially violates 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 Facilities (collectively, "Laws and Regulations"). Without limiting the generality of the foregoing, neither the School Board nor to the best of its knowledge, after due inquiry, any prior or present owner, tenant or subtenant of any of the Facilities and Facility Sites has, other than as set forth in subsections (a) and (b) of this Section 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, FRPA and Title III (as such term is defined in subsection (e)), and the regulations promulgated pursuant thereto, and in all other Environmental Regulations applicable to the School Board, any of the Facilities or Facility Sites or the business operations conducted by the School Board thereon (collectively, "Hazardous Materials") on, from or beneath its Facilities or Facility Sites, (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 its Facilities or Facility Sites, or (iii) stored any material amount of petroleum products at its Facility Sites in underground storage tanks.

(b) Excluded from the representations and warranties in subsection (a) hereof with respect to Hazardous Materials are those amounts ordinarily found in the inventory of or used in the maintenance of public schools and related facilities, the use, treatment, storage, transportation and disposal of which has been and shall be in compliance with all Laws and Regulations.

(c) No Facilities or Facility Sites located in an area of high potential incidence of radon has an unventilated basement or sub-surface portion which is occupied or used for any purpose other than the Corporation or support of the improvements to the Facilities.

(d) The School Board has not received any notice from any insurance company which has issued a policy with respect to the Facilities or Facility Sites 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 Facilities or Facility Sites. The School 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 its Facilities or Facility Sites which is to be performed or complied with by it.

(e) For purposes of this Section and Section 5.13 hereafter, the following terms shall have the following meanings:

"Asbestos Containing Materials" shall mean material in friable form containing more than one percent (1%) of the asbestosiform vari-

-34-

-35-

eties of (a) chrysotile (serpentine); (b) crocidolite (riebeckite); (c) amosite (cummingtonite-grunerite); (d) anthophyllite; (e) tremolite; and (f) 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"), the Florida Radiation Protection Act, as amended (Fla. Stat. Chapter 404) (together with all regulations promulgated thereunder, "FRPA") 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.

**SECTION 5.13. Environmental Compliance.**

(a) The School Board shall not use or permit the Facilities or Facility Sites 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 improvements on the Facilities or Facility Sites 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 Facilities or Facility Sites or onto any other property excluding, however, those Hazardous Materials in those amounts ordinarily found in the inventory of or used in the maintenance of public schools and related facilities, 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 School Board shall promptly commence and perform, or cause to be commenced and performed promptly, without cost to the Corporation 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

Facilities or other property, in compliance with all Environmental Regulations. Notwithstanding anything to the contrary contained herein, underground storage tanks shall only be permitted subject to compliance with subsection (d) of this Section and only to the extent necessary to maintain the improvements on the Facilities or Facility Sites.

(b) The School 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 Facility Sites free and clear of any liens imposed pursuant thereto (provided, however, that any such liens, if not discharged, may be bonded). The School 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 Facilities and Facility Sites; provided, however, that notwithstanding that a portion of this covenant is limited to the School Board's use of its best efforts, the School Board shall remain solely responsible for ensuring such compliance and such limitation shall not diminish or affect in any way the School Board's obligations contained in subsection (c) hereof as provided in subsection (c) hereof. Upon receipt of any notice from any Person with regard to the Release of Hazardous Materials on, from or beneath the Facilities and Facility Sites, the School Board shall give prompt written notice thereof to the Trustee, the Corporation and the Credit Facility Issuer (and, in any event, prior to the expiration of any period in which to respond to such notice under any Environmental Regulations).

(c) Irrespective of whether any representation or warranty contained in Section 5.12 is true or correct, the School Board shall defend, indemnify and hold harmless the Corporation, the Trustee and the Credit Facility Issuer, its partners, depositories 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 the indemnification contained in this Section 5.13), consultants' fees, investigation and laboratory fees, liabilities, settlements (five (5) Business Days' prior notice of which the Corporation, the Trustee or the Credit Facility Issuer, as appropriate, shall have delivered to the School 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 Facilities or Facility Sites, (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,

-36-

-37-

settlement reached (five (5) Business Days' prior notice of which the Corporation, the Trustee or the Credit Facility Issuer, as appropriate, shall have delivered to the School Board) or governmental order relating to Hazardous Materials on, from or beneath any of the Facilities or Facility Sites, (iv) any violation of Environmental Regulations or subsection (a) or (b) hereof by it or any of its agents, tenants, employees, contractors, licensees, 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 School Board is strictly liable under any Environmental Regulation, its obligation to the Corporation, the Trustee and the Credit Facility Issuer 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. The School Board's obligations and liabilities under this Section 5.13(c) shall survive the termination of this Master Lease.

(d) The School 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 only in accordance with Laws and Regulations, including but not limited to Environmental Regulations.

#### SECTION 5.14. Prosecution and Defense of Suits.

(a) The School Board shall promptly from time to time take or cause to be taken such action as may be necessary or proper to remedy or cure any defect in or cloud upon the title to any Facility Site or Facilities comprising a Project, or any portion thereof, and shall prosecute all such suits, actions and other proceedings as may be appropriate for such purpose and shall, to the extent permitted and limited by applicable law and only from moneys legally available for such purpose, indemnify or cause to be indemnified the Corporation for all loss, cost, damage and expense, which the Corporation may incur by reason of any such defect, cloud, suit, action or proceedings.

(b) The School Board shall defend, or cause to be defended against every suit, action or proceeding at any time brought against the Corporation, or its directors, officers and employees upon any claim arising out of the receipt, application or disbursement of any moneys held by the Trustee or arising out of the construction of Facilities comprising any Project and involving the rights of the Corporation, or its directors, officers and employees under this Master Lease or any act or omission of the directors, officers and employees done or omitted to be done within the scope of their respective office or employment, other than an act or omission which is the result of misconduct or negligence by such parties; provided, that the Corporation, at its election, may appear in and defend any such suit, action or proceeding. To the

-38-

#### ARTICLE VI.

##### TITLE

**SECTION 6.1. Title to Facility Sites and Facilities.** Throughout the term of each Ground Lease, fee title to the Facility Sites described therein shall be in the name of the School Board, subject to Permitted Encumbrances. Until the earlier of the date on which payment in full, or provision for payment of all Lease Payments under a particular Lease or payment of the then applicable Purchase Option Price of one or more Facilities financed under such Lease, as provided in Sections 7.2 or 7.3 hereof, has been made, or until substitution of comparable Facilities for Facilities financed under a Lease as provided in Section 6.4 hereof, title to such Facilities shall remain vested in the Corporation (except as otherwise provided in the related Schedule), subject to Permitted Encumbrances. At such time as payment, or provision for payment as provided in Section 7.2 or 7.3 hereof, of all Lease Payments or the then applicable Purchase Option Price of one or more Facilities has been made in full, the School Board shall be deemed to have exercised an option to purchase such Facilities and fee simple title to such Facilities free and clear of all encumbrances, except Permitted Encumbrances, shall vest in the School Board. Upon substitution of other Facilities for Facilities financed under a Lease as herein provided, fee simple title to the Facilities for which substitution has been made, shall vest in the School Board free and clear of all encumbrances except Permitted Encumbrances. The Corporation hereby appoints the School Board as its agent to prepare and file or record in appropriate offices such documents as may be necessary to cause record title to such Facilities to vest in the School Board. The Corporation agrees to immediately execute a warranty deed for the Facilities and a written surrender and release and an assignment without recourse or warranty of all its right, title, and interest under the related Lease and Ground Lease to the School Board, or shall execute amendments to the Lease Schedule, if appropriate in the case of the purchase of portions of the Facilities financed under a Lease, as well as all other instruments necessary to vest good and marketable fee simple title to the Facilities in the School Board and relinquish the Corporation's interest therein, subject only to Permitted Encumbrances. The related Ground Lease shall then be terminated, or modified, as provided therein. The Corporation shall request the execution of such instruments by the Trustee as necessary to effect the conveyances described herein.

There shall be no merger of a Lease or of the leasehold estate thereby created in any Facilities or Facility Sites with the fee estate in such Facilities or Facility Sites by reason of the fact that the same person may acquire or hold, directly or indirectly, a Lease or leasehold estate therein, or any interest therein, and the fee estate in the Facilities or Facility Sites conveyed to such Lease or any interest in such fee estate.

-40-

extent permitted and limited by applicable law and only from moneys legally available for such purpose, the School Board shall indemnify or cause to be indemnified the Corporation, against any and all claims, demands, costs or liability claimed or asserted by any person, arising out of such receipt, application or disbursement.

**SECTION 5.15. Waiver of Laws.** The School Board shall not at any time insist upon or plead in any manner whatsoever, or claim or suffer or take the benefit or advantage of any stay or extension law now or at any time hereafter in force which may adversely affect the covenants and agreements contained in this Master Lease and the benefit and advantage of any such law or laws is hereby expressly waived by the School Board to the extent that the School Board may legally make such waiver.

-39-

If required by a Credit Facility Issuer the School Board shall provide one or more policies of title insurance naming the School Board, the Corporation and the Trustee as insureds, as their interests may appear, in amounts as required by such Credit Facility Issuer. Proceeds of any payment under a title insurance policy shall be paid to the Trustee and held for application (at the direction of the School Board prior to the occurrence of an Event of Default or a nonappropriation hereunder) first, to cure any defect in title, and second, in accordance with the priorities set forth in Section 504(a) of the Trust Agreement. The execution of each Ground Lease and each amendment thereto adding or modifying a Facility Site shall be subject to the approval of the related Credit Facility Issuer (no approval shall be required to add a legal description and/or the permitted encumbrances for a Facility Site which has already been designated in such Ground Lease), if any, and at the time of such execution there shall be delivered by the School Board to the Trustee an Opinion of Counsel with respect to each Facility Site to the effect that there are no liens or encumbrances thereon that are not Permitted Encumbrances under the Master Lease, and that there shall be no merger of the fee estate of the School Board in the Facility Sites with the leasehold estates created therein by a Ground Lease or this Master Lease, notwithstanding the fact that the same person may hold one or more leasehold estates and such fee estate.

**SECTION 6.2. Liens.** Except as permitted under this Master Lease, during the Lease Term each of the Corporation and the School Board shall not, directly or indirectly, create, incur, assume or suffer to exist any security interest, pledge, lien, charge, encumbrance or claim on any of the Facilities or Facility Sites or leasehold interests therein, other than the respective rights of the Trustee, the Corporation and the School Board as herein provided. If such security interest, pledge, lien, charge, encumbrance or claim on any of the Facilities or Facility Sites or leasehold interests therein shall exist, it shall be the duty of the School Board, within ninety (90) days after the School Board shall have been given written notice of such security interest, pledge, lien, charge, encumbrance, or claim being filed, to cause the Facilities or Facility Sites to be released from such security interest, pledge, lien, charge, encumbrance, or claim either by payment or by posting of a bond or by the payment into a court of competent jurisdiction of the amount necessary to relieve and release the Facilities or Facility Sites from such security interest, pledge, lien, charge, encumbrance, or claim or in any other manner which, as a matter of law, will result within such period of ninety (90) days in releasing the Corporation and the title of the Corporation from such security interest, pledge, lien, charge, encumbrance or claim; provided, however, that if such security interest, pledge, lien, charge, encumbrance or claim cannot, with due diligence, be discharged or removed within such ninety (90) day period and the School Board has diligently commenced to discharge or remove such security interest, pledge,

-41-

lien, charge, encumbrance or claim within such period, the School Board shall have a reasonable period of time to discharge or remove such security interest, pledge, lien, charge, encumbrance or claim. The School Board shall reimburse the Corporation or the Trustee for any expense incurred by the Corporation or the Trustee in order to discharge or remove any such security interest, pledge, lien, charge, encumbrance or claim, provided, however, that neither the Corporation nor the Trustee is under any obligation to incur such expense without having been provided, in advance, with any amounts needed to pay such expense.

**SECTION 6.3. Use of the Facilities and Facility Sites.** The School Board will not use, or maintain the Facilities or Facility Sites improperly, carelessly, in violation of any applicable law or in a manner contrary to their use as educational facilities as contemplated by this Master Lease. The School Board shall provide all permits and licenses, if any, necessary for the acquisition, construction and installation of the Facilities and Facility Sites. In addition, the School Board agrees to comply in all respects (including, without limitation, with respect to the use and maintenance of the Facilities and Facility Sites) with all applicable laws of the jurisdictions in which the Facilities and Facility Sites are located and with all applicable regulations, orders and decrees of any legislative, executive, administrative or judicial body exercising any power or jurisdiction over the Facilities and Facility Sites; provided, however, that the School Board may contest in good faith the validity or application of any such law or rule in any reasonable manner which does not adversely affect the interest or rights of the Corporation or the Trustee under this Master Lease.

**SECTION 6.4. Substitution of Facilities.** To the extent permitted by law, the School Board may substitute for any Facilities other facilities owned by the School Board, provided such substituted facilities (a) have the same or a greater remaining useful life, (b) have a fair market value equal to or greater than the Facilities for which they are substituted, (c) are of substantially equal utility as the Facilities to be replaced and meet the requirement of Section 5.9 hereof, (d) are free and clear of all liens and encumbrances, except Permitted Encumbrances and (e) are approved for substitution by the State Department of Education. To the extent that the facilities to be substituted serve a different educational function from the Facilities for which they are to be substituted, such substitution must also be approved by the Credit Facility Issuer, if any, for the Series of Certificates from which the Facilities to be replaced were originally financed. In order to effect such substitution, the Facilities to be replaced shall be released from the encumbrance of the related Lease and Ground Lease by appropriate instrument executed by the School Board and the Corporation (or Trustee as assignee of the Corporation) in form sufficient to leave good and marketable fee simple title to such Facilities in the School Board subject only to Permitted

-42-

## ARTICLE VII.

### ASSIGNMENT, OPTION TO PURCHASE, AND PREPAYMENT

#### SECTION 7.1. Assignments; Subleasing.

(A) It is understood that substantially all right, title and interest of the Corporation in and to each Lease including the right to receive Basic Lease Payments thereunder, is to be assigned by the Corporation to the Trustee for the benefit of the holders of the Series of Certificates relating thereto, pursuant to the Assignment Agreement relating to such Lease. The School Board consents to such assignment and agrees that upon such assignment the Trustee shall have all of the rights of the Corporation thereunder, and shall be deemed to be the Corporation for all purposes of such Lease and the School Board agrees to pay to the Trustee at its principal corporate trust office all payments payable by the School Board to the Corporation pursuant to such Lease, notwithstanding any claim, defense, setoff or counterclaim whatsoever (whether arising from a breach of the Lease or otherwise) that the School Board may from time to time have against the Corporation or any person or entity associated or affiliated therewith.

(B) This Master Lease and each Schedule hereto may not be assigned by the School Board for any reason. However, Facilities may be subleased, as a whole or in part, by the School Board, without the necessity of obtaining the consent of the Corporation or its assignee, subject, however, to each of the following conditions:

(i) Such Facilities may be subleased for educational or other purposes, in whole or in part, subject to the rules and regulations of the State Department of Education, only to an agency or department or political subdivision of the State, or to another entity or entities if, in the opinion of Special Tax Counsel, such sublease will not impair the exclusion from federal income tax of the designated interest component of Basic Lease Payments payable by the School Board under the Lease relating to such Facilities;

(ii) This Master Lease, and the obligations of the School Board hereunder and under each Schedule hereto, shall, at all times during each Lease Term, remain obligations of the School Board, and the School Board shall maintain its direct relationships with the Corporation and its assignee, notwithstanding any sublease;

(iii) The School Board shall furnish or cause to be furnished to the Corporation and its assignee a copy of any sublease agreement;

-44-

Encumbrances, and the Facilities to be substituted shall likewise be incorporated in the appropriate Lease and Ground Lease modifications. The related Schedule shall be appropriately amended, and the related Ground Lease shall be amended or canceled and replaced, to reflect such substitution.

There shall also be delivered at the time of substitution an Opinion of Counsel addressed to the School Board, the Corporation, the Trustee and any Credit Facility Issuer as to the legality and validity of such substitution under the laws of the State and that such substitution will not adversely affect the exclusion from gross income for federal income tax purposes of the interest portion of the Basic Lease Payments paid to the related Certificate holders, a policy of title insurance (if required by the applicable Credit Facility Issuer) and an opinion of Counsel as described in Section 6.1 hereof with respect to the substitute Facility Site.

For purposes hereof, "fair market value" shall be determined on the basis of an MAI appraisal performed by an appraiser jointly selected by the School Board and the Trustee.

-43-

(iv) No sublease by the School Board shall cause the Facilities to be used for any purpose which would adversely affect the exclusion from federal income taxation of the designated interest component of the Basic Lease Payments payable by the School Board under the Lease relating to such Facilities, or which would violate the Constitution, statutes or laws of the State, or the rules and regulations of the State Department of Education; and

(v) The term of any sublease cannot extend beyond the end of the then current Lease Term, and shall be subject to immediate cancellation upon the occurrence of a nonappropriation or event of default hereunder.

#### SECTION 7.2. Prepayment.

(A) **Optional.** The principal portion of the Basic Lease Payments due under a particular Lease represented by a Series of Certificates shall be subject to prepayment at the option of the School Board, in the manner and at the times set forth in the Schedule to this Master Lease relating to such Series.

(B) **Extraordinary.** In the event that:

(a) there shall remain in the Acquisition Account relating to a particular Series of Certificates upon delivery by the School Board of a Certificate of Acceptance indicating completion of the acquisition, construction, installation and payment of all costs of the Facilities financed under a Lease relating to such Series of Certificates (including the failure of the School Board to acquire any component of such Facilities) an amount greater than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Lease, or

(b) there are Net Proceeds equal to or greater than ten percent (10%) of the remaining principal portion of the Basic Lease Payments relating to Facilities financed under a particular Lease, as a result of damage to or destruction or condemnation of any portion of such Facilities, and an election is made by the School Board in accordance with Section 5.4(b) hereof to apply the amount to the prepayment in part of the principal portions of Basic Lease Payments relating to such Facilities, or

(c) the Lease Term is terminated for the reasons referred to in Sections 4.1(b) or 4.1(c) hereof;

then, in each case, same shall constitute an "Event of Extraordinary Prepayment".

-45-

Each Event of Extraordinary Prepayment shall result in the following action, respectively:

(i) With respect to (a) and (b) above, the Corporation and the School Board shall pay such remaining Acquisition Account monies and Net Proceeds to the Trustee, and the Trustee shall deposit such funds in the respective Prepayment Accounts applicable to each Series of Certificates relating to such Leases to be used to prepay such Series of Certificates in the manner provided in the Trust Agreement; and

(ii) With respect to (c) above, at the election of a Credit Facility Issuer the Purchase Option Price of all Facilities shall become immediately due and payable, and the Trustee shall credit the balance remaining in all Funds and Accounts for each Series of Certificates to the Prepayment Account for such Series, and upon receipt of the Purchase Option Price of all Facilities, shall deposit such moneys to the credit of the related Prepayment Account for the Series relating to each such Facilities, to be used to prepay such Series of Certificates in the manner provided in the Trust Agreement.

In the event of prepayment in part under a particular Lease, the School Board will provide the Trustee a revised Schedule of Lease Payments reflecting said partial prepayment.

In the event of a payment in full of the Purchase Option Price of all Facilities financed hereunder, all covenants, agreements and other obligations of the School Board under this Master Lease shall cease, terminate and become void and be discharged and satisfied except as otherwise provided in Section 4.1(d) hereof. In such event the Trustee and the Corporation shall execute and deliver to the School Board all such instruments in recordable form at the School Board's expense as may be desirable to evidence such discharge and satisfaction.

**SECTION 7.3. Prepayment Deposit.** Notwithstanding any other provision of this Master Lease, the School Board may on any date secure the payment of all or a portion of the Purchase Option Price of all Facilities under a particular Schedule hereto and the related Series of Certificates, or with the prior consent of the Credit Facility Issuer, if any, for the Series of Certificates from which the Facilities in question were originally financed, the Purchase Option Price under a Schedule relating to all or a portion of one or more particular Facilities set forth on such Schedule and a corresponding amount of Certificates of the Series relating thereto, by a deposit with the Trustee as escrow holder under an escrow deposit agreement of amounts as set forth in Section 801 of the Trust Agreement.

In such event all covenants, agreements and other obligations of the School Board under the related Lease, or with respect to a

portion of the Purchase Option Price of all Facilities under such Lease, or with respect to one or more particular Facilities financed under such Lease, shall cease, terminate and become void and be discharged and satisfied in accordance with the provisions of Section 4.1(d) hereof (or, in the case of a deposit for a portion of a Facility, modified accordingly), except the obligation of the School Board to make or cause to be made, Basic Lease Payments and any Additional Lease Payments under such Lease from the deposit made by the School Board pursuant to this Section, and except as provided in Section 4.2(c) hereof. In such event, the Trustee shall provide statements for such period or periods as shall be requested by the School Board to be prepared and filed with the School Board and, upon the request of the School Board, the Corporation or the Trustee, as appropriate, shall execute and deliver to the School Board all such instruments in recordable form at the School Board's expense as may be desirable to evidence such discharge and satisfaction.

**SECTION 7.4. Refunding Certificates.** The Corporation shall direct the Trustee, when directed to do so by the School Board, to issue one or more Series of refunding Certificates under a Supplemental Trust Agreement for the purpose of providing for the payment of all or a portion of Outstanding Series of Certificates, the funding of a Reserve Account, if any, and the payment of the costs of issuance in connection with such Series of refunding Certificates. Simultaneously with the issuance and delivery of such Series of refunding Certificates the applicable proceeds thereof shall be deposited with the Trustee as escrow holder under an escrow deposit agreement in such amount as set forth in Section 801 of the Trust Agreement. Upon the deposit as aforesaid, the Trustee and the School Board shall enter into an amendment to the related Lease Schedule at the School Board's expense, in order to adjust the Lease Payments to be made under such Lease to an amount sufficient to pay, as and when the same mature and become due, the principal and interest portions of the Basic Lease Payments represented by the Series of refunding Certificates and by the original Series of Certificates to the extent that such Series has not been refunded (except to such extent as the same may be payable out of moneys or Government Obligations deposited pursuant to Section 7.3 hereof).

-46-

-47-

## ARTICLE VIII.

### EVENTS OF DEFAULT AND REMEDIES

**SECTION 8.1. Events of Default Defined.** The following shall be "events of default" under this Master Lease and the terms "event of default" and "default" shall mean, whenever they are used in this Master Lease, any one or more of the following events:

(a) Failure by the School Board to pay in full any Basic Lease Payment with respect to any Lease at the time and in the manner specified herein;

(b) Failure by the School Board to pay in full any Additional Lease Payment or Supplemental Payment with respect to any Lease at the time and in the manner specified herein, and such failure shall continue for a period of thirty (30) days after written notice specifying such failure and requesting that it be remedied is given to the School Board by the Corporation, the Trustee or the related Credit Facility Issuer, if any, provided, however, that if the Authorized School Board Representative certifies to the Corporation, the Trustee or the related Credit Facility Issuer, if any, in writing that such default cannot with due diligence be cured within such thirty (30) day period and that the School Board has diligently commenced to cure such default within such period, the School Board shall have a reasonable period not exceeding sixty (60) days after written notice (unless further extended by the Credit Facility Issuer, or if there be none, the Trustee) to cure such default;

(c) Failure by the School Board to observe and perform any covenant, condition or agreement on its part to be observed or performed hereunder, other than as referred to in Section 8.1(a) or (b) for a period of sixty (60) days after written notice specifying such failure and requesting that it be remedied is given to the School Board by the Corporation, the Trustee or the related Credit Facility Issuer, or any representation of the School Board in this Lease Purchase Agreement shall have been untrue when made; provided, however, that if the Authorized School Board Representative certifies to the Corporation, the Trustee or the related Credit Facility Issuer, in writing that such default cannot with due diligence be cured within such sixty (60) day period and that the School Board has diligently commenced to cure such default within such period, the School Board shall have a reasonable period to cure such default; or

(d) the filing of a petition in bankruptcy (or any other commencement of a bankruptcy or similar proceeding) by or against the School Board under any applicable bankruptcy, insolvency, reorganization or similar law, now or hereafter in

effect, and, in the case of involuntary proceedings, the failure of the same to be dismissed within one hundred eighty (180) days of the filing thereof.

If by reason of force majeure the School Board is unable in whole or in part to carry out the agreements on its part herein contained, other than the obligations on the part of the School Board contained in Article III hereof, the School Board shall not be deemed in default during the continuance of such inability. The term "force majeure" as used herein shall mean, without limitation, the following: acts of God, strikes, lockouts or other industrial disturbances; acts of public enemies, orders or restraints of any kind of the government of the United States of America or any of its departments, agencies or officials, or any civil or military authority; insurrections; riots; landslides; earthquakes; hurricanes; fires; storms; droughts; floods; or explosions.

Notwithstanding anything contained in this Section 8.1 to the contrary, a failure by the School Board to pay when due any payment required to be made under this Master Lease and any Schedule hereto or a failure by the School Board to observe and perform any covenant, condition or agreement on its part to be observed or performed under this Master Lease, resulting from a failure by the School Board to appropriate moneys as contemplated by Sections 3.5 and 5.11 hereof, shall not constitute an event of default under this Section 8.1.

**SECTION 8.2. Remedies on Default.** Whenever any event of default referred to in Section 8.1 shall have happened and be continuing, the Corporation shall have the right, without any further demand or notice except as hereinafter provided, to take one or any combination of the following remedial steps:

(1) upon written notice to the School Board, terminate the Lease Term of all Leases and, whether or not the Lease Term is terminated, exercise all available remedies at law or in equity as described in Section 3.6 hereof; or

(2) take whatever action at law or in equity as may appear necessary or desirable to collect all Lease Payments or other payments then due and thereafter to become due for the remainder of the then current Lease Term, or the Purchase Option Price then due, or to enforce performance and observance of any obligation, agreement or covenant of the School Board under this Master Lease.

**SECTION 8.3. No Remedy Exclusive.** No remedy herein conferred upon or reserved to the Corporation is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Master Lease or now or hereafter existing at law or in equity, subject to any limitations set forth in Section 3.6 hereof.

-48-

-49-



# ARTICLE IX.

## MISCELLANEOUS

**SECTION 9.1. Notices.** All notices, certificates, requests or other communications (other than payments by the School Board) hereunder shall be in writing and shall be sufficiently given and shall be deemed given when delivered or three (3) Business Days after being mailed by first class mail, postage prepaid, to the parties at their respective places of business as follows (or to such other address as shall be designated by any party in writing to all other parties):

Corporation:	3340 Forest Hill Boulevard West Palm Beach, Florida 33406 Attention: President
School Board:	3340 Forest Hill Boulevard West Palm Beach, Florida 33406 Attention: Superintendent of Schools
Trustee:	One Financial Plaza, 13th Floor Fort Lauderdale, Florida 33394 Attention: Corporate Trust Department

Copies of any notices shall be provided to all Credit Facility Issuers at the addresses provided in one or more Schedules.

Notice shall also be given by the School Board to the Rating Agencies of the occurrence of any one or more of the following: (i) the appointment of a Successor Trustee, (ii) the expiration or termination of a Credit Facility, (iii) the prepayment or defeasance of any of the Outstanding Certificates in accordance with Section 801 or 802 of the Trust Agreement or (iv) a material modification or amendment to the Trust Agreement, this Master Lease, any Ground Lease, any Assignment Agreement, any Lease Schedule or any Credit Facility.

**SECTION 9.2. Binding Effect.** This Master Lease shall inure to the benefit of and shall be binding upon the Corporation and the School Board and their respective successors and assigns, including without limitation the Trustee pursuant to the Assignment Agreement.

**SECTION 9.3. Severability.** In the event any provision of this Master Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

**SECTION 9.4. Amendments.** The terms of this Master Lease and any Lease Schedule shall not be waived, altered, modified, supple-

-50-

**SECTION 9.11. Waiver of Choice of Remedies.** The School Board hereby waives any right it may have to cause the Corporation to choose any remedy and pursue such remedy to fruition, and agrees and consents that the Corporation may simultaneously and contemporaneously pursue two or more of the several remedies available to the Corporation, all of which are agreed to be concurrent and not alternative in any way, to the end that the Corporation may exercise any self help remedy under this Master Lease as to any Lease and may file and pursue to final judgment and final collection, actions (i) to eject the School Board and reclaim possession of any and all of the Projects, and (ii) against the School Board for money damages and (iii) against the School Board for performance of any covenants, all at the same time, in any combination, in one action and in several actions, and any of them, all at the Corporation's sole discretion, provided only that the Corporation may not ultimately recover more than the total amount provided herein plus such expenses and reimbursements as provided herein for preserving, maintaining and realizing on this Master Lease and the Leases.

-52-

mented or amended in any manner whatsoever except by written instrument signed by the Corporation and the School Board and, if required under the terms of the Trust Agreement, by the Trustee, and consented to by each Credit Facility Issuer. Copies of amendments shall be provided to the Rating Agencies. Notwithstanding the foregoing, a Lease Schedule may be amended without obtaining the consent of the Credit Facility Issuer for the purpose of adding a legal description and/or the permitted encumbrances for a Facility Site which has already been designated in such Lease Schedule.

**SECTION 9.5. Execution in Counterparts.** This Master Lease may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**SECTION 9.6. Captions.** The captions or headings in this Master Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Master Lease.

**SECTION 9.7. Interest.** All interest calculations hereunder shall be made on the basis of a 360-day year consisting of twelve 30-day months (unless otherwise provided with respect to Additional Lease Payments on a Schedule hereto).

**SECTION 9.8. Compliance with Trust Agreement.** The School Board hereby approves and agrees to the provisions of the Trust Agreement. The Corporation hereby agrees not to amend or modify the Trust Agreement in any way without the written consent of the School Board so long as this Master Lease shall be in effect. The School Board agrees to do all things within its power in order to enable the Corporation to comply with all requirements and to fulfill all covenants of the Trust Agreement which require the Corporation to comply with requests or obligations so that the Corporation will not be in default in the performance of any covenant, condition, agreement or provision of the Trust Agreement, and the School Board further agrees to comply with and perform any obligations to be complied with or performed by the School Board pursuant to the Trust Agreement.

**SECTION 9.9. Memorandum of Lease.** Simultaneously with the execution of this Master Lease and each Schedule hereto, and thereafter simultaneously with the execution of any Schedule, the School Board and the Corporation shall each execute, acknowledge and deliver a Memorandum of Lease with respect to the Master Lease and such Schedule. Said Memorandum of Lease shall not in any circumstances be deemed to change or otherwise to affect any of the obligations or provisions of such instrument.

**SECTION 9.10. Applicable Law.** This Master Lease shall be governed by and construed in accordance with the laws of the State of Florida.

-51-

IN WITNESS WHEREOF, the Corporation has caused this Master Lease to be executed in its corporate name by its duly authorized officers, and the School Board has caused this Master Lease to be executed in its name by its duly authorized members and officers on the date set forth below their respective signatures and all as of the day and year first written above.

(SEAL)

PALM BEACH SCHOOL BOARD  
LEASING CORP.

By: C. Monica Uhlhorn  
C. Monica Uhlhorn  
Secretary

By: Jody Gleason  
Jody Gleason  
Vice President

Date: November 16, 1994

Date: November 16, 1994

(SEAL)

THE SCHOOL BOARD OF PALM  
BEACH COUNTY, FLORIDA

By: C. Monica Uhlhorn  
C. Monica Uhlhorn  
Secretary

By: Jody Gleason  
Jody Gleason  
Vice Chairman

Date: November 16, 1994

Date: November 16, 1994

-53-

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

I, Carmen M. Zoff, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Jody Gleason and C. Monica Uhlhorn, personally known to me to be the same persons whose names are, respectively, as Vice President and Secretary of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of November, 1994.

Carmen M. Zoff  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC  
SEAL OF OFFICE:



CARMEN M. ZOFF  
MY COMMISSION EXPIRES  
March 10, 1995  
NOTICES THAT NOTARY PUBLIC UNDERSTANDING

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☐ Personally known to me, or  
☒ Produced identification: See License  
(Type of Identification Produced)  
☐ DID take an oath, or ☒ DID NOT take an oath.

-54-

EXHIBIT A

FORM OF SCHEDULE TO MASTER LEASE  
PURCHASE AGREEMENT

SCHEDULE NO. \_\_\_\_\_  
dated \_\_\_\_\_ to \_\_\_\_\_

Master Lease Purchase Agreement dated as of  
November 1, 1994 between  
Palm Beach School Board Leasing Corp.,  
as Lessor (the "Corporation")

and

The School Board of Palm Beach County, Florida  
as Lessee (the "School Board")

THIS SCHEDULE NO. (the "Schedule") is hereby entered into under and pursuant to that certain Master Lease Purchase Agreement dated as of November 1, 1994 (the "Master Lease"), pursuant to which the Corporation has agreed to lease-purchase unto the School Board and the School Board has agreed to lease-purchase from the Corporation, subject to the terms and conditions of the Master Lease incorporated herein, the Series \_\_\_\_\_ Facilities herein described (the "Series \_\_\_\_\_ Facilities"). The Master Lease with respect to this Schedule and as amended, modified and supplemented hereby, is referred to herein as the "Series \_\_\_\_\_ Lease". All terms not otherwise defined herein shall have the respective meanings set forth in the Master Lease, or in the Trust Agreement, including the Series \_\_\_\_\_ Supplemental Trust Agreement. All terms and conditions contained in the Master Lease, unless otherwise amended or superseded hereby are incorporated herein by reference.

SECTION 1. Definitions. For purposes of the Series \_\_\_\_\_ Lease the following terms have the meaning set forth below.

"Assignment Agreement" shall mean the Series \_\_\_\_\_ Assignment Agreement dated as of \_\_\_\_\_, between the Corporation and the Trustee.

"Certificates" or Series of Certificates" shall mean the \$ \_\_\_\_\_ Certificates of Participation, Series \_\_\_\_\_ dated as of \_\_\_\_\_, issued under the Trust Agreement and evidencing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the Master Lease.

"Commencement Date" for the Series \_\_\_\_\_ Lease is \_\_\_\_\_.

A - 1

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

I, Carmen M. Zoff, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Jody Gleason and C. Monica Uhlhorn, personally known to me to be the same persons whose names are, respectively, as Vice Chairman and Secretary, respectively of THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said School Board, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of November, 1994.

Carmen M. Zoff  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC  
SEAL OF OFFICE:



CARMEN M. ZOFF  
MY COMMISSION EXPIRES  
March 10, 1995  
NOTICES THAT NOTARY PUBLIC UNDERSTANDING

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☐ Personally known to me, or  
☒ Produced identification: See License  
(Type of Identification Produced)  
☐ DID take an oath, or ☒ DID NOT take an oath.

-55-

"Series \_\_\_\_\_ Credit Facility" shall mean \_\_\_\_\_

"Series \_\_\_\_\_ Credit Facility Issuer" shall mean \_\_\_\_\_

"Series \_\_\_\_\_ Facilities" shall mean the Facilities described in this Schedule No. \_\_\_\_\_.

"Series \_\_\_\_\_ Facility Sites" shall mean the Facility Sites described in this Schedule No. \_\_\_\_\_, to be ground leased by the School Board to the Corporation, as the same may be amended or supplemented from time to time.

"Series \_\_\_\_\_ Ground Lease" shall mean the Series \_\_\_\_\_ Ground Lease dated as of \_\_\_\_\_, between the School Board as Lessor and the Corporation as Lessee, as amended or supplemented from time to time.

"Series \_\_\_\_\_ Supplemental Trust Agreement" shall mean the Series \_\_\_\_\_ Supplemental Trust Agreement dated as of \_\_\_\_\_ between the Corporation and the Trustee.

SECTION 2. Lease Term. The total of all Lease Terms of the Lease are expected to be approximately \_\_\_\_\_ years consisting of an "Original Term" of approximately \_\_\_\_\_ months from \_\_\_\_\_ through and including June 30, \_\_\_\_\_ and \_\_\_\_\_ ( ) Renewal Terms of twelve (12) months, each from July 1 through and including June 30 of the next succeeding calendar year, commencing July 1, \_\_\_\_\_, and ending on June 30, \_\_\_\_\_. Each Lease Term shall be subject to annual renewal pursuant to the provisions of Article III of the Master Lease.

SECTION 3. Series \_\_\_\_\_ Facilities to be Lease Purchased. The Series \_\_\_\_\_ Facilities to be leased purchased under the Series \_\_\_\_\_ Lease are described as follows:

A. General Description of the Series \_\_\_\_\_ Facilities to be Lease Purchased:

B. Estimated Costs of the Series \_\_\_\_\_ Facilities:

Facility	Site	Planning	Construction	Project Cost
----------	------	----------	--------------	--------------

A - 2

SECTION 4. Series \_\_\_\_\_ Facility Site(s) to be Ground Leased to the Corporation and Permitted Encumbrances. The legal description of the Series \_\_\_\_\_ Facility Site(s) to be Ground Leased to the Corporation and Permitted Encumbrances in addition to those specified in the Master Lease is (are) as follows:

SECTION 5. Application of Certain Proceeds of Series \_\_\_\_\_ Certificates. The Trustee shall deposit the following sums in the following accounts from the proceeds of the Series \_\_\_\_\_ Certificates:

Amount	Account
\$ _____	Series _____ Acquisition Account
\$ _____	Series _____ Cost of Issuance Subaccount
\$ _____	Series _____ Reserve Account
\$ _____	Series _____ Lease Payment Account

\*Represents accrued interest.

SECTION 6. Basic Lease Payments. The principal portion and the interest portion of the Basic Lease Payments, the Payment Dates and the Remaining Principal Portion with respect to the Series \_\_\_\_\_ Facilities to be lease purchased and the Series \_\_\_\_\_ Certificates attributable to such Facilities are set forth below. If, upon delivery of the Certificate of Acceptance indicating completion of the acquisition, construction, installation and payment of all costs of the Series \_\_\_\_\_ Facilities, or if the School Board determines not to acquire one or more components of the Series \_\_\_\_\_ Facilities, it is determined that the cost of, and consequently the actual amount of Basic Lease Payments for a Series \_\_\_\_\_ Facility is different from the amount set forth herein at closing, this Section shall be revised as necessary to reflect the adjusted Schedule of Basic Lease Payments for all Series \_\_\_\_\_ Facilities to be lease purchased, and for each individual Series \_\_\_\_\_ Facility or group of Series \_\_\_\_\_ Facilities to be lease purchased.

The interest portion of the Basic Lease Payments represented by the Series \_\_\_\_\_ Certificates, expressed as an annual interest rate, is exempt from the limitations on interest rates set forth in Section 215.84, Florida Statutes, since the Series \_\_\_\_\_ Certificates are rated within the three highest rating categories by a nationally recognized rating service.

A - 3

B. Notices. Copies of all matters required to be given to a Credit Facility Issuer pursuant to the Master Lease shall be given to the Series \_\_\_\_\_ Credit Facility Issuer at the following address:

IN WITNESS WHEREOF, the Corporation has caused this Schedule No. \_\_\_\_\_ to be executed in its corporate name by its duly authorized officers, and the School Board has caused this Schedule No. \_\_\_\_\_ to be executed in its name by its duly authorized members or officers on the date set forth below their respective signatures and all of the day and year first written above.

(SEAL) PALM BEACH SCHOOL BOARD LEASING CORP.

Attest:

By: \_\_\_\_\_ By: \_\_\_\_\_

(SEAL) THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA

Attest:

By: \_\_\_\_\_ By: \_\_\_\_\_

A - 5

SERIES \_\_\_\_\_ FACILITIES (COMPOSITE)

PAYMENT DATE	BASIC LEASE PAYMENT	PRINCIPAL PORTION	INTEREST PORTION	REMAINING PRINCIPAL PORTION
--------------	---------------------	-------------------	------------------	-----------------------------

Provide Basic Lease Payment Schedule for each Facility or group of Facilities financed hereunder:

SECTION 7. Additional Lease Payments. Additional Lease Payments with respect to the Series \_\_\_\_\_ Certificates consist of the following:

1. Trustee Fees:
2. Trustee Expenses:

SECTION 8. Prepayment Provisions. In addition to (or in lieu of) the prepayment provisions of Section 7.2 of the Master Lease, the principal portion of the Basic Lease Payments due as provided in Section 6 of this Schedule are subject to the following prepayment provisions:

- A. Optional Prepayment
- B. Extraordinary Prepayment

SECTION 9. Other Special Provisions.

A. The School Board hereby confirms its representations, covenants and warranties set forth in Section 2.10 of the Master Lease, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule No. \_\_\_\_\_, and except as otherwise provided below. The Corporation hereby confirms its representations, covenants and warranties set forth in Section 2.11 of the Master Lease, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule No. \_\_\_\_\_, and except as otherwise provided below.

A - 4

## EXHIBIT B

### SCHOOL BOARD'S CERTIFICATE

I, the undersigned Chairperson of the School Board of Palm Beach County, Florida (the "School Board"), do hereby certify pursuant to the terms of the Master Lease Purchase Agreement between the School Board and Palm Beach School Board Leasing Corp. (the "Corporation") dated as of November 1, 1994 and Schedule No. \_\_\_\_\_ thereto dated \_\_\_\_\_ (collectively, the "Lease"), as follows:

1. The School Board has, as agent for the Corporation, acquired the Series \_\_\_\_\_ Facilities described in Schedule No. \_\_\_\_\_.
2. Such Series \_\_\_\_\_ Facilities meet the School Board's specifications therefor, and have been acquired to the School Board's satisfaction. This certificate constitutes the acceptance certificate for such Series \_\_\_\_\_ Facilities required by Section 2.3 of the Master Lease and Section 402 of the Master Trust Agreement dated as of November 1, 1994 between the Corporation and \_\_\_\_\_ Florida, as Trustee.
3. The actual cost of such Series \_\_\_\_\_ Facilities is as follows:
4. The Completion Date for such Series \_\_\_\_\_ Facilities is:
5. Terms defined in the Master Lease and Schedule No. \_\_\_\_\_ thereto and used in this certificate have the same meanings in this certificate as are ascribed to such terms in the Master Lease and Schedule No. \_\_\_\_\_ thereto.

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairperson

Date: \_\_\_\_\_

PALM BEACH SCHOOL BOARD LEASING CORP.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: President

Date: \_\_\_\_\_

B - 1

AMENDMENT TO MASTER LEASE PURCHASE AGREEMENT

By and among

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA

And

PALM BEACH SCHOOL BOARD LEASING CORP.

And

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.  
(successor to NationsBank of Florida, N.A.), as trustee

1

WHEREAS, under certain Schedules, Section 9.4 has been amended to provide, among other things, for consent of holders of Certificates when there is no Credit Facility Issuer, which amendments to Section 9.4 are not uniform;

NOW, THEREFORE, THIS AMENDMENT TO THE MASTER LEASE PURCHASE AGREEMENT WITNESSETH:

SECTION 1. DEFINITIONS. (a) For purposes of this Amendment the following terms have the meaning set forth below.

"Effective Date" shall mean the date on which this Amendment becomes effective in accordance with Section 8 hereof.

(b) Section 1.1 of the Original Master Lease is hereby revised by deleting the definition of "Insurance Consultant" therein and replacing it with the following (inserts are indicated by double underlining and deletions by strikethrough):

"Insurance Consultant" shall mean a nationally recognized independent insurance company, agent or broker, selected by the School Board, that has personnel experienced in the area of insurance which the School Board is to provide or for which the School Board is to be self-insured.

(c) All terms used herein and not otherwise defined herein shall have the respective meanings set forth in the Original Master Lease.

SECTION 2. AMENDMENT OF SECTION 5.3 OF THE ORIGINAL MASTER LEASE. Section 5.3 of the Original Master Lease is hereby deleted in its entirety and in lieu thereof the following shall be inserted:

SECTION 5.3. Provisions Regarding Insurance. The School Board shall, during the Lease Term, purchase and maintain property insurance coverage against such risks and in such amounts as are customarily insured against in connection with the operation of facilities comparable in size and scope to the Facilities, and the School Board will carry and maintain or cause to be carried and maintained and pay, or cause to be paid, the premiums for at least the following insurance with respect to the Facilities, to the extent such insurance is available at commercially reasonable costs, insuring against the perils of FIRE, LIGHTNING, WINDSTORM, HAIL, HURRICANE, WINDBLOWN RAIN, DAMAGE FROM WATER, EXPLOSION, AIRCRAFT, VEHICLES, SMOKE, VANDALISM AND MALICIOUS MISCHIEF, TRANSPORTATION HAZARDS, THEFT AND BURGLARY.

Determination of the appropriate amount of insurance coverage shall be made annually by the Superintendent, in consultation with the Insurance Consultant and risk management department of the School Board, and the School Board shall follow the recommendations of the Superintendent so long as the recommended insurance is available at commercially reasonable costs and

2

THIS AMENDMENT TO MASTER LEASE PURCHASE AGREEMENT (the "Amendment") by and among The School Board of Palm Beach County, Florida, as the governing body of the School District of Palm Beach County, Florida (the "Lessee" or the "School Board"), the Palm Beach School Board Leasing Corp. (the "Corporation"), a not-for-profit corporation organized and existing under the laws of the State of Florida (the "Lessor" or the "Corporation"), and The Bank of New York Mellon Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), as trustee (the "Trustee") and assignee, is dated as of October 1, 2017 and effective on the Effective Date (as defined below) and amends that certain Master Lease Purchase Agreement dated as of November 1, 1994, as previously amended to date (the "Original Master Lease"), between the Lessor and the Lessee.

WITNESSETH:

WHEREAS, the School Board has deemed it to be in its best interest to lease-purchase certain real and personal property from time to time and has entered into the Original Master Lease between the Corporation, as lessor, and the School Board, as lessee; and

WHEREAS, pursuant to the Original Master Lease, the School Board has from time to time, by execution of a schedule to the Original Master Lease (each, a "Schedule" and together with the Master Lease, a "Lease"), directed the Corporation to acquire, construct and lease-purchase to the School Board the items of real or personal property described in such Schedule (which items of property are collectively referred to herein as "Facilities"); and

WHEREAS, the Corporation has entered into a Master Trust Agreement dated as of November 1, 1994 (the "Master Trust Agreement") with the Trustee, providing for the issuance of series of Certificates of Participation to the public from time to time, representing undivided proportionate interests in the principal portion and interest portion of the basic lease payments to be made by the School Board under the Master Lease and the Schedule or Schedules relating to such series of Certificates; and

WHEREAS, the School Board now wishes to amend the Original Master Lease to (a) revise the insurance provisions therein to reflect the change in the Florida insurance market since November 1, 1994, and (b) to clarify Section 9.4 with respect to amendments, which was written at a time when all Certificates were insured and therefor provided for the consent of insurers to amendments but did not provide for the consent of holders of Certificates to amendments; and

WHEREAS, the School Board has authorized this Amendment under Resolution adopted on September 6, 2017; and

WHEREAS, the Corporation has authorized this Amendment under Resolution adopted on September 6, 2017; and

WHEREAS, under Section 9.4 of the Original Master Lease, the Original Master Lease can be amended "by written instrument signed by the School Board and the Corporation and, if required under the terms of the Trust Agreement, by the Trustee, and consented to by each Credit Facility Issuer;" and

1

otherwise satisfies the criteria set forth herein. The School Board shall maintain eligibility for assistance by the Federal Emergency Management Agency.

In addition, the School Board may elect to self-insure for all or any portion of such coverage, as provided above. The self-insurance program shall be reviewed annually by the Superintendent, in consultation with the Insurance Consultant and risk management department.

Flood insurance shall be maintained for its property, including any of the Facilities, located in a federally designated special flood hazard area, in such amounts per occurrence recommended by the Insurance Consultant as being available at commercially reasonable costs and in minimum amounts necessary to qualify for the Federal disaster relief programs. If such minimum amounts are not available at commercially reasonable costs in the opinion of the Insurance Consultant, the School Board shall self-insure for such amounts as will qualify for the Federal disaster relief program.

The sufficiency of the School Board's flood insurance coverage shall be reviewed at least annually by the Superintendent, in consultation with the Insurance Consultant and risk management department of the School Board, and the School Board shall follow the recommendations of the Insurance Consultant so long as the recommended insurance meets the criteria set forth in the preceding paragraph.

Any insurance policy issued pursuant to this Section 5.3 shall provide that the Corporation and the Trustee shall be notified in writing of any proposed cancellation of such policy thirty (30) days prior to the date set for cancellation. Any policy of all risk property insurance must be obtained from a commercial insurance company or companies rated "Secure" by A.M. Best Company or in one of the three highest rating categories of Moody's and S&P.

In the event of any loss, damage, or condemnation involving the Facilities, the School Board shall promptly provide or cause to be provided to the Corporation and the Trustee written notice thereof, and make available or cause to be made available to the Corporation and the Trustee all information and documentation relating thereto.

Any insurance policy maintained pursuant to this Section 5.3 shall be so written or endorsed to provide that the Trustee (on behalf of the Certificate holders), and the Corporation are named as additional insureds, and the Trustee, the Corporation and the School Board are named as loss payees as their interests may appear and the Net Proceeds of any appropriation made in connection with a self-insurance election shall be payable to the School Board, the Corporation and the Trustee (on behalf of the Certificate holders) as their respective interests may appear. The Net Proceeds of the insurance required in this Section 5.3 or the Net Proceeds of any appropriation in connection with a self-insurance election shall be applied as provided in Section 5.4(a) and Section 5.4(b) hereof.

3

**SECTION 3. AMENDMENT OF SECTION 9.4 OF THE ORIGINAL MASTER LEASE.** Section 9.4 of the Original Master Lease is hereby deleted in its entirety and in lieu thereof the following shall be inserted:

**SECTION 9.4. Amendments.** The terms of this Master Lease and any Schedule shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written instrument signed by the Corporation and the School Board and, if required under the terms of the Trust Agreement, by the Trustee. Except as otherwise provided herein, the consent of the holders of at least a majority in principal amount of Outstanding Certificates who are affected by such waiver, alteration, modification, supplement or amendment shall be required. With respect to insured Certificates, the related Credit Facility Issuer, if any, shall consent in lieu of the consent of the holders of Certificates it insures; provided, however, in the event that a related Credit Facility Issuer's rating has been downgraded below the rating of the District the consent of such Credit Facility Issuer shall not be required and in lieu thereof the consent of the holders of Certificates it insures shall be required. Notwithstanding the foregoing, a Schedule may be amended without obtaining the consent of the holders of the affected Certificates or of a Credit Facility Issuer, if any, for the purpose of (1) adding a legal description and/or the permitted encumbrances for a Facility Site which has already been designated in such Schedule, (2) adding additional Facilities to be financed under such Schedule, (3) substituting Facilities in accordance with Section 6.4 hereof, or (4) releasing a Facility and/or a Facility Site or portion thereof if such Facility and/or Facility Site or portion thereof has been released from the lien of the Lease in accordance with the provisions thereof.

**SECTION 4. PROVISIONS OF ORIGINAL MASTER LEASE NOT OTHERWISE MODIFIED.** Except as expressly modified or amended hereby, the Original Master Lease shall remain in full force and effect.

**SECTION 5. COUNTERPARTS.** This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**SECTION 6. HEADINGS.** Any heading preceding the text of the several Sections hereof, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Amendment, nor shall they affect its meaning, construction or effect.


**SECTION 7. LAWS.** This Amendment shall be construed and governed in accordance with the laws of the State of Florida, without giving effect to principles of conflicts of laws.


4

IN WITNESS WHEREOF, the Trustee has caused this Amendment to Master Lease Purchase Agreement to be executed in its corporate name by its duly authorized officer, and the Corporation has caused this Amendment to Master Lease Purchase Agreement to be executed in its name by its duly authorized members or officers, and the School Board has caused this Amendment to Master Lease Purchase Agreement to be executed in its name by its duly authorized members or officers all as of the Effective Date.




**PALM BEACH COUNTY SCHOOL BOARD LEASING CORPORATION**

By:   
Donald E. Fennoy II, Ed.D.  
Secretary


By:   
Frank A. Barbieri, Jr.  
President

[SEAL]

Attest:


By:   
Donald E. Fennoy II, Ed.D.  
Secretary

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**

By:   
Frank A. Barbieri, Jr.  
Chairman



**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee**

By:   
Nathan Turner  
Vice President

6

**SECTION 8. EFFECTIVE DATE.** This Amendment shall become effective upon execution by the School Board, the Corporation and the Trustee and the consent of the holders of a majority in principal amount of the Outstanding Certificates or with the consent of the related Credit Facility Issuer, if any, in lieu of the consent of the holders of Certificates it insures.

[Remainder of Page Intentionally Left Blank]

5

IN WITNESS WHEREOF, the Trustee has caused this Amendment to Master Lease Purchase Agreement to be executed in its corporate name by its duly authorized officer, and the Corporation has caused this Amendment to Master Lease Purchase Agreement to be executed in its name by its duly authorized members or officers, and the School Board has caused this Amendment to Master Lease Purchase Agreement to be executed in its name by its duly authorized members or officers all as of the Effective Date.

[SEAL]

Attest:

By:   
Donald E. Fennoy II, Ed.D.  
Secretary

**PALM BEACH COUNTY SCHOOL BOARD LEASING CORPORATION**

By:   
Frank A. Barbieri, Jr.  
President

[SEAL]

Attest:

By:   
Donald E. Fennoy II, Ed.D.  
Secretary

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**

By:   
Frank A. Barbieri, Jr.  
Chairman

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee**

By:   
Nathan Turner  
Vice President

6

**SCHEDULE 2006A-1**  
**dated as of May 1, 2006**  
**As Amended and Restated as of January 1, 2015**  
**And as Further Amended and Restated as of May 1, 2025**

**to the**  
**Master Lease Purchase Agreement dated as of**  
**November 1, 1994, as amended as of May 12, 2020**

**among**

**The Bank of New York Mellon Trust Company, N.A.**  
**(successor in interest to NationsBank of Florida, N.A.),**  
**as Trustee and Assignee (the “Trustee”)**

**and**

**Palm Beach School Board Leasing Corp.,**  
**as Lessor (the “Corporation”)**

**and**

**The School Board of Palm Beach County, Florida,**  
**as Lessee (the “School Board”)**

THIS AMENDED AND RESTATED SCHEDULE 2006A-1 (the “Schedule”) is hereby entered into as of May 1, 2025 under and pursuant to that certain Master Lease Purchase Agreement dated as of November 1, 1994, as amended as of May 12, 2020 (as so amended, the “Master Lease”) pursuant to which the Corporation has agreed to lease purchase unto the School Board and the School Board has agreed to lease purchase from the Trustee, subject to the terms and conditions of the Master Lease incorporated herein, the Series 2006A-1 Facilities herein described. The Trustee, as assignee of the Corporation, hereby demises, leases and subleases to the School Board, and the School Board hereby hires, takes, leases and subleases from the Corporation, the Series 2006A-1 Facilities and the Series 2006A-1 Facility Sites described herein, together with the rights described in clauses (i), (ii) and (iii) of Section 1 in the Series 2006A Ground Lease (hereinafter defined). The Master Lease with respect to this Schedule and as modified and supplemented hereby, is referred to herein as the “Series 2006A-1 Lease”. All terms and conditions contained in the Master Lease, unless otherwise amended or superseded hereby, are incorporated herein by reference.

**Section 1. Definitions.** For purposes of the Series 2006A-1 Lease the following terms have the meanings set forth below. All capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the Master Lease or the Master Trust Agreement, including the Series 2025A Supplemental Trust Agreement, as appropriate.

**“Assignment Agreement”** shall mean the Series 2006A Assignment Agreement dated as of May 1, 2006, between the Corporation and the Trustee.

**“Certificates”** shall mean the Series 2025A Certificates, allocable to the Series 2006A-1 Lease.

**“Commencement Date”** for the Series 2006A-1 Lease is May 25, 2006.

“**Disclosure Agreement**” shall mean that certain Disclosure Dissemination Agent Agreement, dated [Closing Date], executed and delivered by the School Board and Digital Assurance Certification LLC in connection with the issuance of the Series 2025A Certificates.

“**Master Trust Agreement**” shall mean the Master Trust Agreement dated as of November 1, 1994, as the same may be amended and supplemented from time to time, by and between the Corporation and the Trustee.

“**Participating Underwriter**” shall mean any of the original underwriters of the Series 2025A Certificates, required to comply with the Rule in connection with the offering of the Series 2025A Certificates.

“**Series 2006A-1 Facilities**” shall mean the Facilities described in this Schedule 2006A-1, as this Schedule 2006A-1 may be further amended or supplemented from time to time.

“**Series 2006A-1 Facility Sites**” shall mean the Facility Sites described in this Schedule 2006A-1 ground leased by the School Board to the Corporation, as the same may be further amended or supplemented from time to time.

“**Series 2006A Ground Lease**” shall mean the Series 2006A Ground Lease dated as of May 1, 2006 between the School Board, as Lessor, and the Corporation, as Lessee, as the same may be amended or supplemented from time to time.

“**Series 2006A Supplemental Trust Agreement**” shall mean the Series 2006A Supplemental Trust Agreement dated as of May 1, 2006, between the Corporation and the Trustee.

“**Series 2025A Certificates**” shall mean the [PAR] Certificates of Participation, Series 2025A dated the [Closing Date], issued under the Series 2025A Supplemental Trust Agreement and evidencing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the Master Lease.

“**Series 2025A Supplemental Trust Agreement**” shall mean the Series 2025A Supplemental Trust Agreement dated as of May 1, 2025, between the Corporation and the Trustee.

**Section 2. Lease Term.** The total of all Lease Terms of the Series 2006A-1 Lease is expected to be approximately twenty-five (25) years and one (1) month consisting of an “Original Term” of approximately one (1) month from the Commencement Date through and including June 30, 2006, and twenty-five (25) Renewal Terms of twelve (12) months, each from July 1 through and including June 30 of the next succeeding calendar year, commencing July 1, 2006 and ending June 30, 2031, and the last Renewal Term of approximately one (1) month from July 1, 2031 through and including August 1, 2031, provided that on such date no Certificates are “Outstanding” under the Master Trust Agreement. Each Lease Term shall be subject to annual renewal pursuant to the provisions of Article II of the Master Lease.

**Section 3. Series 2006A-1 Facilities Lease Purchased.** A general description and the estimated costs of the Series 2006A-1 Facilities lease-purchased under the Series 2006A-1 Lease are described in **Exhibit A** attached hereto. The School Board reserves the right to substitute other facilities for the facilities set forth herein, in accordance with the requirements of the Master Lease.

2

2. Trustee Expenses: \$[\_\_\_\_\_], per opinion, for counsel fees, plus out-of-pocket expenses billed at cost.

The fees set forth above for Trustee services include services with respect to the Series 2025A Certificates under Schedule 2006A-1 Schedule, 2007A-1, Schedule 2007B and Schedule 2007E-1.

#### **Section 8. Prepayment Provisions.**

**Series 2025A Certificates.** In addition to or in lieu of the prepayment provisions of Section 7.2 of the Master Lease, the principal portion of the Basic Lease Payments due as provided in Section 6 of Schedule 2006A-1 is subject to the following prepayment provisions:

A. Optional Prepayment. The principal portion of Basic Lease Payments shall not be subject to prepayment prior to maturity at the option of the School Board.

B. Extraordinary Prepayment.

The extraordinary prepayment provisions set forth in Section 7.2(B) and Section 5.4(b) of the Master Lease shall not apply to Basic Lease Payments represented by the Series 2025A Certificates.

Notwithstanding anything in the Series 2006A-1 Lease to the contrary, in lieu of the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, the amount that would be allocable to the Series 2025A Certificates had they been subject to the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, shall be used instead in accordance with the following:

Such Net Proceeds shall either (1) be applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of this Series 2006A-1 Lease as fully as if they were the originally leased Series 2006A-1 Facilities or (2) at the direction of the School Board, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the Series 2006A Lease Payment Account to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) of the Master Lease.

#### **Section 9. Other Special Provisions.**

A. Representations.

(i) The School Board hereby represents, covenants and warrants that adequate water, sanitary sewer and storm sewer utilities, electric power, telephone and other utilities are available to the Series 2006A-1 Facility Sites, or the cost of making them available is included in the School Board's acquisition and construction budget for the Series 2006A-1 Facility Sites.

(ii) The School Board hereby confirms its representations, covenants and warranties set forth in Section 2.10 of the Master Lease and all references therein to the Facilities shall include the Series 2006A-1 Facilities, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2006A-1, and except as otherwise provided below. The Corporation hereby confirms its representations, covenants and warranties set forth in Section 2.11 of the Master Lease and all references therein to the Facilities shall include the Series 2006A-1 Facilities, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2006A-1, and except as otherwise provided below.

4

**Section 4. Series 2006A-1 Facility Sites Ground Leased to the Corporation and Permitted Encumbrances.** The legal descriptions of the Series 2006A-1 Facility Sites ground leased to the Corporation and Permitted Encumbrances (in addition to those specified in the Master Lease) are as set forth in **Exhibit B** attached hereto. Substitutions may be made in accordance with the requirements of the Master Lease and the Series 2006A Ground Lease.

#### **Section 5. Application of Certain Proceeds of Series 2025A Certificates.**

**Series 2025A Certificates.** Pursuant to the provisions of Section 302 of the Series 2025A Supplemental Trust Agreement the Trustee will deposit the following sums attributable to the Series 2006A-1 Facilities lease purchased hereunder in the following accounts from the proceeds of the Series 2025A Certificates:

<u>Amount</u>	<u>Account</u>
\$[_____]	Series 2015B Escrow Deposit Fund
[_____]	Series 2025A Cost of Issuance Account

**Section 6. Basic Lease Payments.** The principal portion and the interest portion of the Basic Lease Payments, the Lease Payment Dates (each June 30 and December 30, commencing December 30, 2006) and the remaining principal portion with respect to the Series 2006A-1 Facilities lease purchased and the Series 2025A Certificates attributable to such Facilities are set forth in **Exhibit C** hereto. If, upon delivery of the Certificate of Acceptance indicating completion of the acquisition, construction, installation and payment of all costs of the Series 2006A-1 Facilities, or if the School Board determines not to acquire, construct or install one or more components of the Series 2006A-1 Facilities, it is determined that the cost of, and consequently the actual amount of Basic Lease Payments for, a Series 2006A-1 Facility is different from the amount set forth herein, Exhibit C shall be revised as necessary to reflect the adjusted Schedule of Basic Lease Payments for all Series 2006A-1 Facilities to be lease-purchased, and for each individual Series 2006A-1 Facility or group of Series 2006A-1 Facilities. The Composite Schedule of Basic Lease Payments shall be no less than the principal and interest payments with respect to the portion of the Series 2025A Certificates relating to the Series 2006A-1 Facilities and shall only be amended in the event of a prepayment or a prepayment deposit of the principal portion of Basic Lease Payments represented by such portion of the Series 2025A Certificates pursuant to Section 7.2 or 7.3 of the Master Lease, and prepayment or defeasance of a portion of Series 2025A Certificates pursuant to Section 301 of the Series 2025A Supplemental Trust Agreement or Section 801 of the Master Trust Agreement.

The interest portion of the Basic Lease Payments represented by the Series 2025A Certificates, expressed as an annual interest rate, is exempt from the limitations on interest rates set forth in Section 215.84, Florida Statutes, since the Series 2025A Certificates are rated within the three highest rating categories by a nationally recognized rating service.

#### **Section 7. Additional Lease Payments.**

**Series 2025A Certificates.** Additional Lease Payments with respect to the Series 2006A-1 Lease consist of the following amounts to be paid with respect to the Series 2006A-1 Lease, except as otherwise provided herein:

1. Trustee Fees: Acceptance Fee of \$[\_\_\_\_\_].  
Annual administration fee of \$[\_\_\_\_\_], payable annually in advance.

3

(iii) The School Board and the Corporation hereby represent that the Master Lease is in effect and that to their knowledge there are no defaults on the date of execution of this Schedule 2006A-1 under any Lease, Ground Lease or the Master Trust Agreement. The Trustee hereby represents that it has not received any notice to the contrary.

B. Reserved.

C. Reserved.

D. Continuing Disclosure. The School Board hereby covenants and agrees to comply with the terms and provisions of the Disclosure Agreement. Notwithstanding any other provision of the Series 2006A-1 Lease, failure of the School Board to comply with the Disclosure Agreement shall not be considered an Event of Default; however, provided it has been satisfactorily indemnified in accordance with Section 602 of the Master Trust Agreement as if it were proceeding under Section 602 of the Master Trust Agreement, the Trustee may (and, at the written request of any Participating Underwriter or the Holders of at least 25% aggregate principal amount in Outstanding Certificates, shall) or any Holder of Certificates or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the School Board to comply with its obligations under this Section 9.D. For purposes of this Section, “Beneficial Owner” means any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Certificates (including persons holding Certificates through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Certificates for federal income tax purposes.

E. Section 9.4 of the Master Lease. For purposes of the Series 2006A-1 Lease, Section 9.4 of the Master Lease shall read as follows:

SECTION 9.4. Amendments. The terms of this Master Lease and any Schedule shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written instrument signed by the Corporation and the School Board and, if required under the terms of the Master Trust Agreement, by the Trustee. In the event that all or any portion of the Certificates are insured (“Insured Certificates”), the Credit Facility Issuer may give consent with respect to the Insured Certificates. In the event that there is no Credit Facility Issuer, except as otherwise provided herein, the consent of the Holders of at least a majority in principal amount of the Certificates Outstanding who are affected by such waiver, alteration, modification, supplement or amendment shall be required. Notwithstanding the foregoing, a Schedule may be amended without obtaining the consent of Holders of the affected Certificates, for the purpose of (1) adding a legal description and/or the permitted encumbrances for a Facility Site which has already been designated in such Schedule, (2) adding additional Facilities to be financed under such Schedule, (3) substituting Facilities in accordance with Section 6.4 hereof or (4) releasing a Facility or portion thereof if such Facility or portion thereof has been released from the lien of the Lease in accordance with the provisions thereof.

F. Remedies Upon Non-Appropriation or Default. For purposes of the Series 2006A-1 Lease and the Non Asset-Based Project described in Exhibit A hereto financed thereunder only, Section 3.6 of the Master Lease shall not apply and, in its place, the following shall govern:

5

Section 3.6 No Surrender of Non Asset-Based Projects.

(A) Upon the termination of the Series 2006A-1 Lease Term prior to the payment of all Lease Payments scheduled therefor or without the payment of the then applicable Purchase Option Price of the Non Asset-Based Project, or (B) as provided in Section 8.2 of the Master Lease upon the occurrence of an event of default, then the Purchase Option Price of the Non Asset-Based Project, shall become immediately due and payable, but only from the School Board's current or other funds authorized by law and appropriated for such purpose as provided in Section 3.1 of the Master Lease. The Trustee's or Corporation's sole remedy (other than rights and remedies it may have at law against the School Board's legally available funds for compensatory damages as provided below upon the occurrence of an Event of Default under Section 8.1 of the Master Lease) shall be to seek a judgment against the School Board for the unpaid balance of the Purchase Option Price of the Non Asset-Based Project, which judgment shall be enforceable solely against the School Board's legally available funds.

Notwithstanding the obligations of the School Board to pay the Purchase Option Price of the Non Asset-Based Project, the School Board shall be under no obligation to transfer possession of and/or title to the Non Asset-Based Project to the Trustee or the Corporation, and the Trustee or the Corporation shall have no right under the Series 2006A-1 Lease to involuntarily dispossess the School Board of the use and enjoyment of or title to the Non Asset-Based Project, and the Trustee and the Corporation hereby irrevocably waive any right to specific performance of the School Board's covenants upon any such termination of the Lease Term.

Upon the termination of the Lease Term as a result of a default by the School Board, the Trustee or the Corporation shall have, in addition to the rights and remedies described above, the right to sue for compensatory damages, including damages for any loss suffered by the Trustee or the Corporation as a result of the School Board's failure to pay the unpaid balance of the Purchase Option Price of the Non Asset-Based Project, when due.

G. Section 6.4 of the Master Lease. *The following shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2006A-1 and the consent of the holders of a majority in principal amount of the Outstanding Certificates representing an interest in the Basic Lease Payments made under this Schedule 2006A-1. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.*

For purposes of the Series 2006A-1 Lease, Section 6.4 of the Master Lease shall read as follows:

SECTION 6.4. Substitution of Facilities. To the extent permitted by law, on or after the Completion Date the School Board may substitute for any Facilities other facilities owned by the School Board, provided such substituted facilities (a) have the same or a greater remaining useful life, (b) have a fair market value equal to or greater than the Facilities for which they are substituted, (c) are of substantially equal utility as the Facilities to be replaced and meet the requirement of Section 5.9 hereof, (d) are free and clear of all liens and encumbrances, except Permitted Encumbrances and (e) are approved by the State Department of Education. In addition, to the extent permitted by law, prior to the Completion Date the School Board may release and/or substitute for any Facilities to be acquired, constructed and installed under a particular Schedule other

6

Facility or Series 2006A-1 Facilities, as provided therein. The Corporation shall request the execution of such instruments by the Trustee as may be necessary to effect the conveyance described herein.

I. Effective Date. Schedule 2006A-1, as amended and restated as of May 1, 2025, shall be effective as of [Closing Date].

[Remainder of Page Intentionally Left Blank]

8

facilities to be acquired, constructed and installed, provided that (1) any substituted facilities satisfy the requirements of clauses (a), (c), (d) and (e) above and (2) following such substitution and/or release, the sum of (x) with respect to Facilities for which a Certificate of Acceptance has not been delivered, the Cost of the acquisition, construction and installation of the Facilities plus (y) with respect to Facilities for which a Certificate of Acceptance has been delivered, the fair market value of the Facilities, financed under the Schedule from which the Facilities are to be substituted and/or released is greater than or equal to the remaining principal portion of Basic Lease Payments due under such Schedule. In order to effect such substitution, the Facilities to be replaced shall be released from the encumbrance of the related Lease and Ground Lease by appropriate instrument executed by the School Board and the Corporation (or Trustee as assignee of the Corporation) in form sufficient to leave good and marketable fee simple title to such Facilities in the School Board subject only to Permitted Encumbrances, and the Facilities to be substituted shall likewise be incorporated in the appropriate Lease and Ground Lease modifications. The related Schedule shall be appropriately amended, and the related Ground Lease shall be amended or canceled and replaced, to reflect such substitution.

There shall also be delivered at the time of substitution an Opinion of Counsel as described in Section 6.1 hereof with respect to the substitute Facility Site.

For purposes hereof, "fair market value" shall be determined on the basis of an assessment prepared by the District.

H. Release of Series 2006A-1 Facilities and Series 2006A-1 Facility Sites. *The following provision shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2006A-1 and the consent of the holders of a majority in principal amount of the Outstanding Certificates or with the consent of a Credit Facility Issuer, if any, in lieu of the consent of the holders of the Certificates it insures. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.*

Notwithstanding anything to the contrary in the Master Lease, one or more Series 2006A-1 Facilities financed by the Series 2006A-1 Lease and the related Series 2006A-1 Facility Site may be released from the lien of such Lease if after the release of the Facility or Facilities the total construction cost of remaining Series 2006A-1 Facilities subject to the lien of the Series 2006A-1 Lease exceeds the remaining principal portion of the Basic Lease Payments payable under the Series 2006A-1 Lease. The Series 2006A-1 Facilities and the related Series 2006A-1 Facility Sites released under this Section 9.H. shall be deemed to be paid and fee simple title to such Series 2006A-1 Facilities and the related Series 2006A-1 Facility Sites shall vest in the School Board.

The Corporation hereby appoints the School Board as its agent to prepare and file or record in appropriate offices such documents as may be necessary to cause record title to such Series 2006A-1 Facilities and the related Series 2006A-1 Facility Sites to vest in the School Board, free and clear of all encumbrances except Permitted Encumbrances. The Corporation agrees to immediately execute all instruments necessary to vest good and marketable fee simple title to the released Series 2006A-1 Facility or Series 2006A-1 Facilities and the related Series 2006A-1 Facility Sites in the School Board subject only to Permitted Encumbrances. The Series 2006A-1 Ground Lease shall then be modified to remove the Series 2006A-1 Facility Site or Series 2006A-1 Facility Sites related to the released Series 2006A-1

7

IN WITNESS WHEREOF, the Trustee has caused this Schedule 2006A-1 to be executed in its corporate name by its duly authorized officer, the Corporation has caused this Schedule 2006A-1 to be executed in its name by its duly authorized members or officers, and the School Board has caused this Schedule 2006A-1 to be executed in its name by its duly authorized members or officers, all as of the day and year first written above.

[SEAL]

**PALM BEACH SCHOOL BOARD LEASING CORP.**

Attest:

By: \_\_\_\_\_

Michael J. Burke  
Secretary

By: \_\_\_\_\_

Karen M. Brill  
President

[SEAL]

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**

Attest:

By: \_\_\_\_\_

Michael J. Burke  
Secretary

By: \_\_\_\_\_

Karen M. Brill  
Chair

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee**

By: \_\_\_\_\_

Vice President

9



**EXHIBIT A TO SCHEDULE 2006A-1**

**A. General Description of the Series 2006A-1 Facilities Lease Purchased:**

**1. Asset-Based Projects**

**Rolling Green Elementary School:** This school, located in the City of Boynton Beach, will have approximately 101,244 new gross square feet and a projected student capacity of 964. The school will have 1 new pre-kindergarten classroom, 4 new kindergarten classrooms, 9 new primary classrooms, 16 new intermediate classrooms, 3 new skills development/computer labs, 4 new resource rooms, 14 Exceptional Student Education ("ESE") classrooms, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school is scheduled to open in 2007.

**Palm Beach Gardens High School:** This school, located in the City of Palm Beach Gardens, will have approximately 385,555 gross square feet and a projected student capacity of 2,545. The school will have driver's education, 30 ESE classrooms, 5 foreign language classrooms, 24 general classrooms, 9 language arts classrooms, 8 math classrooms, 12 science rooms, 8 social studies classrooms, 2 resource rooms, 4 skills development/computer labs, career education (business, family/consumer science, health occupations, information technology, media/film/tv production, radio production, technology and tourism/hospitality/resort management), ROTC, art, music, physical education, library media center, administration/student services, food service, teacher planning, auditorium, stage, restrooms and custodial space. This school is scheduled to open in 2008.

**Palm Beach Gardens Area (03-X):** This school, located in the City of Palm Beach Gardens, will have approximately 121,243 gross square feet and a projected student capacity of 960. The school will have 8 kindergarten classrooms, 22 primary classrooms, 16 intermediate classrooms, 3 skills development/computer labs, 6 resource rooms, 6 ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school is scheduled to open in 2007.

**DD Eisenhower Elementary School:** This school, located in northern Palm Beach County, will have approximately 118,529 gross square feet and a projected student capacity of 600 with a core capacity of 960. The school will have 8 kindergarten classrooms, 16 primary classrooms, 6 intermediate classrooms, 2 skills development/computer labs, 4 resource rooms, 14 ESE pre-kindergarten classrooms, 3 ESE classrooms, art, music, covered play area, library media center, administration/student services, audiology lab, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school is scheduled to open in 2007.

**Barton Elementary School:** This school, located in the City of Lake Worth, will have approximately 119,204 new gross square feet and a projected student capacity of 964. The school will have 2 new pre-kindergarten classroom, 4 new kindergarten classrooms, 12 new primary classrooms, 16 new intermediate classrooms, 3 new skills development/computer labs, 5 new resource rooms, 23 ESE classrooms, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school is scheduled to open in 2007.

A-1

**EXHIBIT B TO SCHEDULE 2006A-1**

**LEGAL DESCRIPTIONS AND PERMITTED ENCUMBRANCES  
OF SERIES 2006A FACILITY SITES**

**A. DESCRIPTION OF REAL ESTATE**

**ROLLING GREEN ELEMENTARY SCHOOL MODERNIZATION**

The East 500 feet of West 750 feet of the Northeast Quarter of the Northeast Quarter of Section 16, Township 45 South, Range 43 East, Less the South 50 thereof, said lands situate, lying and being in Palm Beach County, Florida.

AND

Lots 139, 140, 141, 142, 143, 144, 145, 146, 147 and 148, Ridge Grove, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 22, Page 8, said land situate, lying and being in Palm Beach County, Florida.

Total Area 15.676 acres, more or less.

**BARTON ELEMENTARY SCHOOL MODERNIZATION**

Traacts numbered 14 and 15 of Sawyers Subdivision of the East Half (E ½) of the West Half (W ½) of Section 33, Township 44 South, Range 43 East, according to the Plat thereof, recorded in Plat Book 5, Page 12, Public Records of Palm Beach County, Florida.

Together with the South 82 feet of the East 287 feet of Tract 11, of the East Half (E ½) of the West Half (W ½) of Section 33, Township 44 South, Range 43 East of Sawyers Subdivision as recorded in Plat Book 5, Page 12, Public Records of Palm Beach County, Florida.

B-1

**2. Non Asset-Based Project**

**Manatee Elementary Addition:** The addition at this school, located in unincorporated Palm Beach County, Florida, has 56,143 net square feet with 663 student stations. The addition has 10 primary classrooms, 20 intermediate classrooms, 1 skills/computer labs, 5 ESE classrooms, 2 resource rooms, administration, teacher planning, restrooms and custodial space. This project opened in 2011

**B. Estimated Costs of the Series 2006A-1 Facilities Lease Purchased:**

**1. Asset-Based Projects**

The following reflects current expectations of the School Board as to the cost of the Asset-Based Series 2006A-1 Facilities and is subject to change and amendment.

<u>Facility</u>	<u>Design</u>	<u>Furnishings/ Fixtures &amp; Equipment</u>	<u>Construction</u>	<u>Total Project Cost</u>
Rolling Green Elementary School - Modernization	\$1,114,350	\$755,000	\$23,843,541	\$25,712,891
Palm Beach Gardens High School - Modernization	3,500,000	3,850,000	89,759,098	97,109,098
Palm Beach Gardens Area (03-X) - New Elementary School	1,000,000	770,000	21,649,951	23,419,951
DD Eisenhower Elementary School - Modernization	1,200,000	668,000	25,725,001	27,593,001
Barton Elementary School - Modernization	1,146,711	780,000	21,481,555	23,408,266
<b><u>TOTAL</u></b>				<b><u>\$197,243,207,001</u></b> <b><u>97,243,207</u></b>

**2. Non Asset-Based Project**

The following reflects current expectations of the School Board as to the cost of the Asset-Based Series 2006A-1 Facilities and is subject to change and amendment:

Manatee Elementary Addition	\$12,443,089
-----------------------------	--------------

A-2

**PALM BEACH GARDENS HIGH SCHOOL MODERNIZATION**

**PARCEL 1**

The North 1,000.00 feet of the South 1,050.00 feet of the West 875.00 feet of the East 1,742.22 feet of the Southeast Quarter of Section 12, Township 42 South, Range 42 East.

Together with:

Being a 1,000.00 foot by 333.00 foot parcel of land in the Southeast Quarter of Section 12, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows:

Beginning at a point in the Northerly right-of-way of Holly Drive 100.00 feet wide as shown in Record Plat No. 6, City of Palm Beach Gardens as recorded October 9, 1962 in Plat Book 27, Pages 130, 131 and 132 of Palm Beach County Records, said point being 568.00 feet Easterly (along said North right-of-way of Holly Drive) from the North-South Quarter Section Line of said Section 12:

Thence Northerly, at right angles to said North right-of-way of Holly Drive, a distance of 125.00 feet to a point; Thence continuing Northerly, and parallel to the East line of said Section 12, a distance of 875.00 feet to a point;

Thence Easterly, and parallel to the South line of Section 12, a distance of 333.10 feet to a point; Thence Southerly, and parallel to and 1,742.22 feet from East line of said Section 12, a distance of 1,000.00 feet to a point in said North right-of-way of Holly Drive; Thence Westerly along said North right-of-way of Holly Drive, a distance of 333.26 feet to a Point of Beginning.

Together with:

A parcel of land lying in Southeast Quarter (1/4) of Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Commence at the South Quarter (1/4) corner of said Section 12; Thence along the West line of said Southeast Quarter (1/4) N00°40'21"E for 175.00 feet; Thence S89°14'29"E for 63.56 feet to the Easterly right-of-way line of Military Trail per Florida Department of Transportation Right-of-Way Map, Section 93600-2608, State Road No. S-809 and the Point of Beginning of the following described parcel; Thence continue S89°14'29"E for 504.44 feet; Thence parallel with the said West line of the Southeast Quarter (1/4) N00°40'21"E for 1,025.00 feet to the Southerly right-of-way line of Lilac Street; Thence along said Southerly right-of-way for the following three (3) courses:

- (1) Thence N89°14'29"W for 489.96 feet to the Point of Curvature of a curve concave to the South, having a radius of 25.00 feet;
- (2) Thence Westerly along said curve to the left, through a central angle of 12°58'40" for 5.66 feet;
- (3) Thence S38°01'37"W for 12.80 feet to a point on a non-tangent curve, concave to the West, having a radius of 2,924.79 feet, where the radial line bears S88°22'43"W, said point lying on the said Easterly right-of-way line of Military Trail;

Thence along said Easterly right-of-way for the following (3) courses:

- (1) Thence Southerly along said curve to the right through a central angle of 2°17'38" for 117.10 feet to a point of tangency;

B-2

- (2) Thence S00°40'21"W for 755.68 feet to the point of curvature of a curve concave to the West, having a radius of 2,924.79 feet;
- (3) Thence Southerly along said curve to the right through a central angle of 2°46'18" for 141.49 feet to the Point of Beginning.

Together with:

**PARCEL 2**

A parcel of land lying in Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

The South 969.88 feet of the West 50 feet of the East 867.22 feet of the Southeast ¼ of Section 12, Township 42 South, Range 42 East, less the South 50 feet thereof for Holly Drive right-of-way.

Total Area being 40.599 acres, more or less.

**D. D. EISENHOWER ELEMENTARY SCHOOL MODERNIZATION**

All that part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying south of the following described line: Beginning at the point of intersection of the centerline of Florida Boulevard with the west line of said Section 32 as same is shown on Plat of Palm Beach Cabana Colony East as recorded in Plat Book 27 at Page 58, Public Records of Palm Beach County, Florida; thence easterly a distance of 1315.70 feet, more or less, to a point in the east line of the said Southwest Quarter of the Southwest Quarter of Section 32, and distant thereon, 687.78 feet northerly from, the Southeast Corner of the said Southwest Quarter of the Southwest Quarter. The hereinabove described line being the centerline of Lone Pine Road as now laid out and in use.

Less the North 40.00 feet and the West 40.00 feet thereof for road right-of-way as recorded in Official Record Book 1706, Pages 1450-1452 of the Public Records of Palm Beach County, Florida.

And Less the East 100.00 feet thereof.

And Less the following described parcel:

A parcel of Land in Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest Corner of said Section 32; Thence S89°16'50"E a distance of 563.00 feet; thence N00°43'10"E a distance of 100.00 feet; thence N45°37'01"E a distance of 115.15 feet; thence N44°22'59"W a distance of 669.93 feet to the south right-of-way of Lone Pine Road; thence N89°22'59"W along said right-of-way line a distance of 153.00 feet to the east right-of-way line of Easterly Avenue; thence S02°11'01"W along said right-of-way a distance of 654.37 feet to the Point of Beginning.

Said lands situation within Palm Beach County, Florida

Containing 10.7 acres, more or less.

B-3

B-4

**PALM BEACH GARDENS AREA ELEMENTARY SCHOOL (03-X)**

A parcel of land being a portion of Tract "Y", Mirasol Plat One, according to the Plat thereof, recorded in Plat Book 89, Pages 14 through 23, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Tract "Y", thence run along the Easterly, Northerly, and Westerly lines of Tract "Y" the following courses: N01°34'51"E a distance of 1422.99 feet; thence N89°03'06"W a distance of 409.83 feet; thence N83°26'50"W a distance of 502.15 feet; thence N89°19'03"W a distance of 161.10 feet; thence S00°41'19"W a distance of 706.74 feet; thence leaving Westerly line of Tract "Y", S88°04'38"E a distance of 354.35 feet to the point of curvature of a curve concave to the Southwest having a radius of 255.16 feet; thence Southeasterly along said curve through a central angle of 61°00'03" a distance of 271.66 feet to the point of non-tangency; thence S88°06'04"E a distance of 386.42 feet; thence S01°55'27"W a distance of 505.54 feet; thence N88°04'38"W a distance of 23.30 feet; thence S01°55'22"W a distance of 65.78 feet; thence S88°25'03"E a distance of 76.40 feet to the Point of Beginning.

Containing 18.29 acres more or less.

**TOGETHER WITH**

A Temporary Grant of Easement recorded in Official Record Book 13171, Page 1905.

**B. PERMITTED ENCUMBRANCES**

**ROLLING GREEN ELEMENTARY SCHOOL MODERNIZATION**

1. Easements and other matters shown on the Plat of Ridge Grove, recorded in Plat Book 22, Page 8.
2. Road right of way across the North 25 feet of the property within Section 16, Township 45 South, Range 43 East as set forth in Deed Book 846, Page 312.
3. Easements in favor of Florida Power & Light recorded in Official Record Book 13173, Page 843 and 846 and Official Record Book 20153, Page 1473.

All recording references recorded herein are in the Public Records of Palm Beach County, Florida.

**BARTON ELEMENTARY SCHOOL MODERNIZATION**

1. Easements and other matters shown on the Plat of Sawyers Subdivision, recorded in Plat Book 5, Page 12.
2. Easement over North 40 feet of Tract 14, reserved in Deed Book 1164, Page 491.
3. Buried line easement recorded in Official Record Book 2152, Page 1735.

**PALM BEACH GARDENS HIGH SCHOOL MODERNIZATION**

1. Easement recorded in Official Record Book 1530, Pages 537 and 538.
2. Easement recorded in Official Record Book 1137, Page 324.
3. Easement recorded in Official Record Book 5836, Page 1448.
4. Easement recorded in Official Record Book 1698, Page 1198.
5. Easement recorded in Official Record Book 1722, Page 1706 and Official Record Book 4071, Page 1007.
6. Easements contained in the Plat of Georgian Mews recorded in Plat Book 47, Page 122.
7. Easement recorded in Official Record Book 6307, Page 245.
8. Easements recorded in Official Record Book 4892, Page 303, Official Record Book 4892, Page 307, as affected by assignments in Official Record Book 5542, Page 1399, Official Record Book 6002, Page 62 and Official Record Book 6007, Page 1275.
9. Right of way for Military Trail as now laid out and in use as shown in Road Plat Book 3, Page 168, Road Plat Book 7, Pages 9 and 128, and as partially conveyed in Deed Book 814, Page 109.
10. Easement recorded in Official Record Book 20078, Page 1100.

B-5

B-6

11. Storm drain pipe, catch basins and guy wire and anchors located on subject property and any easement rights associated therewith, including claims by Banker's Life and Casualty Company recorded in Official Record Book 1373, Page 414. (As to Parcel 2)

**D. D. EISENHOWER ELEMENTARY SCHOOL MODERNIZATION**

1. Agreement recorded in Official Record Book 332, Page 435.
2. Agreement recorded in Official Record Book 362, Page 634.
3. Perpetual Road Easement recorded in Official Record Book 845, Page 871.
4. Perpetual Easement for Water Lines as set out in Official Record Book 845, Page 875, as assigned in Official Record Book 2584, Page 527.
5. The North 40 feet for public road and right of way as setout in Deed recorded in Official Record Book 1706, Page 1450.
6. The West 40 feet less the North 40 feet for public road right of way and for utility purposes as set out in Deed recorded in Official Record Book 1706, Page 1450.
7. Easement to Florida Power & Light recorded in Official Record Book 1727, Page 367.
8. Easement to Southern Bell in Official Record Book 1801, Page 1010.
9. Sidewalk easement to Palm Beach County recorded in Official Record Book 1863, Page 42.
10. Easement to Florida Power & Light recorded in Official Record Book 3008, Page 1212.

B-7

**PALM BEACH GARDENS AREA ELEMENTARY SCHOOL (03-X)**

1. Matters set forth in the Plat of Mirasol Plat One, recorded in Plat Book 89, Pages 14 through 23.
2. Limited access provisions and restrictions prohibiting billboards and other signs contained in deeds recorded in Deed Book 1119, Page 673.
3. Utility easement recorded in Official Record Book 12406, Page 1629.
4. Memorandum of Developer Agreement recorded in Official Record Book 10762, Page 1046.
5. Easement recorded in Official Record Book 11974, Page 1596.
6. Easement recorded in Official Record Book 20078, Page 1093.

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

B-8

**EXHIBIT C TO SCHEDULE 2006A-1  
AS AMENDED AND RESTATED AS OF MAY 1, 2025**

**COMPOSITE SCHEDULE OF BASIC LEASE PAYMENTS (Series 2006A-1 Facilities)**

Lease Payment Date	Basic Lease Payment	Principal Portion	Interest Portion	Remaining Principal
-----------------------	------------------------	----------------------	---------------------	------------------------

[THIS PAGE INTENTIONALLY LEFT BLANK]

\_\_\_\_\_

**SCHEDULE 2007A-1**  
**dated as of February 1, 2007**  
**As Amended and Restated as of July 1, 2014,**  
**As Amended and Restated as of April 1, 2015**  
**As Amended and Restated as of July 1, 2021**  
**As Amended and Restated as of May 1, 2024**  
**And as Further Amended and Restated as of May 1, 2025**

**to the**  
**Master Lease Purchase Agreement dated as of**  
**November 1, 1994, as amended as of May 12, 2020**

**among**

**The Bank of New York Mellon Trust Company, N.A.**  
**(successor in interest to NationsBank of Florida, N.A.),**  
**as Trustee and Assignee (the “Trustee”)**

**and**

**Palm Beach School Board Leasing Corp.,**  
**as Lessor (the “Corporation”)**

**and**

**The School Board of Palm Beach County, Florida,**  
**as Lessee (the “School Board”)**

THIS AMENDED AND RESTATED SCHEDULE 2007A-1 (the “Schedule”) is hereby entered into as of May 1, 2025, under and pursuant to that certain Master Lease Purchase Agreement dated as of November 1, 1994, as amended as of May 12, 2020 (as so amended, the “Master Lease”), pursuant to which the Corporation has agreed to lease purchase unto the School Board and the School Board has agreed to lease purchase from the Corporation, subject to the terms and conditions of the Master Lease incorporated herein, the Series 2007A-1 Facilities herein described. The Trustee, as assignee of the Corporation, hereby demises, leases and subleases to the School Board, and the School Board hereby hires, takes, leases and subleases from the Corporation, the Series 2007A-1 Facilities and the Series 2007A-1 Facility Sites described herein, together with the rights described in clauses (i), (ii) and (iii) of Section 1 of the Series 2007A Ground Lease, dated as of February 1, 2007, between the School Board and the Corporation (the “Series 2007A Ground Lease”). The Master Lease with respect to this Schedule and as modified and supplemented hereby, is referred to herein as the “Series 2007A-1 Lease”. All terms and conditions contained in the Master Lease, unless otherwise amended or superseded hereby are incorporated herein by reference.

**Section 1. Definitions.** For purposes of the Series 2007A-1 Lease the following terms have the meanings set forth below. All terms used herein and not otherwise defined herein shall have the meanings given to them in the Master Lease or the Master Trust Agreement, including the Series 2024A Supplemental Trust Agreement with respect to the Series 2024A Certificates and the Series 2025A Supplemental Trust Agreement with respect to the Series 2025A Certificates.

**“Assignment Agreement”** shall mean the Series 2007A Assignment Agreement dated as of February 1, 2007, between the Corporation and the Trustee.

“**Certificates**” shall mean the portion of each of the Series 2024A Certificates and the Series 2025A Certificates, which represents an interest in the Basic Lease Payments payable under the Series 2007A-1 Lease.

“**Disclosure Agreement**” shall mean that certain Disclosure Dissemination Agent Agreement, dated [Closing Date], executed and delivered by the School Board and Digital Assurance Certification LLC in connection with the issuance of the Series 2025A Certificates.

“**Commencement Date**” for the Series 2007A-1 Lease is February 28, 2007.

“**Initial Purchaser**” shall mean Bank of America, N.A., a national banking association (together with its successors and assigns), the purchaser of the Series 2024A Certificates.

“**Master Trust Agreement**” shall mean the Master Trust Agreement dated as of November 1, 1994, as the same may be amended and supplemented from time to time, by and between the Corporation and the Trustee.

“**Participating Underwriter**” shall mean any of the original underwriters of the Series 2025A Certificates, required to comply with the Rule in connection with the offering of the Series 2025A Certificates.

“**Series 2007A-1 Facilities**” shall mean the Facilities described in this Schedule 2007A-1, as this Schedule 2007A-1 may be amended or supplemented from time to time. A portion of the improvements made to the Series 2007A-1 Facilities from the proceeds of the Series 2007A Certificates are not subject to the lien of the Series 2007A-1 Lease.

“**Series 2007A-1 Facility Sites**” shall mean the Facility Sites described in this Schedule 2007A-1 ground leased by the School Board to the Corporation, as the same may be amended or supplemented from time to time.

“**Series 2024A Certificates**” shall mean the \$33,820,000 Certificates of Participation, Series 2024A dated May 6, 2024, issued under the Master Trust Agreement and evidencing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the Master Lease.

“**Series 2024A Supplemental Trust Agreement**” shall mean the Series 2024A Supplemental Trust Agreement dated as of May 1, 2024, between the Corporation and the Trustee.

“**Series 2025A Certificates**” shall mean the S[PAR] Certificates of Participation, Series 2025A dated [Closing Date], issued under the Master Trust Agreement and evidencing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the Master Lease.

“**Series 2025A Supplemental Trust Agreement**” shall mean the Series 2025A Supplemental Trust Agreement dated as of May 1, 2025, between the Corporation and the Trustee.

**Section 2. Lease Term.** The total of all Lease Terms of the Series 2007A-1 Lease is expected to be approximately twenty-four (24) years and five (5) months consisting of an “Original Term” of approximately four (4) months from the Commencement Date through and including June 30, 2007, and twenty-four (24) Renewal Terms of twelve (12) months each, each from July 1 through and including June 30 of the next succeeding calendar year, commencing July 1, 2007 and ending June 30, 2031, and

2

the event that the Series 2024A Interest set forth on **Exhibit C** is inconsistent with such interest rate, **Exhibit C** and the Series 2024A Interest set forth on **Exhibit C** will be revised to reflect such interest rate.

(i) Upon the occurrence of a Determination of Taxability, the rate applicable to Series 2024A Interest will be increased in order to provide Lease Payments sufficient to pay the portion of Series 2024A Interest allocable to the Series 2007A-1 Lease at an interest rate as described in Section 201(g) of the Series 2024A Supplemental Trust Agreement.

(ii) Upon the occurrence of a Credit Event or an Event of Default (as defined in Section 201(g) of the Series 2024A Supplemental Trust Agreement) and subject to any notice requirement described in Section 201(g) of the Series 2024A Supplemental Trust Agreement, the rate applicable to Series 2024A Interest will be increased in order to provide Lease Payments sufficient to pay the portion of Series 2024A Interest allocable to the Series 2007A-1 Lease at a Default Rate.

The interest portion of the Basic Lease Payments under the Series 2007A-1 Lease represented by the Series 2024A Certificates and the Series 2025A Certificates, expressed in each case as an annual interest rate, complies with the limitations on interest rates set forth in Section 215.84, *Florida Statutes*, since the interest rates with respect to the Series 2024A Certificates and the Series 2025A Certificates as of their date of issuance, do not exceed 300 basis points above the “20-Bond Index,” as published in *The Bond Buyer* on the last day of the month next preceding the first day of the month on which the Series 2024A Certificates and the Series 2025A Certificates, respectively, were sold.

#### **Section 7. Additional Lease Payments.**

**Series 2024A Certificates.** Additional Lease Payments with respect to the Series 2007A-1 Lease consist of a pro rata portion of the following amounts to be paid with respect to the Series 2007A-1 Lease, except as otherwise provided herein:

- |  |   |
|--|---|
| 1. Trustee Fees:                       | Acceptance Fee of \$1,000.<br>Annual administration fee of \$3,850, payable annually in advance.<br>One time escrow fee of \$500. |
| 2. Trustee Expenses:                   | \$1,500 for counsel fees, plus out-of-pocket expenses billed at cost.   |
| 3. Upon a Determination of Taxability: | Any penalties due to the Initial Purchaser pursuant to Section 201(g) of the Series 2024A Supplemental Trust Agreement.           |

**Series 2025A Certificates.** Additional Lease Payments with respect to the Series 2007A-1 Lease consist of a pro rata portion of the following amounts to be paid with respect to the Series 2007A-1 Lease, except as otherwise provided herein:

- |                      |   |
|----------------------|---|
| 1. Trustee Fees:     | Acceptance Fee of \$1,000.<br>Annual administration fee of \$3,850, payable annually in advance.<br>One time escrow fee of \$500. |
| 2. Trustee Expenses: | \$1,500 for counsel fees, plus out-of-pocket expenses billed at cost.   |

The fees set forth above for Trustee services include services with respect to the Series 2025A Certificates under Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1.

the last Renewal Term of approximately one (1) month from July 1, 2031 through and including August 1, 2031, provided that on such date no Certificates are “Outstanding” under the Master Trust Agreement. Each Lease Term shall be subject to annual renewal pursuant to the provisions of Article II of the Master Lease.

**Section 3. Series 2007A-1 Facilities Lease Purchased.** A general description and the estimated costs of the Series 2007A-1 Facilities lease-purchased under the Series 2007A-1 Lease are described in **Exhibit A** attached hereto. The School Board reserves the right to substitute other facilities for the facilities set forth herein, in accordance with the requirements of the Master Lease.

**Section 4. Series 2007A-1 Facility Sites Ground Leased to the Corporation and Permitted Encumbrances.** The legal descriptions of the Series 2007A-1 Facility Sites ground leased to the Corporation and Permitted Encumbrances (in addition to those specified in the Master Lease) are as set forth in **Exhibit B** attached hereto. Substitutions may be made in accordance with the requirements of the Master Lease and the Series 2007A Ground Lease.

**Section 5. Application of Certain Proceeds of Series 2024A Certificates.** Pursuant to the provisions of Section 402 of the Series 2024A Supplemental Trust Agreement the Trustee deposited the following sums attributable to the Series 2007A-1 Facilities lease purchased hereunder in the following accounts from the proceeds of the Series 2024A Certificates:

<u>Amount</u>	<u>Account</u>
\$33,670,593.38	Series 2014C Escrow Fund
149,406.62	Series 2024A Cost of Issuance Account

**Application of Certain Proceeds of Series 2025A Certificates.** Pursuant to the provisions of Section 402 of the Series 2025A Supplemental Trust Agreement the Trustee will deposit the following sums attributable to the Series 2007A-1 Facilities lease purchased hereunder in the following accounts from the proceeds of the Series 2025A Certificates:

<u>Amount</u>	<u>Account</u>
\$[ ]	Series 2015D Escrow Fund
[ ]	Series 2025A Cost of Issuance Account

**Section 6. Basic Lease Payments.** (a) The principal portion and the interest portion of the Basic Lease Payments, the Lease Payment Dates (each June 30 and December 30, commencing June 30, 2007) and the remaining principal portion with respect to the Series 2007A-1 Facilities lease purchased and the Certificates attributable to such Series 2007A-1 Facilities are set forth in **Exhibit C** hereto. The Composite Schedule of Basic Lease Payments shall be no less than the principal and interest payments with respect to the portion of the Certificates relating to the Series 2007A-1 Facilities and shall only be amended as described herein or in the event of a prepayment or a prepayment deposit of the principal portion of Basic Lease Payments represented by such portion of the (i) Series 2024A Certificates pursuant to Section 7.2 or 7.3 of the Master Lease, and prepayment or defeasance of a portion of Series 2024A Certificates pursuant to Article III of the Series 2024A Supplemental Trust Agreement or Section 801(a) of the Master Trust Agreement, or (iii) Series 2025A Certificates pursuant to Section 7.2 or 7.3 of the Master Lease, and prepayment or defeasance of a portion of Series 2025A Certificates pursuant to Article III of the Series 2025A Supplemental Trust Agreement or Section 801(a) of the Master Trust Agreement.

(b) The Series 2024A Interest set forth on **Exhibit C** is intended to reflect interest at a rate of 1.37% per annum, calculated on the basis of a 360-day year consisting of twelve thirty-day months. In

3

#### **Section 8. Prepayment Provisions.**

##### **Series 2024A Certificates**

###### **A. Optional Prepayment.**

The principal portion of Basic Lease Payments represented by the Series 2024A Certificates shall be subject to prepayment, by the School Board in whole or in part at any time, and if in part, in inverse order of the due dates of the principal portion of the Basic Lease Payments to be prepaid, at the Prepayment Price equal to (i) 100% of the principal amount of the Basic Lease Payments to be prepaid, plus (ii) the Prepayment Fee, plus (iii) the interest portion of the Basic Lease Payments accrued to the Prepayment Date.

###### **B. Extraordinary Prepayment.**

In lieu of the Extraordinary Prepayment provisions set forth in Section 7.2(b) of the Master Lease, the following shall constitute Events of Extraordinary Prepayment with respect to the Series 2007A-1 Lease:

Section 7.2(B) of the Master Lease shall not apply to the Series 2024A Certificates. The Series 2024A Certificates are not subject to extraordinary prepayment prior to maturity in the event of damage or destruction or condemnation of the Series 2007A-1 Facilities. Notwithstanding anything in the Series 2007A-1 Lease to the contrary, in lieu of the extraordinary prepayment provisions of Section 7.2(B)(b) of the Master Lease, the amount that would be allocable to the Series 2024A Certificates had they been subject to the extraordinary prepayment provisions of Section 7.2(B)(b) of the Master Lease, shall be used instead in accordance with the following: The Net Proceeds shall either (1) be applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of this Series 2007A-1 Lease as fully as if they were the originally leased Series 2007A-1 Facilities or (2) at the direction of the School Board, upon delivery to the Trustee of a favorable opinion of Special Tax Counsel, such Net Proceeds shall be deposited in the Series 2007A-1 Lease Payment Account to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) of the Master Lease.

The principal portion of Basic Lease Payments shall be subject to extraordinary mandatory prepayment in whole or in part, at a prepayment price of par plus accrued interest plus the Prepayment Fee, in the event the Series 2007A-1 Lease terminates prior to payment in full of all of the Basic Lease Payments due thereunder, to the extent the Trustee has moneys available for such purpose pursuant to the Series 2024A Trust Agreement, the Series 2007A Ground Lease and the Series 2007A-1 Lease, to the extent and subject to the limitations provided in the Series 2007A-1 Lease.

##### **Series 2025A Certificates**

In addition to or in lieu of the prepayment provisions of Section 7.2 of the Master Lease, the principal portion of the Basic Lease Payments due as provided in Section 6 of Schedule 2007A-1 is subject to the following prepayment provisions:

A. **Optional Prepayment.** The principal portion of Basic Lease Payments shall not be subject to prepayment prior to maturity at the option of the School Board.

4

C-27

5

B. Extraordinary Prepayment

The extraordinary prepayment provisions set forth in Section 7.2(B) and Section 5.4(b) of the Master Lease shall not apply to Basic Lease Payments represented by the Series 2025A Certificates.

Notwithstanding anything in the Series 2007A-1 Lease to the contrary, in lieu of the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, the amount that would be allocable to the Series 2025A Certificates had they been subject to the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, shall be used instead in accordance with the following:

Such Net Proceeds shall either (1) be applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of this Series 2007A-1 Lease as fully as if they were the originally leased Series 2007A-1 Facilities or (2) at the direction of the School Board, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the Series 2007A Lease Payment Account to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) of the Master Lease.

**Section 9. Other Special Provisions**

A. Representations.

(i) The School Board hereby represents, covenants and warrants that adequate water, sanitary sewer and storm sewer utilities, electric power, telephone and other utilities are available to the Series 2007A-1 Facility Sites, or the cost of making them available is included in the School Board's acquisition and construction budget for the Series 2007A-1 Facilities.

(ii) The School Board hereby confirms its representations, covenants and warranties set forth in Section 2.10 of the Master Lease and all references therein to the Facilities shall include the Series 2007A-1 Facilities, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2007A-1, and except as otherwise provided below. The Corporation hereby confirms its representations, covenants and warranties set forth in Section 2.11 of the Master Lease and all references therein to the Facilities shall include the Series 2007A-1 Facilities, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2007A-1, and except as otherwise provided below.

(iii) The School Board and the Corporation hereby represent that the Master Lease is in effect and that to their knowledge there are no defaults on the date of execution of this Schedule 2007A-1 under any Lease, Ground Lease or the Master Trust Agreement. The Trustee hereby represents that it has not received any notice to the contrary.

B. Additional Provisions Required By Initial Purchaser.

(i) The School Board shall provide to the Initial Purchaser within two hundred seventy (270) days of the end of each fiscal year of the School Board during the term hereof, a copy of its audited financial statements for such fiscal year; provided, however, if the audit is being conducted by the Auditor General, the financial statements shall be provided within 15 days after they are available.

6

immediately following Fiscal Year under such Lease, then the Net Proceeds shall be deposited in the Acquisition Account for the Series of Certificates relating to such Facilities and applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of the related Lease as fully as if they were the originally leased Facilities; provided, however, at the direction of the School Board, with the consent of the Initial Purchaser, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the Lease Payment Account for the Series of Certificates relating to such Facilities to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) hereof.

F. Amendment of Section 9.4 of the Master Lease. For purposes of the Series 2007A-1 Lease, Section 9.4 of the Master Lease shall read as follows:

SECTION 9.4. Amendments. The terms of this Master Lease and any Schedule shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written instrument signed by the Corporation and the School Board and, if required under the terms of the Trust Agreement, by the Trustee, with the consent the Holders of the Outstanding Certificates and the Credit Facility Issuer, if any. In the event that there is no Credit Facility Issuer, except as otherwise provided herein, the consent of the Holders of at least a majority in principal amount of each Series of the Outstanding Certificates that is affected by such waiver, alteration, modification, supplement or amendment shall be required. Notwithstanding the foregoing, a Schedule may be amended without obtaining the consent of Holders of the affected Certificates or Credit Facility Issuer, for the purpose of (1) adding a legal description and/or the Permitted Encumbrances for a Facility Site which has already been designated in such Schedule, (2) adding additional Facilities to be financed under such Schedule, (3) substituting Facilities in accordance with Section 6.4 hereof or (4) releasing a Facility or portion thereof if such Facility or portion thereof has been released from the lien of the Lease in accordance with the provisions thereof.

G. References in the Assignment Agreement to the "Series 2007A Certificates" shall be deemed to include any and all Series of Certificates now or hereafter issued and outstanding as may be payable from payments made by the School Board pursuant to the Series 2007A-1 Lease.

H. Until such time as all amounts due the Initial Purchaser pursuant to the Series 2024A Certificates have been paid, the School Board agrees that it will not be entitled to receive any rent pursuant to Section 3(b) of the Series 2007A-1 Ground Lease; provided however, any rent otherwise due shall accrue and shall be payable as provided in the Series 2007A-1 Ground Lease after the foregoing conditions have been satisfied.

I. Section 6.4 of the Master Lease. *The following shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2007A-1 and the consent of the holders of a majority in principal amount of the Outstanding Certificates representing an interest in the Basic Lease Payments made under this Schedule 2007A-1. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.*

For purposes of the Series 2007A-1 Lease, Section 6.4 of the Master Lease shall read as follows:

SECTION 6.4. Substitution of Facilities. To the extent permitted by law, on or after the Completion Date the School Board may substitute for any Facilities other

(ii) The School Board, the Trustee and the Corporation, and by its purchase of the Series 2024A Certificates and acceptance thereof, the Initial Purchaser, waive trial by jury in any controversy or claim arising out of or relating to the Series 2007A-1 Lease or the Series 2024A Certificates. In any judicial proceeding the prevailing party shall be entitled to recover its attorney's fees (including on appeal) from the other party.

(iii) The Initial Purchaser shall direct and control all remedies on default or event on non-appropriation pursuant to Section 8.2 of the Master Lease with respect to the Series 2024A Certificates.

C. Continuing Disclosure. The School Board hereby covenants and agrees to comply with the terms and provisions of the Disclosure Agreement. Notwithstanding any other provision of the Series 2007A-1 Lease, failure of the School Board to comply with the Disclosure Certificate shall not be considered an Event of Default; however, provided it has been satisfactorily indemnified in accordance with Section 602 of the Master Trust Agreement as if it were proceeding under Section 602 of the Master Trust Agreement, the Trustee may (and, at the written request of any Participating Underwriter or the Holders of at least 25% aggregate principal amount in Outstanding Series 2025A Certificates, shall) or any Holder of the Series 2025A Certificates or Beneficial Owner of any of them may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the School Board to comply with its obligations under this Section 9.C. For purposes of this Section, "Beneficial Owner" means any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2025A Certificates (including persons holding Certificates through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2025A Certificates for federal income tax purposes.

D. Notice of Amendments. The School Board shall provide written notice to each Rating Agency at least 15 days in advance of the execution of any amendments to the Series 2007A-1 Lease, the Master Trust Agreement, the Assignment Agreement or the Series 2007A-1 Ground Lease.

E. Amendment of Section 5.4(b) of the Master Lease. For purposes of the Series 2007A-1 Lease, with respect to the Series 2024A Certificates, Section 5.4(b) of the Master Lease shall read as follows:

(b) Option B - Deposit to Lease Payment Account or Acquisition Account. Provided, however, if the School Board has determined that its operations have not been materially affected and that it is not in the best interest of the School Board to repair, restore or replace that portion of the Facilities as damaged, destroyed or condemned, then the School Board shall not be required to comply with the provisions of subparagraph (a) set forth above. If the Net Proceeds are (i) less than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Facilities and (ii) equal to or less than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Lease, then such Net Proceeds may, at the option of the School Board, (x) be deposited in the Lease Payment Account for the Series of Certificates relating to such Facilities to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) hereof or (y) deposited in the Acquisition Account for the Series of Certificates relating to such Facilities and applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of the related Lease as fully as if they were the originally leased Facilities. If the Net Proceeds are (i) equal or greater than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Facilities or (ii) greater than the amount of Basic Lease Payments coming due in the

7

facilities owned by the School Board, provided such substituted facilities (a) have the same or a greater remaining useful life, (b) have a fair market value equal to or greater than the Facilities for which they are substituted, (c) are of substantially equal utility as the Facilities to be replaced and meet the requirement of Section 5.9 hereof, (d) are free and clear of all liens and encumbrances, except Permitted Encumbrances and (e) are approved by the State Department of Education. In addition, to the extent permitted by law, prior to the Completion Date the School Board may release and/or substitute for any Facilities to be acquired, constructed and installed under a particular Schedule other facilities to be acquired, constructed and installed, provided that (1) any substituted facilities satisfy the requirements of clauses (a), (c), (d) and (e) above and (2) following such substitution and/or release, the sum of (x) with respect to Facilities for which a Certificate of Acceptance has not been delivered, the Cost of the acquisition, construction and installation of the Facilities plus (y) with respect to Facilities for which a Certificate of Acceptance has been delivered, the fair market value of the Facilities, financed under the Schedule from which the Facilities are to be substituted and/or released is greater than or equal to the remaining principal portion of Basic Lease Payments due under such Schedule. In order to effect such substitution, the Facilities to be replaced shall be released from the encumbrance of the related Lease and Ground Lease by appropriate instrument executed by the School Board and the Corporation (or Trustee as assignee of the Corporation) in form sufficient to leave good and marketable fee simple title to such Facilities in the School Board subject only to Permitted Encumbrances, and the Facilities to be substituted shall likewise be incorporated in the appropriate Lease and Ground Lease modifications. The related Schedule shall be appropriately amended, and the related Ground Lease shall be amended or canceled and replaced, to reflect such substitution.

There shall also be delivered at the time of substitution an Opinion of Counsel as described in Section 6.1 hereof with respect to the substitute Facility Site.

For purposes hereof, "fair market value" shall be determined on the basis of an assessment prepared by the District.

J. Release of Series 2007A-1 Facilities and Series 2007A-1 Facility Sites. *The following provision shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2007A-1 and the consent of the holders of a majority in principal amount of the Outstanding Certificates or with the consent of a Credit Facility Issuer, if any, in lieu of the consent of the holders of the Certificates it insures. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.*

Notwithstanding anything to the contrary in the Master Lease, one or more Series 2007A-1 Facilities financed by the Series 2007A-1 Lease and the related Series 2007A-1 Facility Site may be released from the lien of such Lease if after the release of the Facility or Facilities the total construction cost of remaining Series 2007A-1 Facilities subject to the lien of the Series 2007A-1 Lease exceeds the remaining principal portion of the Basic Lease Payments payable under the Series 2007A-1 Lease. The Series 2007A-1 Facilities and the related Series 2007A-1 Facility Sites released under this Section 9.J. shall be deemed to be paid and fee simple title to such Series 2007A-1 Facilities and the related Series 2007A-1 Facility Sites shall vest in the School Board.

8

9

The Corporation hereby appoints the School Board as its agent to prepare and file or record in appropriate offices such documents as may be necessary to cause record title to such Series 2007A-1 Facilities and the related Series 2007A-1 Facility Sites to vest in the School Board, free and clear of all encumbrances except Permitted Encumbrances. The Corporation agrees to immediately execute all instruments necessary to vest good and marketable fee simple title to the released Series 2007A-1 Facility or Series 2007A-1 Facilities and the related Series 2007A-1 Facility Sites in the School Board subject only to Permitted Encumbrances. The Series 2007A-1 Ground Lease shall then be modified to remove the Series 2007A-1 Facility Site or Series 2007A-1 Facility Sites related to the released Series 2007A-1 Facility or Series 2007A-1 Facilities, as provided therein. The Corporation shall request the execution of such instruments by the Trustee as may be necessary to effect the conveyance described herein.

K. Effective Date. Schedule 2007A-1, as amended and restated as of May 1, 2025, shall be effective [Closing Date].

**IN WITNESS WHEREOF**, the Trustee has caused this Amended and Restated Schedule 2007A-1 to be executed in its corporate name by its duly authorized officer, the Corporation has caused this Amended and Restated Schedule 2007A-1 to be executed in its name by its duly authorized members or officers, and the School Board has caused this Amended and Restated Schedule 2007A-1 to be executed in its name by its duly authorized members or officers, all as of the day and year first written above.

[SEAL]

**PALM BEACH SCHOOL BOARD LEASING  
CORP.**

Attest:

By: \_\_\_\_\_  
Michael J. Burke  
Secretary

By: \_\_\_\_\_  
Karen M. Brill  
President

[SEAL]

**THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA**

Attest:

By: \_\_\_\_\_  
Michael J. Burke  
Secretary

By: \_\_\_\_\_  
Karen M. Brill  
Chair

**THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., as Trustee**

By: \_\_\_\_\_  
Vice President

10

11

#### **EXHIBIT A TO SCHEDULE 2007A-1**

##### **A. General Description of the Series 2007A-1 Facilities Lease Purchased:**

**C.O. Taylor Elementary School Modernization:** This school, located in the Village of Palm Springs, has 171,830 net square feet with a student capacity of 1439. The school has 48 primary classrooms, 20 intermediate classrooms, four skills/computer labs, 15 resource rooms, ten ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. The school opened in 2009.

**Royal Palm High School Modernization:** This school, located in unincorporated Palm Beach County, has 147,481 net square feet with a student capacity of 623. The school has 55 ESE classrooms, five ESE Resource Rooms, four ESE Vocational Lab, two skill/computer labs, two resources rooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2009.

**Suncoast High School Modernization:** This school, located in the City of Riviera Beach, has 294,344 net square feet with 1,824 student stations and a student capacity of 1,732. The school has 30 senior high classrooms, 15 science rooms, eight skills/computer labs, five ESE classrooms, career education (business, technology, communication and engineering), art, music, physical education, gym and locker rooms, library media center, administration/student services, food service, teacher planning, auditorium, stage, restrooms and custodial space. The school opened in 2010.

**Westward Elementary School Modernization:** This school, located in the City of West Palm Beach, has 119,796 net square feet with a student capacity of 890. The school has one ESE Pre-K classroom, 24 primary classrooms, 17 intermediate classrooms, three skill/computer labs, six resource rooms, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. The school opened in 2008.

**Gladeview Elementary Modernization:** This school, located in the City of Belle Glade, will have approximately 50,883 gross square feet with a projected student capacity of 360. The school will have 13 primary classrooms, 3 intermediate classrooms, 2 ESE Pre-K classrooms, 2 ESE classrooms, 2 skills/computer labs, 2 resources rooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school is scheduled to open in 2015.

**Rosenwald Elementary Modernization:** This school, located in the Town of South Bay, will have approximately 40,776 gross square feet with a projected student capacity of 314. The school will have 11 primary classrooms, four intermediate classrooms, two ESE classrooms, two skills/computer labs, two resources rooms, art, music, covered play area, library media center, administration/student services, teacher planning, stage, restrooms and custodial space. This school is scheduled to open in 2015.

##### **B. Estimated Costs of the Series 2007A-1 Facilities Lease Purchased:**

The following reflects current expectations of the School Board as to the cost of the Series 2007A-1 Facilities and is subject to change and amendment.

<b>Facility</b>	<b>Total Project Cost</b>
C.O. Taylor Elementary School Modernization	\$38,954,324.29
Royal Palm High School Modernization	38,417,800.68
Suncoast High School Modernization	83,459,658.90
Westward Elementary School Modernization	30,352,232.62
Gladeview Elementary Modernization	12,802,891.65
Rosenwald Elementary Modernization	18,977,019.83
<b>TOTAL</b>	<b><u>\$222,963,927.6</u></b> <b>4</b>

**EXHIBIT B TO SCHEDULE 2007A-1**

**LEGAL DESCRIPTIONS AND PERMITTED ENCUMBRANCES  
OF SERIES 2007A-1 FACILITY SITES**

**A. DESCRIPTION OF REAL ESTATE**

**C.O. TAYLOR/KIRKLANE ELEMENTARY MODERNIZATION**

The West one-half (W ½) of the Southeast one-quarter (SE ¼) of the Northeast one-quarter (NE ¼) of Section 13, Township 44 South, Range 42 East, Less the North 40.00 feet thereof for road right-of-way.

**ROYAL PALM SCHOOL MODERNIZATION**

A parcel of land in the west one-half of Section 6, Township 45 South, Range 43 East, Palm Beach County, Florida and being more particularly described as follows:

Begin at the intersection of the southerly right-of-way of the Lake Worth Drainage District L-17 Canal as said southerly right-of-way line is set forth in a Quit Claim Deed to the Lake Worth Drainage District as recorded in Official Record Book 3349, Page 1420, of the Public Records of Palm Beach County, Florida with the easterly right-of-way line of Lawrence Road as said easterly right-of-way line is set forth in a right-of-way deed to Palm Beach County as recorded in Official Record Book 777, Page 400 of said Public Records;

Thence North 89°31'55" East, along said southerly right-of-way line, a distance of 944.64 feet, to a point on the westerly line of the Santaluces Sports and Athletic Complex as said westerly line is set forth in the Special Warranty Deed to Palm Beach County as recorded in Official Record Book 4045, Page 1259 of said Public Records;

Thence South 00°28'05" East, along said westerly line, a distance of 1016.35 feet, to a point on the northerly line of an existing 80 foot wide road easement as said northerly line is set forth in the said road easement as recorded in Official Record Book 4093, Page 1341 of said Public Records;

Thence South 88°25'10" West, along said northerly line, a distance of 944.77 feet, to a point on the previously described easterly right-of-way line;

Thence North 00°28'14" West, along said easterly right-of-way line, a distance of 1034.69 feet, to the Point of Beginning.

B-1

Thence North 89°10'37" West for a distance of 382.09 feet to a point on the east line of said Plat of Congress Park Homes;

Thence North 01°28'38" East along said east line of Congress Park Homes for a distance of 620.78 feet to a point on the north line of Section 31, Township 42 South, Range 43 East;

Thence South 89°10'37" East along said north line of Section 31 for a distance of 801.02 feet;

Thence South 00°05'49" West for a distance of 64.37 feet;

Thence South 89°58'44" East for a distance of 259.24 feet;

Thence North 00°10'41" East for a distance of 60.74 feet to the Point of Beginning.

**WESTWARD ELEMENTARY MODERNIZATION**

All of Tract "A", Replat of Part of Roosevelt Estates, according to the Plat thereof as recorded in Plat Book 26, Pages 77 and 78, Public Records, Palm Beach County, Florida.

Together with:

That portion of Tracts "B", "C" and "D", Replat of Part of Roosevelt Estates, according to the Plat thereof recorded in Plat Book 26, Pages 77 and 78, Public Records, Palm Beach County, Florida being more particularly described as follows:

Begin at the northwest corner of said Tract "B"; thence North 90°00'00" East, along the north line of said Tract "B" a distance of 725.37 feet to a point on the east line of said Tract "B" and a point of intersection with a non-tangent curve, concave westerly, having a radius of 2,101.71 feet, the radius point of said curve bears North 87°40'56" West;

Thence southerly, along said east line and along the arc of said curve through a central angle of 05°09'02", a distance of 188.94 feet to a point of intersection with a non-tangent line;

Thence North 85°03'11" West, a distance of 185.60 feet;

Thence North 88°58'42" West, a distance of 353.32 feet;

Thence South 73°57'01" West, a distance of 70.03 feet;

Thence South 69°57'13" West, a distance of 42.15 feet to a point on the west line of said Tract "B" and to a point of intersection with a non-tangent curve, concave easterly, having a radius of 1,490.00 feet, the radius point of said curve bears South 68°04'36" West;

Thence northerly, along the arc of said curve through a central angle of 08°04'21", a distance of 209.93 feet to the Point of Beginning.

B-3

**SUNCOAST HIGH SCHOOL MODERNIZATION**

A portion of Block 1, Kelly Addition to Riviera, according to Plat Book 4, at Page 70 of the Public Records of Palm Beach County, Florida and an portion of corrected Plat of the 3<sup>rd</sup> Acrehome Park Addition to Kelsey City, according to the Plat Book 15, at Page 17 of the Public Records of Palm Beach County, Florida and a portion of Cedar Street of Kelly Addition to Riviera, according to Plat Book 4, at Page 70 of the Public Records of Palm Beach County, Florida and a portion of Sections 29, 31 and 32, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 32, Township 42 South, Range 43 East, Palm Beach County, Florida, thence South 89°10'37" East along the north line of said Section 32, for a distance of 12.82 feet to the Point of Beginning;

Thence North 00°10'41" East, for a distance of 190.74 feet to a line parallel with and 40.00 feet south of the south right-of-way line of Arcand Street as shown on the corrected Plat of 3<sup>rd</sup> Acrehome Park according to the Plat thereof recorded in Plat Book 15, at Page 17 of the Public Records of Palm Beach County, Florida;

Thence South 89°32'36" East along said parallel line for a distance of 622.93 feet to the west right-of-way line of Avenue "S" as shown on said corrected Plat of 3<sup>rd</sup> Acrehome Park;

Thence South 00°09'17" East along said west right-of-way line of Avenue "S" for a distance of 191.11 feet to a point on the deed line for Warranty Deed Official Records Book 865, Page 862 of the Public Record of Palm Beach County, Florida;

Thence continue South 01°02'36" West along said west right-of-way line of Avenue "S" for a distance of 479.37 feet to the north right-of-line of Lee Street according to the Plat thereof as recorded in the Plat of Kelly Addition to Riviera Plat Book 4, at Page 70 of the Public Records of Palm Beach County, Florida;

Thence North 89°33'45" West along said north line of Lee Street for a distance of 613.58 feet to the east right-of-way line of North "U" Street as recorded in said Plat of Kelly Addition;

Thence North 01°33'11" East along said east right-of-way line of North "U" Street for a distance of 100.10 feet;

Thence North 89°30'10" West for a distance of 25.05 feet;

Thence North 01°12'27" East along the west line of Section 32 for a distance of 72.72 feet to the north line of Church of the True Faith according to the Plat thereof recorded in Plat Book 46, at Page 107;

Thence North 89°40'56" West along the north side of said Church of the True Faith for a distance of 523.75 feet;

Thence North 89°45'09" West a distance of 143.47 feet;

Thence South 01°28'38" West and parallel with the east line of Congress Park Homes according to the Plat thereof recorded in Plat Book 5, Page 199 of the Public Records of Palm Beach County, Florida, for a distance of 307.51 feet;

B-2

**GLADEVIEW ELEMENTARY MODERNIZATION**

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1015, PAGE 510, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1015, PAGE 510, THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 01°23'28" WEST, A DISTANCE OF 281.71 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 88°36'32" WEST, A DISTANCE OF 251.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 232.35 FEET; THENCE WEST, A DISTANCE OF 346.88 FEET; THENCE NORTH, 325.09 FEET; THENCE EAST, A DISTANCE OF 236.36 FEET; THENCE SOUTH 50°00'00" EAST, A DISTANCE OF 144.27 FEET TO THE POINT OF BEGINNING.

(LIMITS OF CONSTRUCTION)

SAID PARCEL CONTAINING 107,640.10 SQUARE FEET, 2,471+/- ACRES.

B-4



**ROSENWALD ELEMENTARY MODERNIZATION**

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 36 EAST, CITY OF SOUTH BAY, PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S89°35'32"W FOR 158.00 FEET;  
THENCE N00°00'00"E FOR 25.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE N00°00'00"E FOR 240.00 FEET;  
THENCE N26°26'00"E FOR 168.00 FEET;  
THENCE N63°34'00"W FOR 147.00 FEET;  
THENCE S26°26'00"W FOR 117.00 FEET;  
THENCE N63°34'00"W FOR 314.00 FEET;  
THENCE S26°26'00"W FOR 138.00 FEET;  
THENCE S63°34'00"E FOR 119.00 FEET;  
THENCE S26°26'00"W FOR 180.00 FEET;  
THENCE S63°34'00"E FOR 226.72 FEET;  
THENCE S00°00'00"E FOR 52.19 FEET;  
THENCE N90°00'00"E FOR 222.00 FEET TO THE POINT OF BEGINNING.

(LIMITS OF CONSTRUCTION)

CONTAINING 3.66 ACRES (159,394 SQUARE FEET), MORE OR LESS.

B-5

**SUNCOAST HIGH SCHOOL MODERNIZATION**

1. None.

**WESTWARD ELEMENTARY MODERNIZATION**

1. Matters shown on the Replat of Part of Roosevelt Estates recorded in Plat Book 26, Page 77.
2. Restrictions contained in deed recorded in Official Record Book 504, Page 323.
3. Restrictions contained in deed recorded in Official Record Book 244, Page 585.
4. Restrictions contained in deed recorded in Official Record Book 806, Page 234
5. Reserved lift station easement in favor of the City of West Palm Beach contained in deed recorded in Official Record Book 21468, Page 671.

**GLADEVIEW ELEMENTARY MODERNIZATION**

1. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 44, Page 75.
2. Easement and reservation in favor of United States Sugar Corporation for ingress and egress recorded in Official Record Book 1015, Page 510.
3. Easement in favor of the City of Belle Glade recorded in Official Record Book 1736, Page 527.

**ROSENWALD ELEMENTARY MODERNIZATION**

1. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 140, Page 90.
2. Unrecorded easement to Florida Power & Light dated January 21, 1981.

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

B-7

**B. PERMITTED ENCUMBRANCES****C.O. TAYLOR/KIRKLANE ELEMENTARY MODERNIZATION**

1. Easement in favor of the Lake Worth Drainage District recorded in Deed Book 653, Page 540.
2. Reservations in favor of the Everglades Drainage District recorded in Deed Book 717, Page 374.
3. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 759, page 162.
4. Easement in favor of Florida Power & Light recorded in Official Record Book 1753, Page 176.
5. Drainage easement in favor of Palm Beach County recorded in Official Record Book 1833, Page 1726.
6. Easement in favor of the Village of Palm Springs, Florida recorded in Official Record Book 2663, Page 1738.
7. Easement in favor of Palm Beach County recorded in Official Record Book 5031, Page 30.
8. Unrecorded Underground Easement Deed dated September 17, 1980 in favor of Florida Power & Light.
9. Unrecorded Easement Deed dated December 9, 1992 in favor of the Village of Palm Springs, Florida.

**ROYAL PALM SCHOOL MODERNIZATION**

1. Easement in favor of Florida Power and Light Company recorded in Official Record Book 5331, Page 899.

B-6

**EXHIBIT C-1 TO SCHEDULE 2007A-1  
AS AMENDED AND RESTATED AS OF May 1, 2025****COMPOSITE SCHEDULE OF BASIC LEASE PAYMENTS (Series 2007A-1 Facilities)**

(Outstanding Series 2024A Certificates and the Series 2025A Certificates)

Lease Payment Date	Basic Lease Payments	Principal Portion	Interest Portion	Remaining Principal
6/30/2025				
12/30/2025				
6/30/2026				
12/30/2026				
6/30/2027				
12/30/2027				
6/30/2028				
12/30/2028				
6/30/2029				
12/30/2029				
6/30/2030				
12/30/2030				
6/30/2031				
TOTALS				

C-1-1

EXHIBIT C-2 TO SCHEDULE 2007A-1  
AS AMENDED AND RESTATED AS OF MAY 1, 2025  
CALCULATION SCHEDULE OF BASIC LEASE PAYMENTS (Series 2007A-1 Facilities)  
(Series 2025A Certificates and Outstanding Series 2024A Certificates)

Lease Payment Date	Series 2025A Principal	Series 2025A Interest	Basic Lease Payment	2024A Principal	2024A Interest	Basic Lease Payment
6/30/2025				\$320,000.00	\$231,667.00	\$551,667.00
12/30/2025					229,475.00	229,475.00
6/30/2026				325,000.00	229,475.00	554,475.00
12/30/2026					227,248.75	227,248.75
6/30/2027				330,000.00	227,248.75	557,248.75
12/30/2027					224,988.25	224,988.25
6/30/2028				8,225,000.00	224,988.25	8,449,988.25
12/30/2028					168,647.00	168,647.00
6/30/2029				8,335,000.00	168,647.00	8,503,647.00
12/30/2029					111,552.25	111,552.25
6/30/2030				8,450,000.00	111,552.25	8,561,552.25
12/30/2030					53,669.75	53,669.75
6/30/2031				7,835,000.00	53,669.75	7,888,669.75
TOTALS				\$	\$	\$

C-2-1

[THIS PAGE INTENTIONALLY LEFT BLANK]

**SCHEDULE 2007B**  
**dated as of March 1, 2007**  
**As Amended and Restated as of April 1, 2008**  
**As Amended and Restated as of July 1, 2011**  
**As Amended and Restated as of October 1, 2015**  
**As Amended and Restated as of December 1, 2017**  
**And as Further Amended and Restated as of May 1, 2025**

**to the**  
**Master Lease Purchase Agreement dated as of**  
**November 1, 1994, as amended as of May 12, 2020**

**among**

**The Bank of New York Mellon Trust Company, N.A.**  
**(successor in interest to NationsBank of Florida, N.A.),**  
**as Trustee and Assignee (the “Trustee”)**

**and**

**Palm Beach School Board Leasing Corp.,**  
**as Lessor (the “Corporation”)**

**and**

**The School Board of Palm Beach County, Florida,**  
**as Lessee (the “School Board”)**

THIS AMENDED AND RESTATED SCHEDULE 2007B (this “Schedule 2007B”) is hereby entered into as of May 1, 2025, under and pursuant to that certain Master Lease Purchase Agreement dated as of November 1, 1994, as amended as of May 12, 2020 (as so amended, the “Master Lease”) pursuant to which the Corporation has agreed to lease purchase unto the School Board and the School Board has agreed to lease purchase from the Corporation, subject to the terms and conditions of the Master Lease incorporated herein, the Series 2007B Facilities herein described. The Trustee, as Assignee of the Corporation, hereby demises, leases and subleases to the School Board, and the School Board hereby hires, takes, leases and subleases from the Trustee, the Series 2007B Facilities and the Series 2007B Facility Sites described herein, together with the rights described in clauses (i), (ii) and (iii) of Section 1 in the Series 2007B Ground Lease (hereinafter defined). The Master Lease with respect to this Schedule 2007B as modified and supplemented hereby, is referred to herein as the “Series 2007B Lease”. All terms and conditions contained in the Master Lease, unless otherwise amended or superseded hereby are incorporated herein by reference.

**Section 1. Definitions.** For purposes of the Series 2007B Lease the following terms have the meanings set forth below. All terms used herein and not otherwise defined herein shall have the meanings given to them in the Master Lease or the Master Trust Agreement, including the Series 2017B Certificates with respect to the Series 2017B Certificates, and the Series 2025A Supplemental Trust Agreement with respect to the Series 2025A Certificates, as appropriate.

“**Certificates**” shall mean, collectively, the Series 2017B Certificates and the Series 2025A Certificates, allocable to the Series 2007B Lease.

“Commencement Date” for the Series 2007B Lease is March 22, 2007.

“Disclosure Certificate” shall mean (i) that certain Disclosure Dissemination Agent Agreement (Series 2017B Certificates), dated December 26, 2017, executed and delivered by the School Board and Digital Assurance Certification LLC (“DAC”) in connection with the issuance of the Series 2017B Certificates and (ii) that certain Disclosure Dissemination Agent Agreement (Series 2025A Certificates), dated [Closing Date], executed and delivered by the School Board and DAC in connection with the issuance of the Series 2025A Certificates.

“Lease Payment Dates” shall mean, with respect to the Series 2007B Lease,

(a) as to the principal portion of Basic Lease Payments, each June 30, commencing June 30, [2026];

(b) Reserved.

(c) Reserved.

(d) as to Series 2017B Interest, each June 30 and December 30, commencing June 30, 2018; and

(e) as to Series 2025A Interest, each June 30 and December 30, commencing [June 30, 2025].

“Master Trust Agreement” shall mean the Master Trust Agreement dated as of November 1, 1994, as the same may be amended and supplemented from time to time, by and between the Corporation and the Trustee.

“Participating Underwriter” shall mean any of the original underwriters of the Series 2017B Certificates and the Series 2025A Certificates, required to comply with the Rule in connection with the offering of the Series 2017B Certificates and the Series 2025A Certificates, respectively.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended and as the same may be further amended from time to time.

“Series 2007B Facilities” shall mean the Facilities described in this Schedule 2007B, as this Schedule 2007B may be amended or supplemented from time to time.

“Series 2007B Facility Sites” shall mean the Facility Sites described in this Schedule 2007B ground leased by the School Board to the Corporation, as the same may be further amended or supplemented from time to time.

“Series 2007B Gladeview Elementary Modernization Facility” shall mean the Facility described as Gladeview Elementary Modernization on Exhibit A hereto.

“Series 2007B Ground Lease” shall mean Series 2007B Ground Lease dated as of March 1, 2007, as amended as of April 1, 2008 and July 1, 2011, between the School Board and the Corporation.

“Series 2017B Certificates” shall mean the Certificates of Participation, Series 2017B Evidencing Undivided Proportionate Interests of the Owners thereof in Basic Lease Payments to be made by the School Board of Palm Beach County, Florida, as Lessee, pursuant to a Master Lease Purchase

Agreement with Palm Beach School Board Leasing Corp., as Lessor, issued in the original principal amount of \$41,945,000.

“Series 2017B Interest” shall mean the interest portion of Basic Lease Payments represented by the Series 2017B Certificates.

“Series 2017B Principal” shall mean the principal portion of Basic Lease Payments represented by the Series 2017B Certificates.

“Series 2017B Supplemental Trust Agreement” shall mean the Series 2017B Supplemental Trust Agreement dated as of December 1, 2017, between the Corporation and the Trustee, pursuant to which the Series 2017B Certificates are issued.

“Series 2025A Certificates” shall mean the Certificates of Participation, Series 2025A Evidencing Undivided Proportionate Interests of the Owners thereof in Basic Lease Payments to be made by the School Board of Palm Beach County, Florida, as Lessee, pursuant to a Master Lease Purchase Agreement with Palm Beach School Board Leasing Corp., as Lessor, issued in the original principal amount of \$[PAR].

“Series 2025A Interest” shall mean the interest portion of Basic Lease Payments represented by the Series 2025A Certificates.

“Series 2025A Principal” shall mean the principal portion of Basic Lease Payments represented by the Series 2025A Certificates.

“Series 2025A Supplemental Trust Agreement” shall mean the Series 2025A Supplemental Trust Agreement dated as of May 1, 2025, between the Corporation and the Trustee, pursuant to which the Series 2025A Certificates are issued.

**Section 2. Lease Term.** The total of all Lease Terms of the Series 2007B Lease is expected to be approximately twenty-five (25) years and five (5) months consisting of an “Original Term” of approximately four (4) months from the Commencement Date through and including June 30, 2007, and twenty-four (24) Renewal Terms of twelve (12) months, each from July 1 through and including June 30 of the next succeeding calendar year, commencing July 1, 2007 and ending June 30, 2032, and the last Renewal Term of approximately one (1) month from July 1, 2032 through and including August 1, 2032, provided that on such date no Certificates are “Outstanding” under the Master Trust Agreement. Each Lease Term shall be subject to annual renewal pursuant to the provisions of Article II of the Master Lease.

**Section 3. Series 2007B Facilities Lease Purchased.** A general description and the estimated costs of the Series 2007B Facilities lease-purchased under the Series 2007B Lease are described in Exhibit A hereto. The School Board reserves the right to substitute other facilities for the facilities set forth herein, in accordance with the requirements of the Master Lease.

**Section 4. Series 2007B Facility Sites Ground Leased to the Corporation and Permitted Encumbrances.** The legal descriptions of the Series 2007B Facility Sites ground leased to the Corporation and Permitted Encumbrances (in addition to those specified in the Master Lease) are set forth in Exhibit B hereto. Substitutions may be made in accordance with the requirements of the Master Lease and the Series 2007B Ground Lease.

## **Section 5. Application of Certain Proceeds of Series 2017B Certificates and Series 2025A Certificates.**

Series 2017B Certificates. Pursuant to the provisions of Section 402 of the Series 2017B Supplemental Trust Agreement the Trustee deposited the following sums attributable to the Series 2007B Facilities lease purchased hereunder in the following accounts from the proceeds of the Series 2017B Certificates:

<u>Amount</u>	<u>Account</u>
\$149,419.95	Series 2017B Cost of Issuance Account
\$29,994,020.46	Escrow Deposit Trust Fund

Series 2025A Certificates. Pursuant to the provisions of Section 402 of the Series 2025A Supplemental Trust Agreement the Trustee will deposit the following sums attributable to the Series 2007B Facilities lease purchased hereunder in the following accounts from the proceeds of the Series 2025A Certificates:

<u>Amount</u>	<u>Account</u>
\$[_____]	Series 2025A Cost of Issuance Account
\$[_____]	Series 2015C Escrow Deposit Fund

**Section 6. Basic Lease Payments.** (a) The principal portion and the interest portion of the Basic Lease Payments, the Lease Payment Dates (December 30 and June 30) and the remaining principal portion with respect to the Series 2007B Facilities lease purchased and the Certificates attributable to such Facilities are set forth in Exhibit C hereto. The Composite Schedule of Basic Lease Payments set forth in Exhibit C hereto shall be no less than the principal and interest payments represented by the Certificates and shall only be amended in the event of a prepayment or a prepayment deposit of the principal portion of Basic Lease Payments represented by (i) Series 2017B Certificates pursuant to Section 301 of the Series 2017B Supplemental Trust Agreement or Section 801 of the Master Trust Agreement or (ii) Series 2025A Certificates pursuant to Section 301 of the Series 2025A Supplemental Trust Agreement or Section 801 of the Master Trust Agreement.

(b) Reserved.

(c) The Series 2017B Interest shall be payable on the dates set forth in part (d) of the definition of Lease Payment Dates and the Series 2025A Interest shall be payable on the dates set forth in part (e) of the definition of Lease Payment Dates.

(d) (i) The interest portion of the Basic Lease Payments represented by the Series 2017B Certificates, expressed as an annual interest rate, is exempt from the limitations on interest rates set forth in Section 215.84, Florida Statutes, since the Series 2017B Certificates were rated within the three highest rating categories by a nationally recognized rating service.

(ii) The interest portion of the Basic Lease Payments represented by the Series 2025A Certificates, expressed as an annual interest rate, is exempt from the limitations on interest rates set forth in Section 215.84, Florida Statutes, since the Series 2025A Certificates on their date of sale were rated within the three highest rating categories by a nationally recognized rating service.

## **Section 7. Additional Lease Payments.**

### Series 2017B Certificates.

Additional Lease Payments with respect to the Series 2017B Certificates consist of the following amounts to be paid with respect to the Series 2007B Lease, the Series 2002D-1 Lease (as defined in the Series 2017B Supplemental Trust Agreement) and the Series 2002D-2 Lease (as defined in the Series 2017B Supplemental Trust Agreement), except as otherwise provided herein, by the School Board on the following dates:

1.	Trustee Fees:	Acceptance fee of \$1,000; annual fee \$3,850, payable annually in advance.
2.	Trustee Expenses:	Trustee Counsel fee of \$1,500; expenses at closing to be billed at cost. Thereafter, reasonable costs and expenses pursuant to the Master Lease or Trust Agreement.
3.	Escrow Agent Fees:	Annual fee \$500, payable annually in advance.

### Series 2025A Certificates.

Additional Lease Payments with respect to the Series 2025A Certificates consist of the following amounts to be paid with respect to the Series 2007B Lease, except as otherwise provided herein, by the School Board on the following dates:

1.	Trustee Fees:	Acceptance fee of \$[_____]; annual fee \$3,850, payable annually in advance.
2.	Trustee Expenses:	Trustee Counsel fee of \$[_____]; expenses at closing to be billed at cost. Thereafter, reasonable costs and expenses pursuant to the Master Lease or Master Trust Agreement.
3.	Escrow Agent Fees:	Annual fee \$500, payable annually in advance.

The fees set forth above for Trustee services include services with respect to the Series 2025A Certificates under Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1.

**Section 8. Prepayment Provisions.** In lieu of the prepayment provisions of Section 7.2 of the Master Lease, the principal portion of the Basic Lease Payments due as provided in Section 6 of this Schedule 2007B is subject to the following prepayment provisions:

### **A. Optional Prepayment**

#### Series 2017B Certificates

The principal portion of Basic Lease Payments due under the Series 2007B Lease represented by the Series 2017B Certificates shall not be subject to prepayment at the option of the School Board.

#### Series 2025A Certificates

The principal portion of Basic Lease Payments due under the Series 2007B Lease represented by the Series 2025A Certificates shall not be subject to prepayment at the option of the School Board.

#### **B. Extraordinary Prepayment**

##### Series 2017B Certificates

With respect to the Series 2017B Certificates, the extraordinary prepayment provisions set forth in Section 7.2(B) and Section 5.4(b) of the Master Lease shall not apply to Basic Lease Payments represented by the Series 2007B Lease.

(i) Notwithstanding anything in the Series 2007B Lease to the contrary, in lieu of the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, the amount that would be allocable to the Series 2017B Certificates had they been subject to the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, shall be used instead in accordance with the following:

Such Net Proceeds shall either (1) be applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of this Series 2007B Lease as fully as if they were the originally leased Series 2007B Facilities or (2) at the direction of the School Board, upon delivery to the Trustee of an opinion of special tax counsel that it will not have an adverse effect on excludability of Series 2017B Certificates from gross income for federal income tax purposes, such Net Proceeds shall be deposited in the Series 2007B Lease Payment Account to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) of the Master Lease.

(ii) The principal portion of Basic Lease Payments shall be subject to prepayment in the event the Series 2007B Lease terminates prior to payment in full of all of the Basic Lease Payments due thereunder, to the extent the Trustee has moneys available for such purpose pursuant to the Series 2017B Trust Agreement, as applicable, and the Series 2007B Lease, to the extent and subject to the limitations provided in the Series 2007B Lease.

##### Series 2025A Certificates

The extraordinary prepayment provisions set forth in Section 7.2(B) and Section 5.4(b) of the Master Lease shall not apply to Basic Lease Payments represented by the Series 2025A Certificates.

Notwithstanding anything in the Series 2007B Lease to the contrary, in lieu of the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, the amount that would be allocable to the Series 2025A Certificates had they been subject to the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, shall be used instead in accordance with the following:

Such Net Proceeds shall either (1) be applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of this Series 2007B Lease as fully as if they were the originally leased Series 2007B Facilities or (2) at the direction of the School Board, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the Series 2007B Lease Payment Account to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) of the Master Lease.

6

Upon the termination of the Lease Term as a result of a default by the School Board, the Corporation shall have, in addition to the rights and remedies described above, the right to sue for compensatory damages, including damages for any loss suffered by the Corporation or the Trustee as a result of the School Board's failure to pay the unpaid balance of the Purchase Option Price for the Series 2007B Gladeview Elementary Facility when due.

C. **Continuing Disclosure.** The School Board hereby covenants and agrees to comply with the terms and provisions of the Disclosure Certificate. Notwithstanding any other provision of the Series 2007B Lease, failure of the School Board to comply with the Disclosure Certificate shall not be considered an Event of Default; however, provided it has been satisfactorily indemnified in accordance with Section 602 of the Master Trust Agreement as if it were proceeding under Section 602 of the Master Trust Agreement, the Trustee may (and, at the written request of any Participating Underwriter or the Holders of at least 25% aggregate principal amount in Outstanding Certificates, shall) or any Holder of Certificates or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the School Board to comply with its obligations under this Section 9.C. For purposes of this Section, "Beneficial Owner" means any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Certificates (including persons holding Certificates through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Certificates for federal income tax purposes.

D. **Section 3.2(b) of the Master Lease.** For purposes of the Series 2007B Lease, Section 3.2(b) of the Master Lease shall read as follows:

(b) Upon the completion of acquisition and construction of the Facilities financed under a particular Lease and payment of all Costs of such Facilities or upon the termination of the Lease Term of a particular Lease pursuant to Section 4.1 hereof, the amounts, if any, on deposit in the Acquisition Account for the related Series of Certificates shall be transferred to the Lease Payment Account for such Series, to be applied to Basic Lease Payments next coming due under the Lease; provided, however, that if, upon delivery by the School Board of a Certificate of Acceptance indicating completion of the acquisition, construction, installation and payment of all costs of the Facilities financed under a particular Lease (including the failure of the School Board to acquire any component of such Facilities), there shall remain in the related Acquisition Account an amount greater than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Lease, such amount shall be retained in the Acquisition Account for the Series of Certificates relating to such Facilities and applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of the related Lease as fully as if they were the originally leased Facilities; provided, however, at the direction of the School Board, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the Lease Payment Account for the Series of Certificates relating to such Facilities to be credited against Basic Lease Payments next coming due.

E. **Section 3.2(c) of the Master Lease.** For purposes of the Series 2007B Lease, Section 3.2(c) of the Master Lease shall read as follows:

(c) There shall be deposited in the Lease Payment Account or the Acquisition Account for a Series of Certificates, Net Proceeds realized in the event of damage, destruction or condemnation to be applied to Basic Lease Payments or the costs of Facilities under the related Lease, respectively, in accordance with Section 5.4(b) of the Master Lease.

8

#### **Section 9. Other Special Provisions.**

##### **A. Representations.**

(i) The School Board hereby confirms its representations, covenants and warranties set forth in Section 2.10 of the Master Lease, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2007B and all references therein to the Facilities shall include the Series 2007B Facilities, and except as otherwise provided below. The Corporation hereby confirms its representations, covenants and warranties set forth in Section 2.11 of the Master Lease, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2007B and all references therein to the Facilities shall include the Series 2007B Facilities, and except as otherwise provided below.

(ii) The Corporation hereby represents that the Master Lease is in effect and that to its knowledge there are no defaults on the date of execution of this Schedule 2007B under any Lease, 2007B Ground Lease or the Master Trust Agreement.

(iii) The School Board hereby represents, covenants and warrants that adequate water, sanitary sewer and storm sewer utilities, electric power, telephone and other utilities are available to the Series 2007B Facility Sites, or the cost of making them available is included in the School Board's acquisition and construction budget for the Series 2007B Facility Sites.

##### **B. No Surrender of Gladeview Elementary Modernization Project.**

(1) The Gladeview Elementary Modernization Project is being financed with proceeds on deposit in the Series 2007B Acquisition Account and by proceeds on deposit in the Series 2007A Acquisition Account.

For purposes of the Series 2007B Lease only, Section 3.6 of the Master Lease shall not apply and, in its place, the following shall apply with respect to the Gladeview Elementary Modernization Project being lease-purchased under the Series 2007B Lease. Upon termination of the Series 2007B Lease Term prior to the payment of all Lease Payments scheduled therefor or without the payment of the then applicable Purchase Option Price of the Series 2007B Gladeview Elementary Facility, or (B) as provided in Section 8.2 of the Master Lease upon the occurrence of an event of default, then the Purchase Option Price of the Series 2007B Gladeview Elementary Facility, shall become immediately due and payable, but only from the School Board's current or other funds authorized by law and appropriated for such purpose as provided in Section 3.1 of the Master Lease. The Corporation's sole remedy (other than rights and remedies it may have at law against the School Board's legally available funds for compensatory damages as provided below upon the occurrence of an Event of Default under Section 8.1 of the Master Lease) shall be to seek a judgment against the School Board for the unpaid balance of the Purchase Option Price for the Series 2007B Gladeview Elementary Facility, which judgment shall be enforceable solely against the School Board's legally available funds.

Notwithstanding the obligations of the School Board to pay the Purchase Option Price of the Series 2007B Gladeview Elementary Facility, the School Board shall be under no obligation to transfer possession of and/or title to the Series 2007B Gladeview Elementary Facility to the Corporation, and the Corporation shall have no right under the Series 2007B Lease to involuntarily dispossess the School Board of the use and enjoyment of or title to any of the Series 2007B Gladeview Elementary Facility, and the Corporation hereby irrevocably waives any right to specific performance of the School Board's covenants upon any such termination of the Lease Term.

7

F. **Section 5.4(b) of the Master Lease.** For purposes of the Series 2007B Lease, Section 5.4(b) of the Master Lease shall read as follows:

##### **(b) Option B - Deposit to Lease Payment Account or Acquisition Account.**

Provided, however, if the School Board has determined that its operations have not been materially affected and that it is not in the best interest of the School Board to repair, restore or replace that portion of the Facilities as damaged, destroyed or condemned, then the School Board shall not be required to comply with the provisions of subparagraph (a) set forth above. If the Net Proceeds are (i) less than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Facilities and (ii) equal to or less than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Lease, then such Net Proceeds may, at the option of the School Board, (x) be deposited in the Lease Payment Account for the Series of Certificates relating to such Facilities to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) hereof or (y) deposited in the Acquisition Account for the Series of Certificates relating to such Facilities and applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of the related Lease as fully as if they were the originally leased Facilities. If the Net Proceeds are (i) equal or greater than ten percent (10%) of the Remaining Principal Portion of the Basic Lease Payments relating to such Facilities or (ii) greater than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Lease, then the Net Proceeds shall be deposited in the Acquisition Account for the Series of Certificates relating to such Facilities and applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of the related Lease as fully as if they were the originally leased Facilities; provided, however, at the direction of the School Board, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the Lease Payment Account for the Series of Certificates relating to such Facilities to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) hereof.

G. **Section 6.4 of the Master Lease.** The following shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2007B and the consent of the holders of a majority in principal amount of the Outstanding Certificates representing an interest in the Basic Lease Payments made under this Schedule 2007B. Purchase of the Series 2017B Certificates shall constitute consent by holders of the Series 2017B Certificates. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.

For purposes of the Series 2007B Lease, Section 6.4 of the Master Lease shall read as follows:

SECTION 6.4. Substitution of Facilities. To the extent permitted by law, on or after the Completion Date the School Board may substitute for any Facilities other facilities owned by the School Board, provided such substituted facilities (a) have the same or a greater remaining useful life, (b) have a fair market value equal to or greater than the Facilities for which they are substituted, (c) are of substantially equal utility as the Facilities to be replaced and meet the requirement of Section 5.9 hereof, (d) are free and clear of all liens and encumbrances, except Permitted Encumbrances and (e) are approved by the State Department of Education. In addition, to the extent permitted by law, prior to the Completion Date the School Board may release and/or substitute for any Facilities to be acquired, constructed and installed under a particular Schedule other

9

facilities to be acquired, constructed and installed, provided that (1) any substituted facilities satisfy the requirements of clauses (a), (c), (d) and (e) above and (2) following such substitution and/or release, the sum of (x) with respect to Facilities for which a Certificate of Acceptance has not been delivered, the Cost of the acquisition, construction and installation of the Facilities plus (y) with respect to Facilities for which a Certificate of Acceptance has been delivered, the fair market value of the Facilities, financed under the Schedule from which the Facilities are to be substituted and/or released is greater than or equal to the remaining principal portion of Basic Lease Payments due under such Schedule. In order to effect such substitution, the Facilities to be replaced shall be released from the encumbrance of the related Lease and Ground Lease by appropriate instrument executed by the School Board and the Corporation (or Trustee as assignee of the Corporation) in form sufficient to leave good and marketable fee simple title to such Facilities in the School Board subject only to Permitted Encumbrances, and the Facilities to be substituted shall likewise be incorporated in the appropriate Lease and Ground Lease modifications. The related Schedule shall be appropriately amended, and the related Ground Lease shall be amended or canceled and replaced, to reflect such substitution.

There shall also be delivered at the time of substitution an Opinion of Counsel as described in Section 6.1 hereof with respect to the substitute Facility Site.

For purposes hereof, "fair market value" shall be determined on the basis of an assessment prepared by the District.

**H. Section 9.4 of the Master Lease.** For purposes of the Series 2007B Lease, Section 9.4 of the Master Lease shall read as follows:

SECTION 9.4. Amendments. The terms of this Master Lease and any Schedule shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written instrument signed by the Corporation and the School Board and, if required under the terms of the Master Trust Agreement, by the Trustee. Except as otherwise provided herein, the consent of the holders of at least a majority in principal amount of Outstanding Certificates who are affected by such waiver, alteration, modification, supplement or amendment shall be required. With respect to insured Certificates, the related Credit Facility Issuer, if any, shall consent in lieu of the consent of the holders of Certificates it insures. Notwithstanding the foregoing, a Schedule may be amended without obtaining the consent of the holders of the affected Certificates or of a Credit Facility Issuer, if any, for the purpose of (1) adding a legal description and/or the permitted encumbrances for a Facility Site which has already been designated in such Schedule, (2) adding additional Facilities to be financed under such Schedule, (3) substituting Facilities in accordance with Section 6.4 hereof, or (4) releasing a Facility and/or a Facility Site or portion thereof if such Facility and/or Facility Site or portion thereof has been released from the lien of the Lease in accordance with the provisions thereof.

**I. Release of Series 2007B Facilities and Series 2007B Facility Sites.** *The following provision shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2007B and the consent of the holders of a majority in principal amount of the Outstanding Certificates or with the consent of a Credit Facility Issuer, if any, in lieu of the consent of the holders of the Certificates it insures. Purchase of the Series 2017B Certificates shall constitute consent by holders of*

10

IN WITNESS WHEREOF, the Trustee and the Corporation have each caused this Amended and Restated Schedule 2007B to be executed in its corporate name by its duly authorized officer, and the School Board has caused this Amended and Restated Schedule 2007B to be executed in its name by its duly authorized members or officers, all as of the day and year first written above.

[SEAL]

**PALM BEACH SCHOOL BOARD LEASING CORP.**

Attest:

By: \_\_\_\_\_  
Michael J. Burke  
Assistant Secretary

By: \_\_\_\_\_  
Karen M. Brill  
President

[SEAL]

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**

Attest:

By: \_\_\_\_\_  
Michael J. Burke  
Secretary

By: \_\_\_\_\_  
Karen M. Brill  
Chair

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee**

By: \_\_\_\_\_  
Vice President

*the Series 2017B Certificates. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.*

Notwithstanding anything to the contrary in the Master Lease, one or more Series 2007B Facilities financed by the Series 2007B Lease and the related Series 2007B Facility Site may be released from the lien of such Lease if after the release of the Facility or Facilities the total construction cost of remaining Series 2007B Facilities subject to the lien of the Series 2007B Lease exceeds the remaining principal portion of the Basic Lease Payments payable under the Series 2007B Lease. The Series 2007B Facilities and the related Series 2007B Facility Sites released under this Section 9.1. shall be deemed to be paid and fee simple title to such Series 2007B Facilities and the related Series 2007B Facility Sites shall vest in the School Board.

The Corporation hereby appoints the School Board as its agent to prepare and file or record in appropriate offices such documents as may be necessary to cause record title to such Series 2007B Facilities and the related Series 2007B Facility Sites to vest in the School Board, free and clear of all encumbrances except Permitted Encumbrances. The Corporation agrees to immediately execute all instruments necessary to vest good and marketable fee simple title to the released Series 2007B Facility or Series 2007B Facilities and the related Series 2007B Facility Sites in the School Board subject only to Permitted Encumbrances. The Series 2007B Ground Lease shall then be modified to remove the Series 2007B Facility Site or Series 2007B Facility Sites related to the released Series 2007B Facility or Series 2007B Facilities, as provided therein. The Corporation shall request the execution of such instruments by the Trustee as may be necessary to effect the conveyance described herein.

**J. Effective Date.** Schedule 2007B, as amended and restated as of May 1, 2025, shall be effective as of [Closing Date].

11

## **EXHIBIT A**

### **A. General Description of the Series 2007B Facilities Lease Purchased:**

**Carver Middle School:** The addition at this school, located in the City of Delray Beach, has 28,761 net square feet with 352 student stations. The addition has 12 intermediate classrooms, three science classrooms, two resource rooms, two ESE classrooms, one skills/computer lab, satellite administration, teacher planning, restrooms and custodial space. This project opened in 2011.

**Hagen Road Elementary School Modernization:** This school, located in unincorporated Palm Beach County, has 123,115 net square feet with a student capacity of 849. The school has eight ESE Pre-K classrooms, 24 primary classrooms, 16 intermediate classrooms, two skills/computer labs, one resource room, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project opened in 2008.

**Lake Worth Middle School Addition:** The addition at this school, located in the City of Lake Worth, has 34,353 net square feet with 366 student stations. The addition has 11 intermediate classrooms, three science classrooms, one skills/computer lab, two technology/industry exploration lab, two resource rooms, satellite administration, teacher planning and custodial space. This project opened in 2011.

**Palm Beach Gardens Elementary School Modernization:** This school, located in Palm Beach Gardens, has 111,459 net gross square feet with a student capacity of 739. The school has two ESE Pre-K classrooms, 22 primary classrooms, 12 intermediate classrooms, two skills/computer labs, four resource rooms, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project opened in 2008.

**Wellington High School Auditorium:** This addition, located in the Village of Wellington, has 29,635 net square feet and no student stations. This project opened in 2008.

**Sunset Palms Elementary School (03-Z) (f/k/a West Boynton Elementary School (03-Z)):** This school, located in unincorporated Palm Beach County, has 127,106 net square feet with a student capacity of 978. The school has 32 primary classrooms, 16 intermediate classrooms, three skills/computer labs, five resource rooms, four ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This school opened in 2008.

**Series 2007B Gladeview Elementary Modernization Facility:\*** This school, located in the City of Belle Glade, has approximately 50,883 gross square feet with a student capacity of 360. The school has 13 primary classrooms, 3 intermediate classrooms, 2 ESE Pre-K classrooms, 2 ESE classrooms, 2 skills/computer labs, 2 resources rooms, art, music, covered play area, library media center, administration/student services, food service/multi-purpose, teacher planning stage, restrooms and custodial space. This school opened in August 2015.

### **B. Estimated Costs of the Series 2007B Facilities Lease Purchased:**

The following reflects current expectations of the School Board as to the cost of the Series 2007B Facilities and is subject to change and amendment.

<u>Facility</u>	<u>Total Project Cost</u>
Carver Middle School Addition	\$10,165,539.20
Hagen Road Elementary School Modernization	28,299,078.52
Lake Worth Middle School Addition	9,137,194.10
Palm Beach Gardens Elementary School Modernization	26,043,546.48
Wellington High School Auditorium	0
Sunset Palms Elementary School (03-Z) (f/k/a West Boynton Elementary School (03-Z)	28,461,623.65
Gladeview Elementary Modernization (Partial)*	<u>10,125,905.35</u>
<b>Total</b>	<b>\$124,844,910</b>

\*Not subject to lease remedies

## EXHIBIT B

### Series 2007B Facility Sites Ground Leased

#### A. DESCRIPTION OF REAL ESTATE

##### CARVER MIDDLE SCHOOL ADDITION

A portion of the Southeast one-quarter (SE ¼) of Section 13, Township 46 South, Range 42 East, lying within the City of Delray Beach, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast one-quarter (SE ¼) of Section 13, Township 46 South, Range 42 East;

Thence S00°26'21"E along the west line of the Southeast one-quarter (SE ¼) of said Section 13, said line being coincident with the centerline of Barwick Road, for a distance of 70.00 feet;

Thence N89°20'27"E along the westerly extension of and the south right of way line of the Lake Worth Drainage District Canal L-33, as recorded in Official Record Book 1732 at Page 612 of the Public Records of Palm Beach County, Florida, for a distance of 1000.66 feet;

Thence S00°40'00"E along the west line of Villas D'Este, according to the Plat thereof recorded in Plat Book 79, at Page 102 of the Public Records of Palm Beach County, Florida for a distance of 689.37 feet;

Thence S89°20'00"W for 258.00 feet to the Point of Beginning;

Thence S44°30'00"W for 201.33 feet;

Thence N45°30'00"W for 104.00 feet;

Thence N44°30'00"E for 201.33 feet;

Thence S45°30'00"E for 104.00 feet to the Point of Beginning.

##### HAGEN ROAD ELEMENTARY SCHOOL MODERNIZATION

BEING A PORTION OF TRACTS 73, 74, 87 AND 88, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 88; THENCE NORTH 00°23'06" WEST, ALONG THE EAST LINE OF SAID TRACT 88, A DISTANCE OF 52.50 FEET; THENCE SOUTH 89°36'50" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1135, PAGE 92, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°36'50" WEST, A DISTANCE OF 595.00 FEET; THENCE NORTH 00°23'06" WEST, A DISTANCE OF 951.81 FEET; THENCE NORTH 89°37'08" EAST, A DISTANCE OF 595.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD;

B-1

A-2

THENCE SOUTH 00°23'06" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 951.76 FEET TO THE POINT OF BEGINNING.

##### LAKE WORTH MIDDLE SCHOOL ADDITION

A portion of the North 266 feet of the South 820 feet of the South Half of the Southwest Quarter (SW ¼) of Section 16, Township 44 South, Range 43 East, lying West of the Seaboard Airline Railway, less railroad right of way, less and except the West 100 feet of said North 266 feet, being more particularly described as follows:

Commence at the intersection of the East right of way line of the Lake Worth Drainage District E-4 Canal said East line being 100 feet East of the West line of Section 16, Township 44 South, Range 43 East and the North line of the North 266 feet of the South 820 feet of the South half of the Southwest Quarter (SW ¼) of Section 16, Township 44 South, Range 43 East, thence South 88°29'57" East along the North line of the North 266 feet of the South 820 feet of the South One Half (S ½) of the Southwest Quarter (SW ¼) of said Section 16, for a distance of 124.26 feet;

Thence South 01°30'03" West, for a distance of 20.92 feet to the Point of Beginning;

Thence South 88°29'57" East for a distance of 374.54 feet;

Thence South 01°30'03" West for a distance of 113.20 feet;

Thence North 88°29'57" West for a distance of 374.54 feet;

Thence North 01°30'03" East for a distance of 113.20 feet to the Point of Beginning.

Said lands situate in the City of Lake Worth, Palm Beach County, Florida.

##### PALM BEACH GARDENS ELEMENTARY SCHOOL MODERNIZATION

A Parcel of land lying in Section 7, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the South line of said Section 7 with the centerline of the right of way of 4<sup>th</sup> Avenue (now Riverside Drive), as shown on Plat No. 1, Palm Beach Gardens Estates, recorded in Plat Book 26, Pages 188 and 189, of the Public Records of Palm Beach County, Florida;

Thence northerly along the northerly extension of said centerline of the right of way of 4<sup>th</sup> Avenue, a distance of 640 feet;

Thence easterly, parallel to the South line of said Section 7, a distance of 609.91 feet, more or less, to a point in a line parallel to and 50 feet westerly from (measured at right angles to) the Westerly right of way line of the Florida East Coast Railway;

Thence southeasterly, along said parallel line, a distance of 705.18 feet:

Thence southwesterly, at right angles to said parallel line a distance of 161.37 feet, more or less, to a point in the south line of said Section 7;

Thence westerly, along the south line of said Section 7, a distance of 947.15 feet, more or less, to the Point of Beginning.

Subject to an easement for road right of way purposes over the southerly 40 feet and over the westerly 30 feet thereof and to an easement for drainage purposes over a strip of land 12 feet in width between parallel lines; the easterly line of said easement being parallel to and 50 feet westerly from (measured at right angles to) the westerly right of way line of the Florida East Coast Railway.

And Less the following described parcel described in Right of Way Deed recorded in Official Record Book 1019, Page 578:

A parcel of land (being an easement for road purposes) in Section 7, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida more particularly described as follows:

Beginning at a point of intersection of the North line of the South 640 feet of said Section 7 with a line parallel to and 50 feet westerly from, measured at right angles to, the westerly right of way line of the Florida East Coast Railway;

Thence southeasterly, along said parallel line, a distance of 705.18 feet;

Thence southwesterly, at right angles to the preceding course, a distance of 161.37 feet, more or less to a point in the South line of said Section 7;

Thence westerly along said South line of said Section 7 a distance of 92.06 feet, more or less, to a point in a line parallel to and 60 feet northwesterly from, measured at right angles to, the southwesterly extension of the immediately above described course;

Thence northwesterly, along said parallel line, a distance of 171.19 feet, more or less, to a point in a line parallel to and 110 feet westerly from, measured at right angles to, said westerly right of way line of the Florida East Coast Railway;

B-2

C-37

B-3

Thence northwesterly, along said parallel line, a distance of 696.74 feet, more or less, to a point in said North line of the South 640 feet of said Section 7;

Thence easterly, along said North line a distance 79.1 feet, more or less, to the Point of Beginning.

#### WELLINGTON HIGH SCHOOL AUDITORIUM

Being a portion of Parcel "A" according to the Plat of Greenview Shores No.2 of Wellington (P.U.D.) as recorded in Plat Book 31, Page 122, of the Public Records of Palm Beach County, Florida and being more particularly described as follows:

Commence at the southeast corner of Parcel "B" according to the aforesaid Plat of Greenview Shores No. 2 of Wellington (P.U.D.); thence N00°51'23"E, along the west line of said Parcel "B" a distance of 393.83 feet;

Thence West a distance of 190.45 feet to the Point of Beginning of the following described parcel;

Thence continue West a distance of 143.67 feet;

Thence South a distance of 15.33 feet;

Thence West a distance of 31.33 feet;

Thence North a distance of 7.33 feet;

Thence West a distance of 30.33 feet;

Thence North a distance of 68.67 feet;

Thence West a distance of 10.00 feet;

Thence North a distance of 75.33 feet;

Thence East a distance of 215.33 feet;

Thence South a distance of 47.00 feet;  
Thence East a distance of 19.00 feet;

Thence South a distance of 42.00 feet;

Thence West a distance of 19.00 feet;

Thence South a distance of 47.00 feet to the Point of Beginning.

#### SUNSET PALMS ELEMENTARY SCHOOL (03-Z) (l/k/a WEST BOYNTON ELEMENTARY SCHOOL (03-Z))

A portion of Tracts 9 through 12 and Tracts 21 through 24, Block 54, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records, Palm Beach County, Florida, being more particularly described as follows:

B-4

#### B. PERMITTED ENCUMBRANCES

##### CARVER MIDDLE SCHOOL ADDITION

1. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 669, Page 97 and partially released in Deed Book 1024, Page 647.
2. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 693, Page 60.
3. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 723, Page 560.
4. Resolution fixing setback requirements in Deed Book 1115, Page 608.
5. Drainage easement recorded in Official Records Book 7104, Page 1867.
6. Landscape Buffer Agreement recorded in Official Record Book 11881, Page 880.

##### HAGEN ROAD ELEMENTARY SCHOOL MODERNIZATION

1. Boundary lines as shown on Plat in Plat Book 2, Page 45.
2. Reservations to the Trustees of the Internal Improvement Fund recorded in Deed Book 375, Page 106.
3. Reservations to the Trustees of the Internal Improvement Fund recorded in Deed Book 375, Page 212.
4. Reservations to the Trustees of the Internal Improvement Fund recorded in Deed Book 357, Page 516.
5. Easement to Florida Power & Light recorded in Official Record Book 3460, Page 1749.
6. Easement to Florida Power & Light recorded in Official Record Book 3460, Page 1751.
7. Right of Way from small lateral ditches in favor of other tracts as shown in Official Record Book 3854, Page 1904.
8. Embankment Easement recorded in Official Record Book 12258, Page 111.
9. Embankment Easement as shown in Lis Pendens recorded in Official Record Book 12413, Page 285 and Agreed Order of Taking recorded in Official Record Book 12744, Page 1840.

B-6

Commence at the southeast corner of said Tract 24; thence North 00°23'24" West, along the east line of said Tract 24, a distance of 63.55 feet;

Thence South 89°26'03" West, a distance of 50.00 feet;

Thence continue South 89°26'03" West, a distance of 1,139.77 feet;

Thence North 00°23'24" West, along a line 130.23 feet east of (as measured at right angles) and parallel with the west line of said Tracts 12 and 21, a distance 215.19 feet, to the Point of Beginning of the herein described parcel;

Thence continue North 00°23'24" West, along said line, a distance of 953.84 feet;

Thence North 89°02'44" East, along a line 77.88 feet south of (as measured at right angles) and parallel with the north line of said Tracts 9 through 12, a distance of 1,161.60 feet;

Thence South 01°02'47" West, a distance of 619.27 feet;

Thence North 89°25'01" West, a distance of 220.20 feet to the beginning of a non-tangent curve (a line to the center point of said curve from the last described point bears N40°36'25"W), said curve being concave to the north and having a radius of 279.00 feet;

Thence southwest and northwest, along the arc of said curve, through a central angle of 81°09'37", a distance of 395.21 feet, to a point of cusp (a line to the center point of last described curve from said cusp bears N40°33'12"E), said point being the beginning of a curve (a line to the center point of said curve from the last described point bears S04°03'35"W), said curve being concave to the south and having a radius of 34.00 feet;

Thence southwest, along the arc of said curve, through a central angle of 48°28'36", a distance of 28.77 feet, to a point of tangency;

Thence S45°34'59"W, a distance of 44.95 feet to the beginning of a tangent curve, concave to the north and having a radius of 70.00 feet;

Thence southwest along the arc of said curve, through a central angle of 45°00'00", a distance of 54.98 feet;

Thence N89°25'01"W, a distance of 35.89 feet;

Thence S00°34'59"W, a distance of 28.67 feet;

Thence N89°25'01"W, a distance of 107.00 feet;

Thence S00°34'59"W, a distance of 271.14 feet;

Thence N89°25'01"W, a distance of 306.53 feet to the Point of Beginning.

B-5

10. Right of Way for small lateral ditches recorded in Deed Book 49, Page 122, and Deed Book 55, Page 411.
11. Covenants as shown in deed recorded in Official Record Book 20287, Page 1279.
12. Potable Water Agreement recorded in Official Record Book 20690, Page 153.
13. Reclaimed Water Agreement recorded in Official Record Book 20690, Page 163

##### LAKE WORTH MIDDLE SCHOOL ADDITION

1. Reservations contained in Deed Book 835, Page 332.
2. Easement Recorded in Official Record Book 6679, Page 705.

##### PALM BEACH GARDENS ELEMENTARY SCHOOL MODERNIZATION

1. Easement in favor of FPL recorded in Official Record Book 1769, Page 531.
2. Easement in favor of FPL recorded in Official Record Book 7087, Page 818.
3. Easements for road right of way over the South 40 and West 30 recorded in Official Record Book 747, Page 258.

##### WELLINGTON HIGH SCHOOL AUDITORIUM

1. Restrictions, conditions, reservations, easements and other matters contained on the Plate of Greenview Shores No. 2 of Wellington (P.U.D.), as recorded in Plat Book 31, Page 120; as affected by Resolutions recorded in Official Record Book 3316, Page 1570; Official Record Book 3524, Page 493 and Official Record Book 5512, Page 1260 and Deeds recorded in Official Record Book 4644, Page 849, Official Record Book 4899, Page 1962 and Official Record Book 4899, 1964.
2. Reservations in favor of the Everglades Drainage District now known as the South Florida Water Management District recorded in Deed Book 801, Page 102.
3. Reservations in favor of Southern States Land & Timber Corporation recorded in Deed Book 935, Page 323.
4. Matters contained in the Deed recorded in 4776, Page 292.

#### SUNSET PALMS ELEMENTARY SCHOOL (03-Z) (l/k/a WEST BOYNTON ELEMENTARY SCHOOL (03-Z))

1. Restrictions, dedications and easements as contained on the Plat of The Palm Beach Farms Company Plat No. 3 recorded in Plat Book 2, Page 45.

B-7



- NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

### Outstanding Series 2017B Certificates and Series 2025A Certificates

Lease Payment Date	Basic Lease Payments	Principal Portion	Interest Portion	Remaining Principal
6/30/2025				
12/30/2025				
6/30/2026				
12/30/2026				
6/30/2027				
12/30/2027				
6/30/2028				
12/30/2028				
6/30/2029				
12/30/2029				
6/30/2030				
12/30/2030				
6/30/2031				
12/30/2031				
6/30/2032				

C-1-1

### Outstanding Series 2017B Certificates

Lease Payment Date	Principal Portion	Interest Portion	Debt Service
6/30/2025	\$5,625,000.00	\$140,625.00	\$5,765,625.00

**Lease Payment Schedule-Series 2007B Facilities (Calculation)  
Series 2025A Certificates**

[illegible]

**SCHEDULE 2007E-1**  
**dated as of October 1, 2007**  
**As Amended and Restated as of April 1, 2015**  
**And as Further Amended and Restated as of May 1, 2025**

to the  
**Master Lease Purchase Agreement dated as of**  
**November 1, 1994, as amended as of May 12, 2020**

among

**The Bank of New York Mellon Trust Company, N.A.**  
**(successor in interest to NationsBank of Florida, N.A.),**  
**as Trustee and Assignee (the “Trustee”)**

and

**Palm Beach School Board Leasing Corp.,**  
**as Lessor (the “Corporation”)**

and

**The School Board of Palm Beach County, Florida,**  
**as Lessee (the “School Board”)**

THIS AMENDED AND RESTATED SCHEDULE 2007E-1 (the “Schedule”) is hereby entered into as of May 1, 2025 under and pursuant to that certain Master Lease Purchase Agreement dated as of November 1, 1994, as amended as of May 12, 2020 (as so amended, the “Master Lease”) pursuant to which the Corporation has agreed to lease purchase unto the School Board and the School Board has agreed to lease purchase from the Corporation, subject to the terms and conditions of the Master Lease incorporated herein, the Series 2007E-1 Facilities herein described. The Trustee, as assignee of the Corporation, hereby demises, leases and subleases to the School Board, and the School Board hereby hires, takes, leases and subleases from the Trustee, the Series 2007E-1 Facilities and the Series 2007E-1 Facility Sites described herein, together with the rights described in clauses (i), (ii) and (iii) of Section 1 in the Series 2007E Ground Lease (as defined in the Series 2025A Supplemental Trust Agreement). The Master Lease with respect to this Schedule and as modified and supplemented hereby, is referred to herein as the “Series 2007E-1 Lease”. All terms and conditions contained in the Master Lease, unless otherwise amended or superseded hereby are incorporated herein by reference.

**Section 1. Definitions.** For purposes of the Series 2007E-1 Lease the following terms have the meanings set forth below. All terms used herein and not otherwise defined herein shall have the meanings given to them in the Master Lease or the Master Trust Agreement, including the Series 2025A Supplemental Trust Agreement with respect to the Series 2025A Certificates.

“**Assignment Agreement**” shall mean the Series 2007E Assignment Agreement dated as of October 1, 2007, between the Corporation and the Trustee.

“**Certificates**” shall mean the Series 2025A Certificates, allocable to the Series 2007E-1 Lease.

“**Commencement Date**” for the Series 2007E-1 Lease is October 31, 2007.

“**Disclosure Certificate**” shall mean that certain Disclosure Dissemination Agent Agreement (Series 2025A Certificates), dated [Closing Date], executed and delivered by the School Board and Digital Assurance Certification LLC (“DAC”) in connection with the issuance of the Series 2025A Certificates.

“**Master Trust Agreement**” shall mean the Master Trust Agreement dated as of November 1, 1994, as the same may be amended and supplemented from time to time, by and between the Corporation and the Trustee.

“**Participating Underwriter**” shall mean any of the original underwriters of the Series 2025A Certificates, required to comply with the Rule in connection with the offering of the Series 2025A Certificates.

“**Series 2007E-1 Facilities**” shall mean the Facilities described in this Schedule 2007E-1, as this Schedule 2007E-1 may be amended or supplemented from time to time. A portion of the improvements to be made to the Series 2007E-1 Facilities from the proceeds of the Series 2007E Certificates are not subject to the lien of the Series 2007E-1 Lease.

“**Series 2007E-1 Facility Sites**” shall mean the Facility Sites described in this Schedule 2007E-1 ground leased by the School Board to the Corporation, as the same may be amended or supplemented from time to time.

“**Series 2007E Supplemental Trust Agreement**” shall mean the Series 2007E Supplemental Trust Agreement dated as of October 1, 2007, between the Corporation and the Trustee.

“**Series 2025A Certificates**” shall mean the \$[PAR] Certificates of Participation, Series 2025A dated [Closing Date], issued under the Master Trust Agreement and evidencing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the Master Lease.

“**Series 2025A Supplemental Trust Agreement**” shall mean the Series 2025A Supplemental Trust Agreement dated as of May 1, 2025, between the Corporation and the Trustee.

**Section 2. Lease Term.** The total of all Lease Terms of the Series 2007E-1 Lease is expected to be approximately twenty-four (24) years and nine (9) months consisting of an “Original Term” of approximately eight (8) months from the Commencement Date through and including June 30, 2008, and twenty-four (24) Renewal Terms of twelve (12) months each, each from July 1 through and including June 30 of the next succeeding calendar year, commencing July 1, 2008, and ending June 30, 2032, and the last Renewal Term of approximately one (1) month from July 1, 2032, through and including August 1, 2032, provided that on such date no Certificates are “Outstanding” under the Master Trust Agreement. Each Lease Term shall be subject to annual renewal pursuant to the provisions of Article II of the Master Lease.

**Section 3. Series 2007E-1 Facilities Lease Purchased.** A general description and the estimated costs of the Series 2007E-1 Facilities lease-purchased under the Series 2007E-1 Lease are described in **Exhibit A** attached hereto. The School Board reserves the right to substitute other facilities for the facilities set forth herein, in accordance with the requirements of the Master Lease.

**Section 4. Series 2007E-1 Facility Sites Ground Leased to the Corporation and Permitted Encumbrances.** The legal descriptions of the Series 2007E-1 Facility Sites ground leased to the Corporation and Permitted Encumbrances (in addition to those specified in the Master Lease) are as set

2

#### **Section 7. Additional Lease Payments.**

**Series 2025A Certificates.** Additional Lease Payments with respect to the Series 2007E-1 Lease consist of a pro rata portion of the following amounts:

1. Trustee Fees: Acceptance Fee of \$1,000.  
Annual administration fee of \$3,850, payable annually in advance.
2. Trustee Expenses: \$1,500 for counsel fees, plus out-of-pocket expenses billed at cost.

The fees set forth above for Trustee services include services with respect to the Series 2025A Certificates under Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1.

#### **Section 8. Prepayment Provisions.**

##### **Series 2025A Certificates**

In addition to or in lieu of the prepayment provisions of Section 7.2 of the Master Lease, the principal portion of the Basic Lease Payments due as provided in Section 6 of Schedule 2007E-1 is subject to the following prepayment provisions:

A. **Optional Prepayment.** The principal portion of Basic Lease Payments shall not be subject to prepayment prior to maturity at the option of the School Board.

##### **B. Extraordinary Prepayment**

The extraordinary prepayment provisions set forth in Section 7.2(B) and Section 5.4(b) of the Master Lease shall not apply to Basic Lease Payments represented by the Series 2025A Certificates.

Notwithstanding anything in the Series 2007E-1 Lease to the contrary, in lieu of the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, the amount that would be allocable to the Series 2025A Certificates had they been subject to the extraordinary prepayment provisions of Section 5.4(b) of the Master Lease, shall be used instead in accordance with the following:

Such Net Proceeds shall either (1) be applied to pay the Costs of other Facilities, in which case such other Facilities shall become subject to the provisions of this Series 2007E-1 Lease as fully as if they were the originally leased Series 2007E-1 Facilities or (2) at the direction of the School Board, upon delivery to the Trustee of a Favorable Opinion, such Net Proceeds shall be deposited in the Series 2007E Lease Payment Account to be credited against Basic Lease Payments next coming due in accordance with Section 3.2(c) of the Master Lease.

#### **Section 9. Other Special Provisions.**

forth in **Exhibit B** attached hereto. Substitutions may be made in accordance with the requirements of the Master Lease and the Series 2007E Ground Lease.

#### **Section 5. Application of Certain Proceeds of Series 2025A Certificates.**

Pursuant to the provisions of Section 402 of the Series 2025A Supplemental Trust Agreement the Trustee will deposit the following sums attributable to the Series 2007E-1 Facilities lease purchased hereunder, in the following accounts from the proceeds of the Series 2025A Certificates:

<u>Amount</u>	<u>Account</u>
\$[ ]	Series 2015D Escrow Deposit Fund
[ ]	Series 2025A Cost of Issuance Account

**Section 6. Basic Lease Payments.** The principal portion and the interest portion of the Basic Lease Payments, the Lease Payment Dates (each June 30 and December 30, commencing December 30, 2007) and the remaining principal portion with respect to the Series 2007E-1 Facilities to be lease purchased and the Series 2025A Certificates attributable to such Series 2007E-1 Facilities are set forth in **Exhibit C** hereto. If, upon delivery of the Certificate of Acceptance indicating completion of the acquisition, construction, installation and payment of all costs of the Series 2007E-1 Facilities, or if the School Board determines not to acquire, construct or install one or more components of the Series 2007E-1 Facilities, it is determined that the cost of, and consequently the actual amount of Basic Lease Payments for, a Series 2007E-1 Facility is different from the amount set forth herein, Exhibit C shall be revised as necessary to reflect the adjusted Schedule of Basic Lease Payments for all Series 2007E-1 Facilities to be lease-purchased, and for each individual Series 2007E-1 Facility or group of Series 2007E-1 Facilities. The Composite Schedule of Basic Lease Payments shall be no less than the principal and interest payments with respect to the portion of the Series 2025A Certificates relating to the Series 2007E-1 Facilities and shall only be amended in the event of a prepayment or a prepayment deposit of the principal portion of Basic Lease Payments represented by such portion of the Series 2025A Certificates pursuant to Section 7.2 or 7.3 of the Master Lease, and prepayment or defeasance of a portion of Series 2025A Certificates pursuant to Article III of the Series 2025A Supplemental Trust Agreement or Section 801 of the Master Trust Agreement.

The interest portion of the Basic Lease Payments represented by the Series 2025A Certificates, expressed as an annual interest rate, is exempt from the limitations on interest rates set forth in Section 215.84, Florida Statutes, since the Series 2025A Certificates on their date of sale were rated within the three highest rating categories by a nationally recognized rating service.

3

#### **A. Representations.**

(i) The School Board hereby represents, covenants and warrants that adequate water, sanitary sewer and storm sewer utilities, electric power, telephone and other utilities are available to the Series 2007E-1 Facility Sites, or the cost of making them available is included in the School Board’s acquisition and construction budget for the Series 2007E-1 Facilities.

(ii) The School Board hereby confirms its representations, covenants and warranties set forth in Section 2.10 of the Master Lease and all references therein to the Facilities shall include the Series 2007E-1 Facilities, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2007E-1, and except as otherwise provided below. The Corporation hereby confirms its representations, covenants and warranties set forth in Section 2.11 of the Master Lease and all references therein to the Facilities shall include the Series 2007E-1 Facilities, except that all references therein to the Master Lease shall be deemed to refer to the Master Lease as supplemented by this Schedule 2007E-1, and except as otherwise provided below.

(iii) The School Board and the Corporation hereby represent that the Master Lease is in effect and that to their knowledge there are no defaults on the date of execution of this Schedule 2007E-1 under any Lease, Ground Lease or the Master Trust Agreement. The Trustee hereby represents that it has not received any notice to the contrary.

#### **B. Reserved.**

C. **Continuing Disclosure.** The School Board hereby covenants and agrees to comply with the terms and provisions of the Disclosure Certificate and the Disclosure Agreement, as applicable. Notwithstanding any other provision of the Series 2007E-1 Lease, failure of the School Board to comply with the Disclosure Certificate or the Disclosure Agreement shall not be considered an Event of Default; however, provided it has been satisfactorily indemnified in accordance with Section 602 of the Master Trust Agreement as if it were proceeding under Section 602 of the Master Trust Agreement, the Trustee may (and, at the written request of any Participating Underwriter or the Holders of at least 25% aggregate principal amount in Outstanding Certificates, shall) or any Holder of Certificates or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the School Board to comply with its obligations under this Section 9.C. For purposes of this Section, “Beneficial Owner” means any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Certificates (including persons holding Certificates through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Certificates for federal income tax purposes.

D. **Section 9.4 of the Master Lease.** For purposes of the Series 2007E-1 Lease, Section 9.4 of the Master Lease shall read as follows:

SECTION 9.4. Amendments. The terms of this Master Lease and any Schedule shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written instrument signed by the Corporation and the School Board and, if required under the terms of the Master Trust Agreement, by the Trustee. In the event that all or any portion of the Certificates are insured (“Insured Certificates”), the Credit Facility Issuer may give consent with respect to the Insured Certificates. In the event that there is no Credit Facility Issuer, except as otherwise provided herein, the consent of the Holders of at least a majority in principal amount of the Certificates Outstanding who are affected by such waiver, alteration, modification,

5

supplement or amendment shall be required. Notwithstanding the foregoing, a Schedule may be amended without obtaining the consent of Holders of the affected Certificates, for the purpose of (1) adding a legal description and/or the permitted encumbrances for a Facility Site which has already been designated in such Schedule, (2) adding additional Facilities to be financed under such Schedule, (3) substituting Facilities in accordance with Section 6.4 hereof or (4) releasing a Facility or portion thereof if such Facility or portion thereof has been released from the lien of the Lease in accordance with the provisions thereof.

E. Section 6.4 of the Master Lease. *The following shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2007E-1 and the consent of the holders of a majority in principal amount of the Outstanding Certificates representing an interest in the Basic Lease Payments made under this Schedule 2007E-1. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.*

For purposes of the Series 2007E-1 Lease, Section 6.4 of the Master Lease shall read as follows:

SECTION 6.4. Substitution of Facilities. To the extent permitted by law, on or after the Completion Date the School Board may substitute for any Facilities other facilities owned by the School Board, provided such substituted facilities (a) have the same or a greater remaining useful life, (b) have a fair market value equal to or greater than the Facilities for which they are substituted, (c) are of substantially equal utility as the Facilities to be replaced and meet the requirement of Section 5.9 hereof, (d) are free and clear of all liens and encumbrances, except Permitted Encumbrances and (e) are approved by the State Department of Education. In addition, to the extent permitted by law, prior to the Completion Date the School Board may release and/or substitute for any Facilities to be acquired, constructed and installed under a particular Schedule other facilities to be acquired, constructed and installed, provided that (1) any substituted facilities satisfy the requirements of clauses (a), (c), (d) and (e) above and (2) following such substitution and/or release, the sum of (x) with respect to Facilities for which a Certificate of Acceptance has not been delivered, the Cost of the acquisition, construction and installation of the Facilities plus (y) with respect to Facilities for which a Certificate of Acceptance has been delivered, the fair market value of the Facilities, financed under the Schedule from which the Facilities are to be substituted and/or released is greater than or equal to the remaining principal portion of Basic Lease Payments due under such Schedule. In order to effect such substitution, the Facilities to be replaced shall be released from the encumbrance of the related Lease and Ground Lease by appropriate instrument executed by the School Board and the Corporation (or Trustee as assignee of the Corporation) in form sufficient to leave good and marketable fee simple title to such Facilities in the School Board subject only to Permitted Encumbrances, and the Facilities to be substituted shall likewise be incorporated in the appropriate Lease and Ground Lease modifications. The related Schedule shall be appropriately amended, and the related Ground Lease shall be amended or canceled and replaced, to reflect such substitution.

There shall also be delivered at the time of substitution an Opinion of Counsel as described in Section 6.1 hereof with respect to the substitute Facility Site.

For purposes hereof, "fair market value" shall be determined on the basis of an assessment prepared by the District.

6

IN WITNESS WHEREOF, the Trustee and the Corporation have each caused this Amended and Restated Schedule 2007E-1 to be executed in its corporate name by its duly authorized officer, and the School Board has caused this Amended and Restated Schedule 2007E-1 to be executed in its name by its duly authorized members or officers, all as of the day and year first written above.

[SEAL] **PALM BEACH SCHOOL BOARD LEASING CORP.**  
Attest:  
By: Michael J. Burke By: Karen M. Brill  
Secretary President

[SEAL] **THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**  
Attest:  
By: Michael J. Burke By: Karen M. Brill  
Secretary Chair

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee**  
By: \_\_\_\_\_  
Vice President

8

F. Release of Series 2007E-1 Facilities and Series 2007E-1 Facility Sites. *The following provision shall become effective upon execution by the School Board, the Corporation and the Trustee of this Schedule 2007E-1 and the consent of the holders of a majority in principal amount of the Outstanding Certificates or with the consent of a Credit Facility Issuer, if any, in lieu of the consent of the holders of the Certificates it insures. Purchase of the Series 2025A Certificates, except initial purchase by a Participating Underwriter, shall constitute consent by holders of the Series 2025A Certificates.*

Notwithstanding anything to the contrary in the Master Lease, one or more Series 2007E-1 Facilities financed by the Series 2007E-1 Lease and the related Series 2007E-1 Facility Site may be released from the lien of such Lease if after the release of the Facility or Facilities the total construction cost of remaining Series 2007E-1 Facilities subject to the lien of the Series 2007E-1 Lease exceeds the remaining principal portion of the Basic Lease Payments payable under the Series 2007E-1 Lease. The Series 2007E-1 Facilities and the related Series 2007E-1 Facility Sites released under this Section 9.F. shall be deemed to be paid and fee simple title to such Series 2007E-1 Facilities and the related Series 2007E-1 Facility Sites shall vest in the School Board.

The Corporation hereby appoints the School Board as its agent to prepare and file or record in appropriate offices such documents as may be necessary to cause record title to such Series 2007E-1 Facilities and the related Series 2007E-1 Facility Sites to vest in the School Board, free and clear of all encumbrances except Permitted Encumbrances. The Corporation agrees to immediately execute all instruments necessary to vest good and marketable fee simple title to the released Series 2007E-1 Facility or Series 2007E-1 Facilities and the related Series 2007E-1 Facility Sites in the School Board subject only to Permitted Encumbrances. The Series 2007E-1 Ground Lease shall then be modified to remove the Series 2007E-1 Facility Site or Series 2007E-1 Facility Sites related to the released Series 2007E-1 Facility or Series 2007E-1 Facilities, as provided therein. The Corporation shall request the execution of such instruments by the Trustee as may be necessary to effect the conveyance described herein.

G. Effective Date. Schedule 2007E-1, as amended and restated as of May 1, 2025, shall be effective as of [Closing Date].

[Remainder of Page Intentionally Left Blank]

7

#### EXHIBIT A TO SCHEDULE 2007E-1

##### A. General Description of the Series 2007E-1 Facilities Lease Purchased:

**Allamanda Elementary School Modernization:** This school, located in the City of Palm Beach Gardens, will have approximately 119,668 new gross square feet and projected student stations of 745. The school will have 8 new kindergarten classrooms, 12 new primary classrooms, 10 new intermediate classrooms, 2 new skills development/computer labs, 4 new resource rooms, 20 ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project is scheduled to open in school year 2008-09.

**Banyan Creek Elementary School Addition:** This school, located in the City of Delray Beach, will have approximately 41,699 new gross square feet and projected new student stations of 500. The school will have 8 new primary classrooms, 14 new intermediate classrooms, 2 new skills development/computer labs, 4 new ESE classrooms, administration, teacher planning, restrooms and custodial space. This project is scheduled to open in school year 2008-09.

**Wellington Elementary School Addition:** This school, located in the Village of Wellington, will have approximately 76,583 new gross square feet and projected new student stations of 530. The school will have 3 new pre-kindergarten classrooms, 8 new kindergarten classrooms, 12 new intermediate classrooms, 2 new skills development/computer labs, 4 resource rooms, 6 ESE classrooms, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project is scheduled to open in school year 2008-09.

**Hope Centennial (f/k/a West Palm Beach Area Elementary (06-DI)):** This school, located in unincorporated Palm Beach County and the Town of Haverhill, will have approximately 126,163 new gross square feet and projected new student stations of 996. The school will have 2 new pre-kindergarten classrooms, 8 new kindergarten classrooms, 22 new primary classrooms, 16 new intermediate classrooms, 3 new skills development/computer labs, 4 new resource rooms, 6 ESE classrooms, art, music, covered play area, library media center, administration/student services, food service/multipurpose, teacher planning, stage, restrooms and custodial space. This project is scheduled to open in school year 2009-10.

**Whispering Pines Elementary School Addition:** This school, located in unincorporated Palm Beach County, will have approximately 12,148 new gross square feet and projected new student stations of 58. The school will have 6 new ESE classrooms, 1 new skills development/computer lab, administration, teacher planning, restrooms and custodial space. This project is scheduled to open in school year 2009-10.

**EXHIBIT B TO SCHEDULE 2007E-1**

**B. Estimated Costs of the Series 2007E-1 Facilities Lease Purchased:**

The following reflects current expectations of the School Board as to the cost of the Series 2007E-1 Facilities and is subject to change and amendment.

<u>Facility</u>	<u>Total Project Cost</u>
Allamanda Elementary School Modernization	\$25,577,584
Banyan Creek Elementary School Addition	11,409,698
Wellington Elementary School Addition	21,327,101
Hope Centennial (f/k/a West Palm Beach Area Elementary (06-D))	30,096,246
Whispering Pines Elementary School Addition	<u>4,417,223</u>
<b>Total:</b>	<b><u>\$92,827,853</u></b>

A-2

Thence Southeasterly through a central angle of 18°52'28" and along the arc of said curve a distance of 139.34 feet to the intersection with the East line of said certain parcel of land;

Thence North 02°02'39" East along said East line a distance of 184.83 feet to the Point of Beginning.

Said lands situate and lying within the City of Palm Beach Gardens, Florida Containing 14.8 acres, more or less

**BANYAN CREEK ELEMENTARY ADDITION**

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND RUNNING THENCE WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, S88°38'40"E, A DISTANCE OF 337.68 FEET;

THENCE LEAVING SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, S01°21'20"W A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30; THENCE ALONG THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S88°59'27"E A DISTANCE OF 555.31 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE AS RECORDED IN PLAT BOOK 60, PAGE 188;

THENCE LEAVING SAID SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S01°10'49"E ALONG THE WESTERLY LINE OF SAID PLAT OF SABAL LAKES PHASE ONE, A DISTANCE OF 314.00 FEET;

THENCE LEAVING SAID WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE CONTINUE S01°10'49"E A DISTANCE OF 25.87 FEET TO THE POINT OF BEGINNING.

THENCE N88°56'50"E A DISTANCE OF 8.19 FEET;  
THENCE S01°03'10"E A DISTANCE OF 15.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 34.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 270.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 34.00 FEET;  
THENCE S01 °03'10"E A DISTANCE OF 15.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 189.33 FEET;  
THENCE S01°03'10"E A DISTANCE OF 21.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 15.00 FEET;  
THENCE S01 °03'10"E A DISTANCE OF 11.00 FEET;  
THENCE S88°56'50"W A DISTANCE OF 50.00 FEET;  
THENCE N01°03'10"W A DISTANCE OF 59.67 FEET;  
THENCE S88°56'50"W A DISTANCE OF 22.00 FEET;  
THENCE N01°03'10"W A DISTANCE OF 63.00 FEET;  
THENCE N88°56'50"E A DISTANCE OF 220.00 FEET;  
THENCE N01°03'10"W A DISTANCE OF 210.67 FEET;  
THENCE N88°56'50"E A DISTANCE OF 48.14 FEET TO THE POINT OF BEGINNING.  
CONTAINING 47,356 SQUARE FEET MORE OR LESS.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND RUNNING THENCE WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, S88°38'40"E A DISTANCE OF 337.68 FEET;

THENCE LEAVING SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, S01°21'20"W A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LAKE

B-2

**LEGAL DESCRIPTIONS AND PERMITTED ENCUMBRANCES  
OF SERIES 2007E-1 FACILITY SITES**

**1. DESCRIPTION OF REAL ESTATE**

**ALLAMANDA ELEMENTARY MODERNIZATION**

The Southwest Quarter of the Northeast Quarter of the Southwest Quarter and the South 52.3 feet, measured at right angles, of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, less the West 60 feet thereof for road purposes.

AND

The North 360 feet of the South 412.3 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, less and excepting therefrom the West 60 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 8 for an easement for ingress and egress.

Less the following described parcel:

A parcel of land lying in Section 8, Township 42 South, Range 43 East, County of Palm Beach, State of Florida. Said parcel being a portion of that certain parcel of land described in Official Record Book 2403, Page 1591, of the Public Records of Palm Beach County and said portion being more particularly described as follows:

For the portion of this description the East-West one-quarter (E-W 1/4) Section Line of Section 8, Township 42 South, Range 43 East is assumed to bear North 88°16'14" West and said bearings depicted herein are related thereto.

Commencing at the center of said Section 8; Thence North 88°16'14" West along the East-West one-quarter (E-W 1/4) Section Line of said Section 8 a distance of 668.47 feet;

Thence South 01°43'46" West a distance 254.13 feet to a point being the Northeast corner of said certain parcel of land and the Point of Beginning;

Thence North 88°09'42" West along the North line of said parcel of land a distance of 221.87 feet to the point of beginning of a curve concave to the Southwest having a radius of 250.00 feet and a central angle of 10°00'00" a radial line passing through said point of curvature bears North 01°50'18" East;

Thence departing from the North line of said parcel Easterly and Southeasterly along the arc of said curve a distance of 43.63 feet to a tangent line;

Thence South 78°09'42" East along said tangent line a distance of 51.88 feet to the beginning of a curve concave to the Northeast having a radius of 300.00 feet and a central angle 13°03'10";

Thence Easterly along the arc of said curve a distance of 68.34 feet to a reverse curve concave to the Southwest having a radius of 32.00 feet and a central angle of 92°08'12";

Thence Southeasterly along the arc of said curve a distance of 51.45 feet to a reverse curve concave to the East having a radius of 422.97 feet;

B-1

WORTH DRAINAGE DISTRICT CANAL NO. L-30; THENCE ALONG THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30 S88°59'27"E A DISTANCE OF 555.31 FEET;

THENCE LEAVING SAID SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S01°10'49"E ALONG THE WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 60, PAGE 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 258.15 FEET;

THENCE LEAVING SAID WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE, S88°49'11"W A DISTANCE OF 326.03 FEET;

THENCE S01°10'49"E A DISTANCE OF 271.73 FEET TO THE POINT OF BEGINNING.

THENCE S88°56'50"W A DISTANCE OF 59.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 59.00 FEET;  
THENCE N88°56'50"E A DISTANCE OF 18.17 FEET;  
THENCE S01 °03'10"E A DISTANCE OF 24.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 29.33 FEET;  
THENCE N01 °03'10"W A DISTANCE OF 24.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 11.50 FEET;  
THENCE N01 °03'10"W A DISTANCE OF 18.50 FEET;  
THENCE N88°56'50"E A DISTANCE OF 9.34 FEET;  
THENCE N01°03'10"W A DISTANCE OF 22.00 FEET;  
THENCE S88°56'50"W A DISTANCE OF 9.34 FEET;  
THENCE N01°03'10"W A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,400 SQUARE FEET MORE OR LESS

**WELLINGTON ELEMENTARY ADDITION**

A PORTION OF SCHOOL SITE NO. 1 OF WELLINGTON ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, IN PLAT BOOK 38, PAGE 93, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT OF SCHOOL SITE NO. 1 THENCE SOUTH 80°03'22" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 51.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 43°29'29" EAST, A DISTANCE OF 14.39 FEET, TO AN INTERSECTION WITH A LINE, SAID LINE BEING PARALLEL WITH AND 44.00 FEET (AS MEASURED AT RIGHT ANGLES TO) WESTERLY OF THE EASTERLY LINE OF SAID PLAT;

THENCE, SOUTH 13°29'29" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 103.73 FEET;

THENCE, SOUTH 76°30'31" WEST, A DISTANCE OF 29.00 FEET;

THENCE, SOUTH 13°29'29" EAST, A DISTANCE OF 163.43 FEET;

THENCE, SOUTH 50°30'14" WEST, A DISTANCE OF 141.02 FEET, TO AN INTERSECTION WITH A LINE, SAID LINE BEING PARALLEL WITH AND 350.00 FEET (AS MEASURED AT RIGHT ANGLES TO) SOUTHERLY OF THE NORTH LINE OF SAID PLAT;

THENCE, SOUTH 80°03'22" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 658.17 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT, SAID POINT OF INTERSECTION BEING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5621.73 FEET (A LINE FROM SAID INTERSECTION TO THE CENTER OF SAID CURVE BEARS NORTH 76°04'41" EAST", THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°18'45" FOR AN ARC DISTANCE OF 325.01 FEET;

THENCE NORTH 34°43'24" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 35.56 FEET;

THENCE, NORTH 80°03'22" EAST, ALONG THE NORTHERLY LINE OF SAID PLAT, DISTANCE OF 773.46 FEET, TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

CONTAINING 6.26 ACRES MORE OR LESS

B-4

**HOPE CENTERNNIAL  
(f/k/a 06-D WEST PALM BEACH AREA ELEMENTARY)**

Lots 17, 18, 19, 29 and 31, HAVERHILL ACRES, AN ADDITION TO WEST PALM BEACH, FLORIDA, in Section 26, Township 43 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 20, at Page 75, of the Public Records of PALM BEACH County, Florida.

TOGETHER WITH:

THE NORTH 150 FEET OF TRACT 30, PLAT OF HAVERHILL ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A parcel of land in Section 26, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Section 26, run thence west along the South line of said Section (a distance of) 1,679.58 feet to a point in the East line of a tract of land hereinafter referred to as "said Tract" and being the West half of the East half of the Southwest quarter of the Southeast quarter of said Section 26; thence Northerly along the East line of said Tract, and making an angle with said section line, measured from East to North 89°11'50" (a distance of) 1,073.44 feet to the Point Of Beginning and the Southeast corner of the parcel of land herein described; thence Westerly parallel to the South line of said Section 26 (a distance of) 335.98 feet to a point in the West line of said tract; thence Northerly along the above described west line (a distance of) 268.56 feet, more or less, to the Northwest corner of said tract; thence Easterly along the North line of said tract (a distance of) 336 feet to the Northeast corner of said tract (thence Southerly) 268.30 feet, more or less, to the Point of Beginning.

B-6

**WHISPERING PINES ELEMENTARY ADDITION**

A PARCEL OF LAND LYING WITHIN TRACTS 65 AND 66 BLOCK 73, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 65, BLOCK 73, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE S00°07'51"W ALONG THE EAST LINE OF SAID TRACT 65 FOR A DISTANCE OF 55.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT REQUIRED RIGHT OF WAY FOR LATERAL CANAL NO. 41 AS SHOWN ON SHEET 130 OF 240 SHEETS DATED MAY, 1969, AND ON FILE IN PALM BEACH COUNTY COURTHOUSE;

THENCE N90°00'00"W ALONG THE SAID SOUTH LINE OF LATERAL NO. 41, A DISTANCE OF 29.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF LYONS ROAD;

THENCE S00°07'51 "W ALONG THE SAID WEST RIGHT OF WAY LINE OF LYONS ROAD FOR A DISTANCE OF 159.73 FEET;

THENCE DEPARTING FROM SAID WEST RIGHT OF WAY N89°52'09"W FOR 234.28 FEET TO THE POINT OF BEGINNING;

THENCE S00°07'51 "W FOR 152.67 FEET;

THENCE N89°52'09"W FOR 85 67 FEET;

THENCE N00°07'51 "E FOR 152.67 FEET;

THENCE S89°52'09"E FOR 85.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA. CONTAINING 13,079 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

B-5

**2. PERMITTED ENCUMBRANCES**

**ALLAMANDA ELEMENTARY MODERNIZATION**

1. Easement to Florida Power and Light Company recorded in Official Record Book 1077, Page 145.
2. Easement to North Palm Beach Utilities, Inc. recorded in Official Record Book 2391, Page 1040, assigned in Official Record Book 5542, Page 1399; Official Record 6002, Page 62; Official Record Book 6007, 1275; Official Record 6463, Page 1177; and Official Record Book 6463, Page 1183.
3. Environmental Resource Permit Notice recorded in Official Record Book 22011, Page 1181.

**BANYAN CREEK ELEMENTARY ADDITION**

1. None.

**WELLINGTON ELEMENTARY ADDITION**

1. Oil, gas and mineral reservations as set forth in deed by Southern States Land & Timber Company recorded in Deed Book 935, Page 323, as modified by releases of surface exploration rights recorded in Official Record Book 2859, Page 421 and Official Record Book 3262, Page 1621.
2. Oil, gas and mineral reservations as set forth in deed by Model Land Company recorded in Deed Book 938, Page 442, as modified by Non-Use Commitment recorded in Official Record Book 1918, Page 1779.
3. Matters contained on the Plat of School Site No. 1 of Wellington, as recorded in Plat Book 38, Page 93.

**WHISPERING PINES ELEMENTARY ADDITION**

1. Matters contained on the Plat of Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Page 45.
2. Developer Agreement recorded in Official Record Book 3543, Page 109.

B-7

**HOPE CENTENNIAL  
(06/a 06-D WEST PALM BEACH AREA ELEMENTARY)**

1. Easements and all other matters as reserved and shown on the Plat of Haverhill Acres, An Addition to West Palm Beach, Florida recorded in Plat Book 20, Page 75.
2. Easement recorded in Official Record Book 102, Page 35.
3. Right of Way in favor of the Lake Worth Drainage District as identified on the survey prepared by Keith & Schnars, P.A. , Project No. 17618.02 (this Right of Way granted in Chancery Case No. 407 (1915), recorded in Official Record Book 6495, 761).
4. Easement contained in Warranty Deed recorded in Official Record Book 2606, Page 1475, and corrected in Official Record Book 2619, 1278.

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED

B-8

**EXHIBIT C-1 TO SCHEDULE 2007E-1  
AS AMENDED AND RESTATED AS OF May 1, 2025**

**COMPOSITE SCHEDULE OF BASIC LEASE PAYMENTS (Series 2007E-1 Facilities)  
(Series 2025A Certificates)**

<b>Lease Payment Date</b>	<b>Basic Lease Payment</b>	<b>Principal Portion</b>	<b>Interest Portion</b>	<b>Remaining Principal</b>
6/30/2025				
12/30/2025				
6/30/2026				
12/30/2026				
6/30/2027				
12/30/2027				
6/30/2028				
12/30/2028				
6/30/2029				
12/30/2029				
6/30/2030				
12/30/2030				
6/30/2031				
12/30/2031				
6/30/2032				

C-1-1

---

**SERIES 2006A  
GROUND LEASE**

**Dated as of May 1, 2006**

**BETWEEN**

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA  
acting as the governing body of  
the School District of Palm Beach County, Florida,  
as Lessor**

**AND**

**PALM BEACH SCHOOL BOARD LEASING CORP.  
as Lessee**

**(Series 2006A-1 Facility Sites)**

---



## TABLE OF CONTENTS

	<u>Page</u>
Section 1. Lease of Series 2006A-1 Facility Sites.....	3
Section 2. Ground Lease Term; Option to Renew.....	5
Section 3. Rent.....	5
Section 4. Title to Series 2006A-1 Facility Sites; Possession.....	6
Section 5. Use of Series 2006A-1 Facility Sites; Assignments and Subleases.....	7
Section 6. Right of Entry.....	8
Section 7. Default.....	8
Section 8. Quiet Enjoyment.....	8
Section 9. Liens.....	8
Section 10. Condemnation.....	9
Section 11. Estoppel Certificates.....	9
Section 12. Amendments.....	9
Section 13. Binding Effect.....	10
Section 14. No Merger of Leasehold Estate.....	10
Section 15. Notices.....	10
Section 16. Severability.....	11
Section 17. Applicable Law.....	11
Section 18. Execution in Counterparts.....	11
Section 19. Memorandum of Lease.....	11
Section 20. No Personal Liability.....	11
Section 21. Third Party Beneficiary.....	11
EXHIBIT A SERIES 2006A-1 FACILITY SITES	

## SERIES 2006A GROUND LEASE (Series 2006A-1 Facility Sites)

**THIS SERIES 2006A GROUND LEASE** dated as of May 1, 2006, between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, (the "School Board") acting as the governing body of the School District of Palm Beach County, Florida (the "District"), as Lessor, and the PALM BEACH SCHOOL BOARD LEASING CORP. (the "Corporation"), a not-for-profit corporation organized and existing under and pursuant to Chapter 617 and Section 1001.453, Florida Statutes, as Lessee. Capitalized terms used, but not defined, herein shall have the meanings assigned thereto in the hereinafter described Trust Agreement.

### WITNESSETH:

**WHEREAS**, the School Board has the power, under Section 1001.42(2), Florida Statutes, as amended, to receive, purchase, acquire, lease, sell, hold, transmit and convey title to real and personal property for educational purposes, and under Section 1001.42(9), Florida Statutes, as amended, to enter into leases or lease-purchase agreements of grounds and educational facilities, or of educational facilities for school purposes; and

**WHEREAS**, the Corporation has the authority to acquire educational facilities by lease or deed for the benefit of the School Board; and

**WHEREAS**, the Corporation is a "private corporation" within the meaning of Section 1001.42(9)(b)5, Florida Statutes, as amended, and is a "direct support organization" within the meaning of Section 1001.453, Florida Statutes, as amended; and

**WHEREAS**, in order to carry out its powers and authority to acquire facilities and equipment, the School Board and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended and supplemented from time to time, the "Master Lease"); and

**WHEREAS**, the School Board is the owner of certain real property located in Palm Beach County, Florida and described in **Exhibit A** attached hereto, as the same may be amended from time to time by the addition of parcels of land to be acquired by the School Board in the future pursuant to one or more supplements thereto (which real property, together with all buildings, structures and improvements now or hereafter erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner of such land by reason of ownership of such land, and all fixtures, additions, alterations or replacements thereto, now or hereafter located in, on or used in connection with or attached or made to such land is hereinafter referred to as a "Series 2006A-1 Facility Site" or, in the case of separate parcels, such parcels are herein collectively referred to as the "Series 2006A-1 Facility Sites"); and

**WHEREAS**, the School Board desires to lease-purchase one or more particular educational facilities to be located on the Series 2006A-1 Facility Sites, and desires to lease-purchase certain other educational facilities and sites (individually and collectively, the "Series 2006A-1 Facilities"), pursuant to Schedule 2006A-1 to the Master Lease (which schedule, upon being executed and delivered by the School Board and the Corporation, together with the terms and provisions of the Master Lease, constitutes a

separate lease, as the same may be amended or supplemented from time to time, the "Series 2006A-1 Lease"); and

**WHEREAS**, it is anticipated that a portion of the Series 2006A-1 Facilities may be attached to one or more existing structures of the School Board adjacent to the Series 2006A-1 Facility Sites; may be dependent upon adjacent property of the School Board for pedestrian and vehicular ingress, egress and access to and from and between the Series 2006A-1 Facilities and the public roads adjoining the adjacent property of the School Board ("Access"); and may further be dependent upon the School Board's adjacent property for utility and other services which would be necessary for the full use and enjoyment of the Series 2006A-1 Facility Sites including, but not limited to, drainage, sewer and water service, electric, telephone and gas service and parking of vehicles (collectively, "Services"); and

**WHEREAS**, the Corporation desires to acquire from the School Board, pursuant to this Series 2006A Ground Lease, and the School Board is willing to grant to the Corporation, the right to utilize the adjacent property of the School Board to the extent reasonably necessary for Access and for the Services, and the Corporation and the School Board desire to provide for the structural attachment of certain of the Series 2006A-1 Facilities to the adjacent property of the School Board; and

**WHEREAS**, the ground leasing of the Series 2006A-1 Facility Sites, the sub-leasing of the Series 2006A-1 Facility Sites back to the School Board and the lease-purchase financing and construction of the Series 2006A Facilities are herein collectively referred to as the "Series 2006A Project"; and

**WHEREAS**, the School Board has on April 26, 2006, after due notice as required by law, held an open, public meeting on the proposal of entering into this Series 2006A Ground Lease, at which meeting a copy of this Series 2006A Ground Lease in substantially final form was available for inspection and review by the public; and

**WHEREAS**, provisions for the payment of the cost of acquiring and constructing the Series 2006A-1 Facilities have been made by (a) establishing a trust pursuant to the Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2006A Supplemental Trust Agreement dated as of May 1, 2006 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), between the Corporation and The Bank of New York Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), Jacksonville, Florida, as trustee (the "Trustee"), and irrevocably assigning to the Trustee without recourse all of the Corporation's right, title and interest in and to this Series 2006A Ground Lease, the Series 2006A-1 Lease and the Series 2006A-2 Lease (as defined in the Trust Agreement), except for certain rights to indemnification, to receive notices and to hold title to the Series 2006A-1 Facilities, (b) directing the Trustee for such trust to execute and deliver to the public certificates of participation (the "Series 2006A Certificates") evidencing undivided proportionate interests of the Owners thereof in the right to receive Basic Lease Payments to be made by the School Board, as lessee, pursuant to the Series 2006A-1 Lease and the Series 2006A-2 Lease (the Series 2006A-1 Lease and the Series 2006A-2 Lease being collectively referred to as the "Series 2006A Lease") and (c) directing the Trustee to hold the proceeds of sale of the Series 2006A Certificates in trust subject to application only to pay the costs of acquisition and construction of the Series 2006A-1 Facilities and the costs of the Series 2006A-2 Facilities (as defined in the Trust Agreement) (collectively, the "Series 2006A Facilities"); and

**WHEREAS**, each Series 2006A Certificate represents an undivided proportionate interest in the principal portion of the Basic Lease Payments set forth in Schedules 2006A-1 and 2006A-2 due and payable on the maturity date or earlier prepayment date of the Series 2006A Certificates and in the

interest portion of the Basic Lease Payments set forth in Schedules 2006A-1 and 2006A-2 due and payable semiannually, to and including such maturity date or earlier prepayment date; and

**WHEREAS**, the Corporation will assign to the Trustee all of its right, title and interest in and to this Series 2006A Ground Lease, the Series 2006A Lease and the Series 2006A Lease Payments (except for certain indemnification rights and the right of the Corporation to hold title to the Series 2006A Facilities and to receive notices), pursuant to the Series 2006A Assignment Agreement dated as of May 1, 2006 (as the same may be amended or supplemented from time to time, the "Series 2006A Assignment Agreement"); and

**WHEREAS**, the School Board intends for the Series 2006A Lease to remain in full force and effect until at least 31 days after the last Lease Payment Date for the Series 2006A Facilities, unless sooner terminated in accordance with the terms provided therein; and

**WHEREAS**, the School Board intends for this Series 2006A Ground Lease to remain in full force and effect until the termination of the Lease Term, as provided below.

**NOW, THEREFORE**, the School Board and the Corporation accordingly hereby covenant and agree as follows:

**Section 1. Lease of Series 2006A-1 Facility Sites.** Subject to Permitted Encumbrances (as described in **Exhibit A** attached hereto and made a part hereof), the School Board hereby demises and leases the Series 2006A-1 Facility Sites, more particularly described in **Exhibit A**, as the same may be amended from time to time pursuant to one or more supplements thereto, to the Corporation, and the Corporation hereby hires, takes and leases the Series 2006A-1 Facility Sites from the School Board, for the term, at the rental and on the conditions herein set forth. Such demising and leasing shall include the following rights:

(i) The right to utilize the adjacent property of the School Board for Access and for the Services reasonably necessary to the full use and enjoyment of the Series 2006A-1 Facility Sites; provided that the locations on the adjacent property of the School Board utilized for such purposes shall be reasonably agreed upon by the Corporation and the School Board; and provided, further, that the rights shall include, but not necessarily be limited to, the right to utilize for such purposes any portion of the adjacent property of the School Board (e.g., the rights shall include, but not necessarily be limited to, the right to utilize for appropriate purposes, any drives, parking areas, drainage facilities or sewer, water, gas, electric or telephone lines from time to time located upon the adjacent property of the School Board, together with the right to "tie-in" or "connect" thereto). If the Lease Term of the Series 2006A-1 Lease terminates prior to the termination of the term of this Series 2006A Ground Lease, the School Board and the Corporation shall each have the right to install such meters or submeters as may be reasonably appropriate to the end that the Corporation is charged for consumption of such utilities on the Series 2006A-1 Facility Sites.

(ii) The adjacent property of the School Board and the Series 2006A-1 Facility Sites may contain certain elements, features or parts which are structural elements of both the adjacent property of the School Board and the Series 2006A-1 Facility Sites. Such Series 2006A-1 Facility Sites include, but are not necessarily limited to, the following:

(A) All utility lines, ducts, conduits, pipes and other utility fixtures and appurtenances which are located on or within either the Series 2006A-1 Facility Sites or Series 2006A-1 Facilities on the one hand or the adjacent property of the School Board on the other hand and which, directly or indirectly, in any way, service the other.

(B) All division walls (hereinafter referred to as "Party Walls") between the Series 2006A-1 Facility Sites and the adjacent property of the School Board upon the common line between the Series 2006A-1 Facility Sites and the adjacent property of the School Board (hereinafter referred to as the "Lot Line") provided that the mere fact that such a division wall is found not to be on the Lot Line shall not preclude that division wall from being a Party Wall.

(C) The roof and all roof support structures and any and all appurtenances to such roof and roof support structures including, without limitation, the roof covering, roof trim and roof drainage fixtures (collectively referred to as "Roofing") to the extent interrelated between the Series 2006A-1 Facility Sites and the adjacent property of the School Board. Should the Roofing of any Series 2006A-1 Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Roofing of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2006A-1 Facility Sites, the right therefor is hereby reserved.

(D) The entire concrete floor slab or wood floor system if utilized in lieu thereof and all foundational and support structures and appurtenances thereto to the extent interrelated between the Series 2006A-1 Facilities and the adjacent property of the School Board (collectively referred to as "Flooring"). Should the Flooring of the Series 2006A-1 Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Flooring of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2006A-1 Facility Sites, the right therefor is hereby reserved.

(iii) The Series 2006A-1 Facility Sites rights further include the right of the Series 2006A-1 Facilities to encroach upon the adjacent property of the School Board as a result of minor inaccuracies in survey, construction or reconstruction or due to settlement or movement. The encroaching Series 2006A-1 Facilities shall remain undisturbed for as long as same exist and, for so long as such encroachment exists, that portion of the adjacent property of the School Board on which same exists shall be deemed to be a part of the Series 2006A-1 Facility Sites. In addition, the Series 2006A-1 Facility Sites rights include the right to utilize that portion of the adjacent property of the School Board as may be reasonably necessary in order to maintain and repair the Series 2006A-1 Facilities. The Series 2006A-1 Facility Sites rights further include cross rights of support and use over, upon, across, under, through and into the common structural elements in favor of the Corporation (and like rights are hereby reserved unto the School Board) for the continued use, benefit and enjoyment and continued support, service, maintenance and repair of all such common structural elements.

The School Board, at its sole expense, shall bring or cause to be brought to the Series 2006A-1 Facility Sites adequate connections for water, electrical power, telephone, storm sewerage and sewerage, and shall arrange with the appropriate utility companies for furnishing such services and shall provide to the Series 2006A-1 Facility Sites water services and capacity sufficient for the contemplated operation of the Series 2006A-1 Facilities thereon; including, but not limited to, heating, ventilation and air conditioning equipment. Either the School Board or the Corporation shall have the right, at its own

4

Agreement); provided, however, that such fair market rental and the payment thereof shall be subject to the following adjustments and conditions:

(i) if the Lease Term shall have been terminated on a date other than June 30 of any year, the fair market rental determined pursuant to the Appraisal shall be pro rated for the number of days between the date of termination and the next succeeding June 30;

(ii) for each twelve month period beginning on the July 1 next succeeding the date on which such termination occurs and beginning on each succeeding July 1, the amount of the fair market rental determined by the Appraisal shall be adjusted by the percentage (positive or negative) which is equal to the Implicit Price Deflator of the Consumer Price Index published by the United States Department of Commerce for the region of the United States where Florida is located or for the United States as a whole if not so published for such region;

(iii) the fair market rental due in any year shall be paid in the current year only to the extent that the moneys received by the Trustee as assignee of the Corporation from the exercise of the remedies permitted under the Series 2006A-1 Lease during the preceding twelve months prior to such July 1 exceeded the principal and interest portion of Basic Lease Payments under the Series 2006A-1 Lease payable for such preceding twelve months and other amounts described in Section 504 of the Trust Agreement; provided, however, that any portion of such fair market rental not paid in any year due to the provisions of this clause (iii) shall remain due and payable and shall accumulate from year to year and shall be paid in any future year to the extent that moneys received in such year from the exercise of the remedies permitted by the Series 2006A-1 Lease exceed the principal and interest portion of Basic Lease Payments under the Series 2006A-1 Lease and other amounts described in Section 504 of the Trust Agreement and the fair market rental due in such years; and

(iv) the failure to pay any portion of the fair market rental in any year due to insufficiencies of moneys realized from the exercise of the remedies permitted under the Series 2006A-1 Lease (1) shall not give rise to any obligation to pay interest on such unpaid fair market rental and (2) shall not constitute a default under this Series 2006A Ground Lease by the Corporation or the Trustee as the assignee of the Corporation.

**Section 4. Title to Series 2006A-1 Facility Sites; Possession.** (a) Upon the Commencement Date and throughout the term of this Series 2006A Ground Lease, fee title to the Series 2006A-1 Facility Sites shall be in the name of the School Board, subject to Permitted Encumbrances; title to the Series 2006A-1 Facilities constructed on the Series 2006A-1 Facility Sites shall be in the name of the Corporation but shall remain severed from title to the Series 2006A-1 Facility Sites until the earlier of (i) payment in full, or provision for payment, of all Lease Payments under the Series 2006A-1 Lease or payment of the then applicable Purchase Option Price of the Series 2006A-1 Facilities, in accordance with Sections 7.2 or 7.3 of the Master Lease and Section 2 hereof, or (ii) the end of the term of this Series 2006A Ground Lease.

(b) The Corporation shall at all times during the term of this Series 2006A Ground Lease have a leasehold estate in the Series 2006A-1 Facility Sites with full right to vest the use, enjoyment and possession of such leasehold estate therein in a Permitted Transferee (as defined herein).

(c) Possession and use of the Series 2006A-1 Facility Sites, together with all improvements thereon, shall, upon the last day of the term of this Series 2006A Ground Lease or earlier

6

expense, to request and receive telephone and communication services from the utility companies furnishing such services subject to the customary rules and regulations of said utility companies whether the companies deliver such services directly through their own conduits or pipes, or through conduits and pipes owned by the School Board. The School Board agrees to grant such utility companies rights of access over, under and across the remaining property of the School Board adjoining the Series 2006A-1 Facility Sites, if any, as shall be necessary and convenient for the efficient operation of the Series 2006A-1 Facilities, and which do not materially impair the present and future uses of such remaining property of the School Board, if any.

**Section 2. Ground Lease Term; Option to Renew.** The initial Ground Lease Term for the Series 2006A-1 Facility Sites shall commence on the commencement date of the Series 2006A Lease (the "Commencement Date") and shall end on August 1, 2036. If, upon the termination of the Lease Term as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation or the Trustee as the assignee of the Corporation excludes the School Board from possession of the Series 2006A-1 Facility Sites and Series 2006A-1 Facilities, the School Board grants to the Corporation the right and option to renew this Series 2006A Ground Lease for an additional term not to exceed five (5) years, at a fair market rental to be determined, adjusted and paid in the manner set forth in Section 3 of this Series 2006A Ground Lease.

Notwithstanding the foregoing, this Series 2006A Ground Lease may be terminated by the School Board on any date prior to the end of the initial term or any renewal term hereof, which date is at least one (1) day after the date of termination of the Series 2006A-1 Lease, upon not less than ten (10) days prior written notice to the Corporation, (a) upon payment of the Purchase Option Price, pursuant to Section 7.2 of the Master Lease, with respect to the Series 2006A-1 Facilities, and full performance and satisfaction of the School Board's obligations under the Series 2006A-1 Lease, or (b) upon the provision for payment of all Lease Payments under the Series 2006A-1 Lease pursuant to Section 7.3 of the Master Lease, together in each case with payment of the sum of \$1.00. This Series 2006A Ground Lease may likewise be modified at the request of the School Board at any time, upon similar notice and modification of the Series 2006A-1 Lease (a) to reflect the substitution of all or a portion of the Series 2006A-1 Facilities and Series 2006A-1 Facility Sites in accordance with Section 6.4 of the Master Lease, or (b) upon payment or provision for payment of the Purchase Option Price of all or a portion of one or more particular Series 2006A-1 Facilities pursuant to Section 7.3 of the Master Lease, to reflect the release of one or more portions of the Series 2006A-1 Facility Sites from this Series 2006A Ground Lease.

**Section 3. Rent.** (a) So long as the Lease Term has not been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall pay to the School Board as and for rental for the Series 2006A-1 Facility Sites the sum of one dollar (\$1.00) per annum, which sum shall be due in advance on the Commencement Date (pro rated) and annually thereafter on the first day of each renewal Lease Term. At the option of the Corporation, the Corporation may prepay all or a portion of the Ground Rent payable hereunder for the entire initial lease term hereof from the proceeds of sale of the Certificates or otherwise.

(b) From and after the date on which the Lease Term shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall pay as and for rental for the Series 2006A-1 Facility Sites an amount determined by an M.A.I. appraisal to be the fair market rental for the Series 2006A-1 Facility Sites (the "Appraisal"), which Appraisal shall be prepared by an appraiser selected by the Trustee as assignee of the Corporation (the cost of such Appraisal to be paid by the Trustee and reimbursed as provided in Article VI of the Trust

5

termination of this Series 2006A Ground Lease pursuant to Section 2 hereof, automatically revert to the School Board free and clear of liens and encumbrances other than Permitted Encumbrances without necessity of any act by the Corporation or any Permitted Transferee. Upon such termination of this Series 2006A Ground Lease, the Corporation shall peaceably and quietly surrender to the School Board the Series 2006A-1 Facility Sites together with any improvements located in or upon the Series 2006A-1 Facility Sites. Upon such surrender of the Series 2006A-1 Facility Sites, the Corporation or any Permitted Transferee, at the reasonable request of the School Board, shall execute an instrument in recordable form evidencing such surrender and shall deliver to the School Board all books, records, construction plans, surveys, permits and other documents relating to, and necessary or convenient for, the operation of the Series 2006A-1 Facility Sites in the possession of the Corporation or any Permitted Transferee.

(d) Any personal property of the Corporation, any Permitted Transferee or any Person which shall remain on the Series 2006A-1 Facility Sites after expiration or earlier termination of the term of this Series 2006A Ground Lease and for thirty (30) days after request by the School Board for removal, shall, at the option of the School Board, be deemed to have been abandoned and may be retained by the School Board and the same may be disposed of, without accountability, in such manner as the School Board may see fit.

(e) If the Corporation or any Permitted Transferee holds over or refuses to surrender possession of the Series 2006A-1 Facility Sites after expiration or earlier termination of this Series 2006A Ground Lease, the Corporation or any Permitted Transferee shall be a tenant at sufferance and shall pay rent equal to the fair market rental of the Series 2006A-1 Facility Sites determined in the manner provided in Section 3(b) hereof.

**Section 5. Use of Series 2006A-1 Facility Sites; Assignments and Subleases.** The Corporation may use the Series 2006A-1 Facility Sites for any lawful purpose; however, the parties agree that unless the Series 2006A-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Series 2006A-1 Facility Sites shall be used solely for educational purposes. Unless the Series 2006A-1 Lease shall have been so terminated, no assignment of this Series 2006A Ground Lease or subletting of the Series 2006A-1 Facility Sites may be made except as provided in the Series 2006A Assignment Agreement, the Series 2006A-1 Lease, the Trust Agreement and in any agreement with a Credit Facility Issuer (as defined in the Trust Agreement), if any, without the prior written consent of the School Board. In the event that the Series 2006A-1 Lease shall be terminated pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, then the Corporation's interest in this Series 2006A Ground Lease may be assigned by the Trustee to any third party, including a Credit Facility Issuer (a "Permitted Transferee"), who may alter, modify, add to or delete from the Series 2006A-1 Facilities existing from time to time on the Series 2006A-1 Facility Sites.

The School Board represents and covenants that the Series 2006A-1 Facility Sites are presently zoned to allow government use, and that the School Board shall take no action with respect to zoning or other land use regulation applicable to the Series 2006A-1 Facility Sites except as directed by the Corporation. The School Board shall do everything in its power to assist the Corporation in obtaining such building permits, subdivision approvals, or zoning changes or variances as the Corporation may deem necessary or desirable or such other permits, licenses, approvals or other actions which the Corporation deems necessary or desirable in order to enable the Corporation to use the Series 2006A-1 Facility Sites for such purposes as the Corporation shall determine, provided, however, that neither the Corporation nor any Permitted Transferee shall use or permit the Series 2006A-1 Facility Sites to be used

7

in violation of any valid present or future laws, ordinances, rules or regulations of any public or governmental authority at any time applicable thereto.

It is understood that all right, title and interest of the Corporation in and to this Series 2006A Ground Lease is to be irrevocably assigned by the Corporation to the Trustee pursuant to the Series 2006A Assignment Agreement, except that the Corporation shall continue to hold title to the Series 2006A-1 Facilities as described in Section 4 hereof and in the Series 2006A-1 Lease. The School Board agrees that upon such assignment the Trustee shall have all of the rights of the Corporation hereunder assigned to the Trustee, notwithstanding any claim, defense, setoff or counterclaim whatsoever (whether arising from a breach of this Series 2006A Ground Lease or otherwise) that the School Board may from time to time have against the Corporation or any person or entity associated or affiliated therewith. The School Board acknowledges that the Trustee is acting on behalf of the Series 2006A Certificate holders, and may, under certain circumstances assign this Series 2006A Ground Lease to a Permitted Transferee.

Notwithstanding anything to the contrary herein or in any exhibit, instrument, document or paper relating to this Series 2006A Ground Lease or any of the transactions contemplated hereby, the parties hereto acknowledge and agree that upon the assignment by the Corporation of its rights hereunder to the Trustee pursuant to the Series 2006A Assignment Agreement, the Corporation shall have no further obligation, liability or responsibility hereunder and no party hereto nor its successors or assigns shall look to the Corporation for any damages, expenses, fees, charges or claims with respect to the failure of any obligations hereunder to be performed.

**Section 6. Right of Entry.** Unless the Series 2006A-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the School Board shall have the right for any of its duly authorized representatives to enter upon the Series 2006A-1 Facility Sites at any reasonable time to inspect the same or to make any repairs, improvements or changes necessary for the preservation thereof.

**Section 7. Default.** In the event the Corporation shall be in default in the performance of any obligation on its part to be performed under the terms of this Series 2006A Ground Lease, which default continues for sixty (60) days following notice and demand for correction thereof to the Corporation, the School Board may exercise any and all remedies granted by law; provided, however, that so long as any Series 2006A Certificates are outstanding and except as provided in Section 2 herein, this Series 2006A Ground Lease shall not be terminated. The School Board shall have recourse solely against the leasehold estate of the Corporation in the Series 2006A-1 Facility Sites, and any proceeds thereof, for the payment of any liabilities of the Corporation hereunder.

**Section 8. Quiet Enjoyment.** The Corporation at all times during the term of this Series 2006A Ground Lease shall peacefully and quietly have, hold and enjoy the Series 2006A-1 Facility Sites, without hindrance or molestation subject to the provisions hereof and of the Series 2006A-1 Lease, the Series 2006A Assignment Agreement and the Trust Agreement.

**Section 9. Liens.** Unless the Series 2006A-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, neither the School Board nor the Corporation shall, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to such Series 2006A-1 Facility Sites, other than Permitted Encumbrances. The School Board shall reimburse the Trustee for any expense incurred by the Trustee in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim. Upon termination of the Series 2006A-1 Lease as provided above, the

8

**Section 13. Binding Effect.** This Series 2006A Ground Lease shall inure to the benefit of and shall be binding upon the Corporation and the School Board and their respective successors and assigns, provided, however, that the Trustee is entitled to the benefits of the provisions hereof.

**Section 14. No Merger of Leasehold Estate.** There shall be no merger of this Series 2006A Ground Lease or of the leasehold estate hereby created with the fee estate in the Series 2006A-1 Facility Sites by reason of the fact that, through the exercise of remedies hereunder or otherwise, the same person may acquire or hold, directly or indirectly, this Series 2006A Ground Lease or leasehold estate hereby created or any interest herein or therein, and the fee estate in the Series 2006A-1 Facility Sites or any interest in such fee estate. There shall be no merger of this Series 2006A Ground Lease with the Series 2006A-1 Lease by reason of the fact that the School Board is the owner of the fee title to the Series 2006A-1 Facility Sites and the leasehold estate in the Series 2006A-1 Facilities created under the Series 2006A-1 Lease or by reason of the fact that the Corporation is the owner of the leasehold estate in the Series 2006A-1 Facility Sites created hereby and is the owner of the fee title in the Series 2006A-1 Facilities as provided in the Series 2006A-1 Lease.

**Section 15. Notices.** All notices, certificates, requests or other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when delivered or mailed by certified mail, postage prepaid to the following addresses, or to such other address or addresses as shall be designated by the parties in writing:

Corporation: 3340 Forest Hill Boulevard  
West Palm Beach, Florida 33406  
Attention: President

School Board: 3340 Forest Hill Boulevard  
West Palm Beach, Florida 33406  
Attention: Superintendent of Schools

With copies to

Trustee: The Bank of New York Trust Company, N.A.  
10161 Centurion Parkway, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32256  
Attention: Corporate Trust Department

Series 2006A  
Credit Facility Issuer  
and its Fiscal Agent: Financial Security Assurance Inc.  
31 West 52<sup>nd</sup> Street  
New York, New York 10019  
Attention: Surveillance Department  
Policy No.: 206803-N

**Section 16. Severability.** In the event any provision of this Series 2006A Ground Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

10

Corporation, the Trustee and any Permitted Transferee may enter into a mortgage or other encumbrance of its leasehold estate in the Series 2006A-1 Facility Sites, provided, however, that the School Board's title to the Series 2006A-1 Facility Sites shall not be subject to or encumbered by any such mortgage or other encumbrance, including without limitation any mechanic's or materialman's liens.

**Section 10. Condemnation.** In the event that any person, public or private, shall by virtue of eminent domain or condemnation proceedings, or by purchase in lieu thereof, at any time during the Ground Lease Term acquire title to the Series 2006A-1 Facility Sites:

(a) So long as the Series 2006A-1 Lease is in effect, the Net Proceeds resulting therefrom shall be applied pursuant to the Master Lease.

(b) After the end of the Lease Term of the Series 2006A-1 Lease, (i) if such person acquires title to such a substantial portion of the Series 2006A-1 Facility Sites that the Corporation determines that it cannot economically make use of the residue thereof for the lawful purposes intended or permitted by this Series 2006A Ground Lease, such acquisition of title or payment of such claim shall terminate the Ground Lease Term, effective as of the date on which the condemning party takes possession thereof or on the date of payment of such claim, as applicable, and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests may appear; and (ii) if such person acquires title to a portion of the Series 2006A-1 Facility Sites such that the Corporation determines that it can economically make beneficial use of the residue thereof for the purposes intended by this Series 2006A Ground Lease, then this Series 2006A Ground Lease shall continue in full force and effect and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests appear.

(c) Any taking of any portion of the Series 2006A-1 Facilities shall be deemed substantial hereunder.

(d) It is understood that the foregoing provisions of this Section 10 shall not in any way restrict the right of the School Board or the Corporation to appeal the award made by any court or other public agency in any condemnation proceeding.

**Section 11. Estoppel Certificates.** The School Board, at any time and from time to time, upon not less than thirty (30) days prior written notice from the Corporation, will execute, acknowledge and deliver to the Corporation, or to whomsoever it may direct, a certificate of the School Board certifying that this Series 2006A Ground Lease is unmodified (or, if there have been any modifications, identifying the same), that this Series 2006A Ground Lease is in full force and effect and that there is no default hereunder (or, if so, specifying the default). It is intended that any such certificate may be relied upon by any Person.

**Section 12. Amendments.** No amendment may be made to this Series 2006A Ground Lease without the prior written consent of the Trustee and the Series 2006A Credit Facility Issuer. Notwithstanding the foregoing, this Series 2006A Ground Lease may be amended without the prior written consent of the Trustee and the Series 2006A Credit Facility Issuer for the purpose of adding or modifying a legal description and/or the permitted encumbrances for any designated Series 2006A-1 Facility Site. Copies of all amendments hereto shall be provided to each Rating Agency (as defined in the Trust Agreement), whether effected pursuant to Section 702 or Section 703 of the Trust Agreement.

9

**Section 17. Applicable Law.** This Series 2006A Ground Lease shall be governed by and construed in accordance with the laws of the State of Florida.

**Section 18. Execution in Counterparts.** This Series 2006A Ground Lease may be executed in several counterparts, each of which shall be an original and all of which constitute but one and the same instrument.

**Section 19. Memorandum of Lease.** Simultaneously with the execution of this Series 2006A Ground Lease, the School Board and the Corporation shall each execute, acknowledge and deliver a Memorandum of Lease with respect to this Series 2006A Ground Lease. Said Memorandum of Lease shall not in any circumstances be deemed to change or otherwise to affect any of the obligations or provisions of this Series 2006A Ground Lease. Upon the modification of this Series 2006A Ground Lease as provided in Section 2 hereof, the Memorandum of Lease shall be appropriately amended.

**Section 20. No Personal Liability.** No covenant or agreement contained in this Series 2006A Ground Lease shall be deemed to be the covenant or agreement of any member of the School Board or the Corporation or any officer, employee or agent of the School Board or the Corporation, or of any successor thereto, in an individual capacity, and neither the members of the School Board or the Corporation executing this Series 2006A Ground Lease nor any officer, employee, agent of the School Board or the Corporation shall be personally liable or accountable by reason of the execution or delivery hereof.

**Section 21. Third Party Beneficiary.** The Series 2006A Credit Facility Issuer shall be deemed to be a third party beneficiary of this Series 2006A Ground Lease.

**Section 22. Radon.** Pursuant to Section 404.056, Florida Statutes, the following notification is hereby given: "RADON GAS" 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 in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

[Remainder of Page Intentionally Left Blank]

11

IN WITNESS WHEREOF, the Corporation has caused this Series 2006A Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers and the School Board has caused this Series 2006A Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials, all as of the date first above written.

THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA

[SEAL]

By: [Signature]  
Thomas E. Lynch  
Chairman

Attest:

By: [Signature]  
Dr. Art Johnson, Secretary

PALM BEACH SCHOOL BOARD LEASING  
CORP.

[SEAL]

By: [Signature]  
Thomas E. Lynch  
President

Attest:

By: [Signature]  
Dr. Art Johnson, Secretary

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Thomas E. Lynch and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as Chairman and Secretary, respectively of THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said School Board, and delivered the said instrument as the free and voluntary act of said School Board and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23<sup>rd</sup> day of May, 2006.

NOTARY PUBLIC  
SEAL OF OFFICE:

Cheri E. Young  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as  
Commissioned.)



☒ Personally known to me, or  
☐ Produced identification:

(Type of Identification Produced)

12

13

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Thomas E. Lynch and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23<sup>rd</sup> day of May, 2006.

NOTARY PUBLIC  
SEAL OF OFFICE:



Cheri E. Young  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as  
Commissioned.)

☒ Personally known to me, or  
☐ Produced identification:

(Type of Identification Produced)

EXHIBIT A

SERIES 2006A FACILITY SITES

A. DESCRIPTION OF REAL ESTATE

ROLLING GREEN ELEMENTARY SCHOOL MODERNIZATION

The East 500 feet of West 750 feet of the Northeast Quarter of the Northeast Quarter of Section 16, Township 45 South, Range 43 East, Less the South 50 thereof, said lands situate, lying and being in Palm Beach County, Florida.

AND

Lots 139, 140, 141, 142, 143, 144, 145, 146, 147 and 148, Ridge Grove, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 22, Page 8, said land situate, lying and being in Palm Beach County, Florida.

Total Area 15.676 acres, more or less.

BARTON ELEMENTARY SCHOOL MODERNIZATION

Tracts numbered 14 and 15 of Sawyers Subdivision of the East Half (E ½) of the West Half (W ½) of Section 33, Township 44 South, Range 43 East, according to the Plat thereof, recorded in Plat Book 5, Page 12, Public Records of Palm Beach County, Florida.

Together with the South 82 feet of the East 287 feet of Tract 11, of the East Half (E ½) of the West Half (W ½) of Section 33, Township 44 South, Range 43 East of Sawyers Subdivision as recorded in Plat Book 5, Page 12, Public Records of Palm Beach County, Florida.

14

WHA-PS1\HOMES\_000\12524\_015960

A-1

**PALM BEACH GARDENS HIGH SCHOOL MODERNIZATION**

**PARCEL 1**

The North 1,000.00 feet of the South 1,050.00 feet of the West 875.00 feet of the East 1,742.22 feet of the Southeast Quarter of Section 12, Township 42 South, Range 42 East.

Together with:

Being a 1,000.00 foot by 333.00 foot parcel of land in the Southeast Quarter of Section 12, Township 42 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, being more particularly described as follows:

Beginning at a point in the Northerly right-of-way of Holly Drive 100.00 feet wide as shown in Record Plat No. 6, City of Palm Beach Gardens as recorded October 9, 1962 in Plat Book 27, Pages 130, 131 and 132 of Palm Beach County Records, said point being 568.00 feet Easterly (along said North right-of-way of Holly Drive) from the North-South Quarter Section Line of said Section 12:

Thence Northerly, at right angles to said North right-of-way of Holly Drive, a distance of 125.00 feet to a point; Thence continuing Northerly, and parallel to the East line of said Section 12, a distance of 875.00 feet to a point;

Thence Easterly, and parallel to the South line of Section 12, a distance of 333.10 feet to a point; Thence Southerly, and parallel to and 1,742.22 feet from East line of said Section 12, a distance of 1,000.00 feet to a point in said North right-of-way of Holly Drive; Thence Westerly along said North right-of-way of Holly Drive, a distance of 333.26 feet to a Point of Beginning.

Together with:

A parcel of land lying in Southeast Quarter (1/4) of Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Commence at the South Quarter (1/4) corner of said Section 12; Thence along the West line of said Southeast Quarter (1/4) N00°40'21"E for 175.00 feet; Thence S89°14'29"E for 63.56 feet to the Easterly right-of-way line of Military Trail per Florida Department of Transportation Right-of-Way Map, Section 93600-2608, State Road No. S-809 and the Point of Beginning of the following described parcel; Thence continue S89°14'29"E for 504.44 feet; Thence parallel with the said West line of the Southeast Quarter (1/4) N00°40'21"E for 1,025.00 feet to the Southerly right-of-way line of Lilae Street; Thence along said Southerly right-of-way for the following three (3) courses:

(1) Thence N89°14'29"W for 489.96 feet to the Point of Curvature of a curve concave to the South, having a radius of 25.00 feet:

MIA-PS1\LMHW06\_...DOC\12528\_015900

A-2

(2) Thence Westerly along said curve to the left, through a central angle of 12°58'40" for 5.66 feet;

(3) Thence S38°01'37"W for 12.80 feet to a point on a non-tangent curve, concave to the West, having a radius of 2,924.79 feet, where the radial line bears S88°22'43"W, said point lying on the said Easterly right-of-way line of Military Trail;

Thence along said Easterly right-of-way for the following (3) courses:

(1) Thence Southerly along said curve to the right through a central angle of 2°17'38" for 117.10 feet to a point of tangency;

(2) Thence S00°40'21"W for 755.68 feet to the point of curvature of a curve concave to the West, having a radius of 2,924.79 feet;

(3) Thence Southerly along said curve to the right through a central angle of 2°46'18" for 141.49 feet to the Point of Beginning.

Together with:

**PARCEL 2**

A parcel of land lying in Section 12, Township 42 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

The South 969.88 feet of the West 50 feet of the East 867.22 feet of the Southeast ¼ of Section 12, Township 42 South, Range 42 East, less the South 50 feet thereof for Holly Drive right-of-way.

Total Area being 40.599 acres, more or less.

MIA-PS1\LMHW06\_...DOC\12528\_015900

A-3

**D. D. EISENHOWER ELEMENTARY SCHOOL MODERNIZATION**

All that part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, lying south of the following described line: Beginning at the point of intersection of the centerline of Florida Boulevard with the west line of said Section 32 as same is shown on Plat of Palm Beach Cabana Colony East as recorded in Plat Book 27 at Page 58, Public Records of Palm Beach County, Florida; thence easterly a distance of 1315.70 feet, more or less, to a point in the east line of the said Southwest Quarter of the Southwest Quarter of Section 32, and distant thereon, 687.78 feet northerly from, the Southeast Corner of the said Southwest Quarter of the Southwest Quarter. The hereinabove described line being the centerline of Lone Pine Road as now laid out and in use.

Less the North 40.00 feet and the West 40.00 feet thereof for road right-of-way as recorded in Official Record Book 1706, Pages 1450-1452 of the Public Records of Palm Beach County, Florida.

And Less the East 100.00 feet thereof.

And Less the following described parcel:

A parcel of Land in Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest Corner of said Section 32; Thence S89°16'50"E a distance of 563.00 feet; thence N00°43'10"E a distance of 100.00 feet; thence N45°37'01"E a distance of 115.15 feet; thence N44°22'59"W a distance of 669.93 feet to the south right-of-way of Lone Pine Road; thence N89°22'59"W along said right-of-way line a distance of 153.00 feet to the east right-of-way line of Easterly Avenue; thence S02°11'01"W along said right-of-way a distance of 654.37 feet to the Point of Beginning.

Said lands situation within Palm Beach County, Florida

Containing 10.7 acres, more or less.

MIA-PS1\LMHW06\_...DOC\12528\_015900

A-4

**PALM BEACH GARDENS AREA ELEMENTARY SCHOOL (03-X)**

A parcel of land being a portion of Tract "Y", Mirasol Plat One, according to the Plat thereof, recorded in Plat Book 89, Pages 14 through 23, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Tract "Y", thence run along the Easterly, Northerly, and Westerly lines of Tract "Y" the following courses: N01°34'51"E a distance of 1422.99 feet; thence N89°03'06"W a distance of 409.83 feet; thence N83°26'50"W a distance of 502.15 feet; thence N89°19'03"W a distance of 161.10 feet; thence S00°41'19"W a distance of 706.74 feet; thence leaving Westerly line of Tract "Y", S88°04'38"E a distance of 354.35 feet to the point of curvature of a curve concave to the Southwest having a radius of 255.16 feet; thence Southeasterly along said curve through a central angle of 61°00'03" a distance of 271.66 feet to the point of non-tangency; thence S88°06'04"E a distance of 386.42 feet; thence S01°55'27"W a distance of 505.54 feet; thence N88°04'38"W a distance of 23.30 feet; thence S01°55'22"W a distance of 65.78 feet; thence S88°25'03"E a distance of 76.40 feet to the Point of Beginning.

Containing 18.29 acres more or less.

TOGETHER WITH

A Temporary Grant of Easement recorded in Official Record Book 13171, Page 1905.

MIA-PS1\LMHW06\_...DOC\12528\_015900

A-5

**B. PERMITTED ENCUMBRANCES**

**ROLLING GREEN ELEMENTARY SCHOOL MODERNIZATION**

1. Easements and other matters shown on the Plat of Ridge Grove, recorded in Plat Book 22, Page 8.
2. Road right of way across the North 25 feet of the property within Section 16, Township 45 South, Range 43 East as set forth in Deed Book 846, Page 312.
3. Easements in favor of Florida Power & Light recorded in Official Record Book 13173, Page 843 and 846 and Official Record Book 20153, Page 1473.

All recording references recorded herein are in the Public Records of Palm Beach County, Florida.

**BARTON ELEMENTARY SCHOOL MODERNIZATION**

1. Easements and other matters shown on the Plat of Sawyers Subdivision, recorded in Plat Book 5, Page 12.
2. Easement over North 40 feet of Tract 14, reserved in Deed Book 1164, Page 491.
3. Buried line easement recorded in Official Record Book 2152, Page 1735.

**PALM BEACH GARDENS HIGH SCHOOL MODERNIZATION**

1. Easement recorded in Official Record Book 1530, Pages 537 and 538.
2. Easement recorded in Official Record Book 1137, Page 324.
3. Easement recorded in Official Record Book 5836, Page 1448.
4. Easement recorded in Official Record Book 1698, Page 1198.
5. Easement recorded in Official Record Book 1722, Page 1706 and Official Record Book 4071, Page 1007.
6. Easements contained in the Plat of Georgian Mews recorded in Plat Book 47, Page 122.
7. Easement recorded in Official Record Book 6307, Page 245.

MIA-FS1\1MCWY06\_00C\12528\_015900

A-6

8. Easements recorded in Official Record Book 4892, Page 303, Official Record Book 4892, Page 307, as affected by assignments in Official Record Book 5542, Page 1399, Official Record Book 6002, Page 62 and Official Record Book 6007, Page 1275.
9. Right of way for Military Trail as now laid out and in use as shown in Road Plat Book 3, Page 168, Road Plat Book 7, Pages 9 and 128, and as partially conveyed in Deed Book 814, Page 109.
10. Easement recorded in Official Record Book 20078, Page 1100.
11. Storm drain pipe, catch basins and guy wire and anchors located on subject property and any easement rights associated therewith, including claims by Banker's Life and Casualty Company recorded in Official Record Book 1373, Page 414. (As to Parcel 2)

**D. D. EISENHOWER ELEMENTARY SCHOOL MODERNIZATION**

1. Agreement recorded in Official Record Book 332, Page 435.
2. Agreement recorded in Official Record Book 362, Page 634.
3. Perpetual Road Easement recorded in Official Record Book 845, Page 871.
4. Perpetual Easement for Water Lines as set out in Official Record Book 845, Page 875, as assigned in Official Record Book 2584, Page 527.
5. The North 40 feet for public road and right of way as setout in Deed recorded in Official Record Book 1706, Page 1450.
6. The West 40 feet less the North 40 feet for public road right of way and for utility purposes as set out in Deed recorded in Official Record Book 1706, Page 1450.
7. Easement to Florida Power & Light recorded in Official Record Book 1727, Page 367.
8. Easement to Southern Bell in Official Record Book 1801, Page 1010.
9. Sidewalk easement to Palm Beach County recorded in Official Record Book 1863, Page 42.
10. Easement to Florida Power & Light recorded in Official Record Book 3008, Page 1212.

MIA-FS1\1MCWY06\_00C\12528\_015900

A-7

**PALM BEACH GARDENS AREA ELEMENTARY SCHOOL (03-X)**

1. Matters set forth in the Plat of Mirasol Plat One, recorded in Plat Book 89, Pages 14 through 23.
2. Limited access provisions and restrictions prohibiting billboards and other signs contained in deeds recorded in Deed Book 1119, Page 673.
3. Utility easement recorded in Official Record Book 12406, Page 1629.
4. Memorandum of Developer Agreement recorded in Official Record Book 10762, Page 1046.
5. Easement recorded in Official Record Book 11974, Page 1596.
6. Easement recorded in Official Record Book 20078, Page 1093.

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

[THIS PAGE INTENTIONALLY LEFT BLANK]

MIA-FS1\1MCWY06\_00C\12528\_015900

A-8

---

**SERIES 2007A  
GROUND LEASE**

**Dated as of February 1, 2007**

**BETWEEN**

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**  
acting as the governing body of  
the School District of Palm Beach County, Florida,  
as Lessor

**AND**

**PALM BEACH SCHOOL BOARD LEASING CORP.**  
as Lessee

**(Series 2007A-1 Facility Sites)**

---

## TABLE OF CONTENTS

	Page
Section 1. Lease of Series 2007A-1 Facility Sites.....	3
Section 2. Ground Lease Term; Option to Renew.....	5
Section 3. Rent.....	5
Section 4. Title to Series 2007A-1 Facility Sites; Possession.....	6
Section 5. Use of Series 2007A-1 Facility Sites; Assignments and Subleases.....	7
Section 6. Right of Entry.....	8
Section 7. Default.....	8
Section 8. Quiet Enjoyment.....	8
Section 9. Liens.....	9
Section 10. Condemnation.....	9
Section 11. Estoppel Certificates.....	9
Section 12. Amendments.....	10
Section 13. Binding Effect.....	10
Section 14. No Merger of Leasehold Estate.....	10
Section 15. Notices.....	10
Section 16. Severability.....	11
Section 17. Applicable Law.....	11
Section 18. Execution in Counterparts.....	11
Section 19. Memorandum of Lease.....	11
Section 20. No Personal Liability.....	11
Section 21. Third Party Beneficiary.....	11
Section 20. Radon.....	11
 EXHIBIT A SERIES 2007A-1 FACILITY SITES	

MIA 177823815v2 1/16/2007

Board and the Corporation, together with the terms and provisions of the Master Lease, constitutes a separate lease, as the same may be amended or supplemented from time to time, the "Series 2007A-1 Lease"; and

**WHEREAS**, it is anticipated that a portion of the Series 2007A-1 Facilities may be attached to one or more existing structures of the School Board adjacent to the Series 2007A-1 Facility Sites; may be dependent upon adjacent property of the School Board for pedestrian and vehicular ingress, egress and access to and from and between the Series 2007A-1 Facilities and the public roads adjoining the adjacent property of the School Board ("Access"); and may further be dependent upon the School Board's adjacent property for utility and other services which would be necessary for the full use and enjoyment of the Series 2007A-1 Facility Sites including, but not limited to, drainage, sewer and water service, electric, telephone and gas service and parking of vehicles (collectively, "Services"); and

**WHEREAS**, the Corporation desires to acquire from the School Board, pursuant to this Series 2007A Ground Lease, and the School Board is willing to grant to the Corporation, the right to utilize the adjacent property of the School Board to the extent reasonably necessary for Access and for the Services, and the Corporation and the School Board desire to provide for the structural attachment of certain of the Series 2007A-1 Facilities to the adjacent property of the School Board; and

**WHEREAS**, the ground leasing of the Series 2007A-1 Facility Sites, the sub-leasing of the Series 2007A-1 Facility Sites back to the School Board and the lease-purchase financing and construction of the Series 2007A Facilities are herein collectively referred to as the "Series 2007A Project"; and

**WHEREAS**, the School Board has on January 17, 2007, after due notice as required by law, held an open, public meeting on the proposal of entering into this Series 2007A Ground Lease, at which meeting a copy of this Series 2007A Ground Lease in substantially final form was available for inspection and review by the public; and

**WHEREAS**, provisions for the payment of the cost of acquiring and constructing the Series 2007A-1 Facilities have been made by (a) establishing a trust pursuant to the Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2007A Supplemental Trust Agreement dated as of February 1, 2007 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), between the Corporation and The Bank of New York Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), Jacksonville, Florida, as trustee (the "Trustee"), and irrevocably assigning to the Trustee without recourse all of the Corporation's right, title and interest in and to this Series 2007A Ground Lease, the Series 2007A-1 Lease and the Series 2007A-2 Lease (as defined in the Trust Agreement), except for certain rights to indemnification, to receive notices and to hold title to the Series 2007A-1 Facilities, (b) directing the Trustee for such trust to execute and deliver to the public certificates of participation (the "Series 2007A Certificates") evidencing undivided proportionate interests of the Owners thereof in the right to receive Basic Lease Payments to be made by the School Board, as lessee, pursuant to the Series 2007A-1 Lease and the Series 2007A-2 Lease (the Series 2007A-1 Lease and the Series 2007A-2 Lease being collectively referred to as the "Series 2007A Lease") and (c) directing the Trustee to hold the proceeds of sale of the Series 2007A Certificates in trust subject to application only to pay the costs of acquisition and construction of the Series 2007A-1 Facilities and the costs of the Series 2007A-2 Facilities (as defined in the Trust Agreement) (collectively, the "Series 2007A Facilities"); and

## SERIES 2007A GROUND LEASE (Series 2007A-1 Facility Sites)

**THIS SERIES 2007A GROUND LEASE** dated as of February 1, 2007, between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, (the "School Board") acting as the governing body of the School District of Palm Beach County, Florida (the "District"), as Lessor, and the PALM BEACH SCHOOL BOARD LEASING CORP. (the "Corporation"), a not-for-profit corporation organized and existing under and pursuant to Chapter 617 and Section 1001.453, Florida Statutes, as Lessee. Capitalized terms used, but not defined, herein shall have the meanings assigned thereto in the hereinafter described Trust Agreement.

### WITNESSETH

**WHEREAS**, the School Board has the power, under Section 1001.42(2), Florida Statutes, as amended, to receive, purchase, acquire, lease, sell, hold, transmit and convey title to real and personal property for educational purposes, and under Section 1001.42(9), Florida Statutes, as amended, to enter into leases or lease-purchase agreements of grounds and educational facilities, or of educational facilities for school purposes; and

**WHEREAS**, the Corporation has the authority to acquire educational facilities by lease or deed for the benefit of the School Board; and

**WHEREAS**, the Corporation is a "private corporation" within the meaning of Section 1001.42(9)(b)5, Florida Statutes, as amended, and is a "direct support organization" within the meaning of Section 1001.453, Florida Statutes, as amended; and

**WHEREAS**, in order to carry out its powers and authority to acquire facilities and equipment, the School Board and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended and supplemented from time to time, the "Master Lease"); and

**WHEREAS**, the School Board is the owner of certain real property located in Palm Beach County, Florida and described in **Exhibit A** attached hereto, as the same may be amended from time to time by the addition of parcels of land to be acquired by the School Board in the future pursuant to one or more supplements thereto (which real property, together with all buildings, structures and improvements now or hereafter erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner of such land by reason of ownership of such land, and all fixtures, additions, alterations or replacements thereto, now or hereafter located in, on or used in connection with or attached or made to such land is hereinafter referred to as a "Series 2007A-1 Facility Site" or, in the case of separate parcels, such parcels are herein collectively referred to as the "Series 2007A-1 Facility Sites"); and

**WHEREAS**, the School Board desires to lease-purchase one or more particular educational facilities to be located on the Series 2007A-1 Facility Sites, and desires to lease-purchase certain other educational facilities and sites (individually and collectively, the "Series 2007A-1 Facilities"), pursuant to Schedule 2007A-1 to the Master Lease (which schedule, upon being executed and delivered by the School

MIA 177823815v2 1/16/2007

**WHEREAS**, each Series 2007A Certificate represents an undivided proportionate interest in the principal portion of the Basic Lease Payments set forth in Schedules 2007A-1 and 2007A-2 due and payable on the maturity date or earlier prepayment date of the Series 2007A Certificates and in the interest portion of the Basic Lease Payments set forth in Schedules 2007A-1 and 2007A-2 due and payable semiannually, to and including such maturity date or earlier prepayment date; and

**WHEREAS**, the Corporation will assign to the Trustee all of its right, title and interest in and to this Series 2007A Ground Lease, the Series 2007A Lease and the Series 2007A Lease Payments (except for certain indemnification rights and the right of the Corporation to hold title to the Series 2007A Facilities and to receive notices), pursuant to the Series 2007A Assignment Agreement dated as of February 1, 2007 (as the same may be amended or supplemented from time to time, the "Series 2007A Assignment Agreement"); and

**WHEREAS**, the School Board intends for the Series 2007A Lease to remain in full force and effect until at least 31 days after the last Lease Payment Date for the Series 2007A Facilities, unless sooner terminated in accordance with the terms provided therein; and

**WHEREAS**, the School Board intends for this Series 2007A Ground Lease to remain in full force and effect until the termination of the Lease Term, as provided below.

**NOW, THEREFORE**, the School Board and the Corporation accordingly hereby covenant and agree as follows:

**Section 1. Lease of Series 2007A-1 Facility Sites.** Subject to Permitted Encumbrances (as described in **Exhibit A** attached hereto and made a part hereof), the School Board hereby demises and leases the Series 2007A-1 Facility Sites, more particularly described in **Exhibit A**, as the same may be amended from time to time pursuant to one or more supplements thereto, to the Corporation, and the Corporation hereby hires, takes and leases the Series 2007A-1 Facility Sites from the School Board, for the term, at the rental and on the conditions herein set forth. Such demising and leasing shall include the following rights:

(i) The right to utilize the adjacent property of the School Board for Access and for the Services reasonably necessary to the full use and enjoyment of the Series 2007A-1 Facility Sites; provided that the locations on the adjacent property of the School Board utilized for such purposes shall be reasonably agreed upon by the Corporation and the School Board; and provided, further, that the rights shall include, but not necessarily be limited to, the right to utilize for such purposes any portion of the adjacent property of the School Board (e.g., the rights shall include, but not necessarily be limited to, the right to utilize for appropriate purposes, any drives, parking areas, drainage facilities or sewer, water, gas, electric or telephone lines from time to time located upon the adjacent property of the School Board, together with the right to "tie-in" or "connect" thereto). If the Lease Term of the Series 2007A-1 Lease terminates prior to the termination of the term of this Series 2007A Ground Lease, the School Board and the Corporation shall each have the right to install such meters or submeters as may be reasonably appropriate to the end that the Corporation is charged for consumption of such utilities on the Series 2007A-1 Facility Sites.

(ii) The adjacent property of the School Board and the Series 2007A-1 Facility Sites may contain certain elements, features or parts which are structural elements of both the adjacent



property of the School Board and the Series 2007A-1 Facility Sites. Such Series 2007A-1 Facility Sites include, but are not necessarily limited to, the following:

(A) All utility lines, ducts, conduits, pipes and other utility fixtures and appurtenances which are located on or within either the Series 2007A-1 Facility Sites or Series 2007A-1 Facilities on the one hand or the adjacent property of the School Board on the other hand and which, directly or indirectly, in any way, service the other.

(B) All division walls (hereinafter referred to as "Party Walls") between the Series 2007A-1 Facility Sites and the adjacent property of the School Board upon the common line between the Series 2007A-1 Facility Sites and the adjacent property of the School Board (hereinafter referred to as the "Lot Line") provided that the mere fact that such a division wall is found not to be on the Lot Line shall not preclude that division wall from being a Party Wall.

(C) The roof and all roof support structures and any and all appurtenances to such roof and roof support structures including, without limitation, the roof covering, roof trim and roof drainage fixtures (collectively referred to as "Roofing") to the extent interrelated between the Series 2007A-1 Facility Sites and the adjacent property of the School Board. Should the Roofing of any Series 2007A-1 Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Roofing of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2007A-1 Facility Sites, the right therefor is hereby reserved.

(D) The entire concrete floor slab or wood floor system if utilized in lieu thereof and all foundational and support structures and appurtenances thereto to the extent interrelated between the Series 2007A-1 Facilities and the adjacent property of the School Board (collectively referred to as "Flooring"). Should the Flooring of the Series 2007A-1 Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Flooring of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2007A-1 Facility Sites, the right therefor is hereby reserved.

(iii) The Series 2007A-1 Facility Sites rights further include the right of the Series 2007A-1 Facilities to encroach upon the adjacent property of the School Board as a result of minor inaccuracies in survey, construction or reconstruction or due to settlement or movement. The encroaching Series 2007A-1 Facilities shall remain undisturbed for as long as same exist and, for so long as such encroachment exists, that portion of the adjacent property of the School Board on which same exists shall be deemed to be a part of the Series 2007A-1 Facility Sites. In addition, the Series 2007A-1 Facility Sites rights include the right to utilize that portion of the adjacent property of the School Board as may be reasonably necessary in order to maintain and repair the Series 2007A-1 Facilities. The Series 2007A-1 Facility Sites rights further include cross rights of support and use over, upon, across, under, through and into the common structural elements in favor of the Corporation (and like rights are hereby reserved unto the School Board) for the continued use, benefit and enjoyment and continued support, service, maintenance and repair of all such common structural elements.

The School Board, at its sole expense, shall bring or cause to be brought to the Series 2007A-1 Facility Sites adequate connections for water, electrical power, telephone, storm sewerage and sewerage,

4

MIA 177823815v2 1/16/2007

Corporation shall pay as and for rental for the Series 2007A-1 Facility Sites an amount determined by an M.A.I. appraisal to be the fair market rental for the Series 2007A-1 Facility Sites (the "Appraisal"), which Appraisal shall be prepared by an appraiser selected by the Trustee as assignee of the Corporation (the cost of such Appraisal to be paid by the Trustee and reimbursed as provided in Article VI of the Trust Agreement); provided, however, that such fair market rental and the payment thereof shall be subject to the following adjustments and conditions:

(i) if the Lease Term shall have been terminated on a date other than June 30 of any year, the fair market rental determined pursuant to the Appraisal shall be pro rated for the number of days between the date of termination and the next succeeding June 30;

(ii) for each twelve month period beginning on the July 1 next succeeding the date on which such termination occurs and beginning on each succeeding July 1, the amount of the fair market rental determined by the Appraisal shall be adjusted by the percentage (positive or negative) which is equal to the Implicit Price Deflator of the Consumer Price Index published by the United States Department of Commerce for the region of the United States where Florida is located or for the United States as a whole if not so published for such region;

(iii) the fair market rental due in any year shall be paid in the current year only to the extent that the moneys received by the Trustee as assignee of the Corporation from the exercise of the remedies permitted under the Series 2007A-1 Lease during the preceding twelve months prior to such July 1 exceeded the principal and interest portion of Basic Lease Payments under the Series 2007A-1 Lease payable for such preceding twelve months and other amounts described in Section 504 of the Trust Agreement; provided, however, that any portion of such fair market rental not paid in any year due to the provisions of this clause (iii) shall remain due and payable and shall accumulate from year to year and shall be paid in any future year to the extent that moneys received in such year from the exercise of the remedies permitted by the Series 2007A-1 Lease exceed the principal and interest portion of Basic Lease Payments under the Series 2007A-1 Lease and other amounts described in Section 504 of the Trust Agreement and the fair market rental due in such years; and

(iv) the failure to pay any portion of the fair market rental in any year due to insufficiencies of moneys realized from the exercise of the remedies permitted under the Series 2007A-1 Lease (1) shall not give rise to any obligation to pay interest on such unpaid fair market rental and (2) shall not constitute a default under this Series 2007A Ground Lease by the Corporation or the Trustee as the assignee of the Corporation.

**Section 4. Title to Series 2007A-1 Facility Sites; Possession.** (a) Upon the Commencement Date and throughout the term of this Series 2007A Ground Lease, fee title to the Series 2007A-1 Facility Sites shall be in the name of the School Board, subject to Permitted Encumbrances; title to the Series 2007A-1 Facilities constructed on the Series 2007A-1 Facility Sites shall be in the name of the Corporation but shall remain severed from title to the Series 2007A-1 Facility Sites until the earlier of (i) payment in full, or provision for payment, of all Lease Payments under the Series 2007A-1 Lease or payment of the then applicable Purchase Option Price of the Series 2007A-1 Facilities, in accordance with Sections 7.2 or 7.3 of the Master Lease and Section 2 hereof, or (ii) the end of the term of this Series 2007A Ground Lease.

6

MIA 177823815v2 1/16/2007

and shall arrange with the appropriate utility companies for furnishing such services and shall provide to the Series 2007A-1 Facility Sites water services and capacity sufficient for the contemplated operation of the Series 2007A-1 Facilities thereon; including, but not limited to, heating, ventilation and air conditioning equipment. Either the School Board or the Corporation shall have the right, at its own expense, to request and receive telephone and communication services from the utility companies furnishing such services subject to the customary rules and regulations of said utility companies whether the companies deliver such services directly through their own conduits or pipes, or through conduits and pipes owned by the School Board. The School Board agrees to grant such utility companies rights of access over, under and across the remaining property of the School Board adjoining the Series 2007A-1 Facility Sites, if any, as shall be necessary and convenient for the efficient operation of the Series 2007A-1 Facilities, and which do not materially impair the present and future uses of such remaining property of the School Board, if any.

**Section 2. Ground Lease Term; Option to Renew.** The initial Ground Lease Term for the Series 2007A-1 Facility Sites shall commence on the commencement date of the Series 2007A Lease (the "Commencement Date") and shall end on August 1, 2036. If, upon the termination of the Lease Term as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation or the Trustee as the assignee of the Corporation excludes the School Board from possession of the Series 2007A-1 Facility Sites and Series 2007A-1 Facilities, the School Board grants to the Corporation the right and option to renew this Series 2007A Ground Lease for an additional term not to exceed five (5) years, at a fair market rental to be determined, adjusted and paid in the manner set forth in Section 3 of this Series 2007A Ground Lease.

Notwithstanding the foregoing, this Series 2007A Ground Lease may be terminated by the School Board on any date prior to the end of the initial term or any renewal term hereof, which date is at least one (1) day after the date of termination of the Series 2007A-1 Lease, upon not less than ten (10) days prior written notice to the Corporation, (a) upon payment of the Purchase Option Price, pursuant to Section 7.2 of the Master Lease, with respect to the Series 2007A-1 Facilities, and full performance and satisfaction of the School Board's obligations under the Series 2007A-1 Lease, or (b) upon the provision for payment of all Lease Payments under the Series 2007A-1 Lease pursuant to Section 7.3 of the Master Lease, together in each case with payment of the sum of \$1.00. This Series 2007A Ground Lease may likewise be modified at the request of the School Board at any time, upon similar notice and modification of the Series 2007A-1 Lease (a) to reflect the substitution of all or a portion of the Series 2007A-1 Facilities and Series 2007A-1 Facility Sites in accordance with Section 6.4 of the Master Lease, or (b) upon payment or provision for payment of the Purchase Option Price of all or a portion of one or more particular Series 2007A-1 Facilities pursuant to Section 7.3 of the Master Lease, to reflect the release of one or more portions of the Series 2007A-1 Facility Sites from this Series 2007A Ground Lease.

**Section 3. Rent.** (a) So long as the Lease Term has not been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall pay to the School Board as and for rental for the Series 2007A-1 Facility Sites the sum of one dollar (\$1.00) per annum, which sum shall be due in advance on the Commencement Date (pro rated) and annually thereafter on the first day of each renewal Lease Term. At the option of the Corporation, the Corporation may prepay all or a portion of the Ground Rent payable hereunder for the entire initial lease term hereof from the proceeds of sale of the Certificates or otherwise.

(b) From and after the date on which the Lease Term shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the

5

MIA 177823815v2 1/16/2007

(b) The Corporation shall at all times during the term of this Series 2007A Ground Lease have a leasehold estate in the Series 2007A-1 Facility Sites with full right to vest the use, enjoyment and possession of such leasehold estate therein in a Permitted Transferee (as defined herein).

(c) Possession and use of the Series 2007A-1 Facility Sites, together with all improvements thereon, shall, upon the last day of the term of this Series 2007A Ground Lease or earlier termination of this Series 2007A Ground Lease pursuant to Section 2 hereof, automatically revert to the School Board free and clear of liens and encumbrances other than Permitted Encumbrances without necessity of any act by the Corporation or any Permitted Transferee. Upon such termination of this Series 2007A Ground Lease, the Corporation shall peaceably and quietly surrender to the School Board the Series 2007A-1 Facility Sites together with any improvements located in or upon the Series 2007A-1 Facility Sites. Upon such surrender of the Series 2007A-1 Facility Sites, the Corporation or any Permitted Transferee, at the reasonable request of the School Board, shall execute an instrument in recordable form evidencing such surrender and shall deliver to the School Board all books, records, construction plans, surveys, permits and other documents relating to, and necessary or convenient for, the operation of the Series 2007A-1 Facility Sites in the possession of the Corporation or any Permitted Transferee.

(d) Any personal property of the Corporation, any Permitted Transferee or any Person which shall remain on the Series 2007A-1 Facility Sites after expiration or earlier termination of the term of this Series 2007A Ground Lease and for thirty (30) days after request by the School Board for removal, shall, at the option of the School Board, be deemed to have been abandoned and may be retained by the School Board and the same may be disposed of, without accountability, in such manner as the School Board may see fit.

(e) If the Corporation or any Permitted Transferee holds over or refuses to surrender possession of the Series 2007A-1 Facility Sites after expiration or earlier termination of this Series 2007A Ground Lease, the Corporation or any Permitted Transferee shall be a tenant at sufferance and shall pay rent equal to the fair market rental of the Series 2007A-1 Facility Sites determined in the manner provided in Section 3(b) hereof.

**Section 5. Use of Series 2007A-1 Facility Sites; Assignments and Subleases.** The Corporation may use the Series 2007A-1 Facility Sites for any lawful purpose; however, the parties agree that unless the Series 2007A-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Series 2007A-1 Facility Sites shall be used solely for educational purposes. Unless the Series 2007A-1 Lease shall have been so terminated, no assignment of this Series 2007A Ground Lease or subletting of the Series 2007A-1 Facility Sites may be made except as provided in the Series 2007A Assignment Agreement, the Series 2007A-1 Lease, the Trust Agreement and in any agreement with a Credit Facility Issuer (as defined in the Trust Agreement), if any, without the prior written consent of the School Board. In the event that the Series 2007A-1 Lease shall be terminated pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, then the Corporation's interest in this Series 2007A Ground Lease may be assigned by the Trustee to any third party, including a Credit Facility Issuer (a "Permitted Transferee"), who may alter, modify, add to or delete from the Series 2007A-1 Facilities existing from time to time on the Series 2007A-1 Facility Sites.

The School Board represents and covenants that the Series 2007A-1 Facility Sites are presently zoned to allow government use, and that the School Board shall take no action with respect to zoning or other land use regulation applicable to the Series 2007A-1 Facility Sites except as directed by the

7

MIA 177823815v2 1/16/2007

Corporation. The School Board shall do everything in its power to assist the Corporation in obtaining such building permits, subdivision approvals, or zoning changes or variances as the Corporation may deem necessary or desirable or such other permits, licenses, approvals or other actions which the Corporation deems necessary or desirable in order to enable the Corporation to use the Series 2007A-1 Facility Sites for such purposes as the Corporation shall determine, provided, however, that neither the Corporation nor any Permitted Transferee shall use or permit the Series 2007A-1 Facility Sites to be used in violation of any valid present or future laws, ordinances, rules or regulations of any public or governmental authority at any time applicable thereto.

It is understood that all right, title and interest of the Corporation in and to this Series 2007A Ground Lease is to be irrevocably assigned by the Corporation to the Trustee pursuant to the Series 2007A Assignment Agreement, except that the Corporation shall continue to hold title to the Series 2007A-1 Facilities as described in Section 4 hereof and in the Series 2007A-1 Lease. The School Board agrees that upon such assignment the Trustee shall have all of the rights of the Corporation hereunder assigned to the Trustee, notwithstanding any claim, defense, setoff or counterclaim whatsoever (whether arising from a breach of this Series 2007A Ground Lease or otherwise) that the School Board may from time to time have against the Corporation or any person or entity associated or affiliated therewith. The School Board acknowledges that the Trustee is acting on behalf of the Series 2007A Certificate holders, and may, under certain circumstances assign this Series 2007A Ground Lease to a Permitted Transferee.

Notwithstanding anything to the contrary herein or in any exhibit, instrument, document or paper relating to this Series 2007A Ground Lease or any of the transactions contemplated hereby, the parties hereto acknowledge and agree that upon the assignment by the Corporation of its rights hereunder to the Trustee pursuant to the Series 2007A Assignment Agreement, the Corporation shall have no further obligation, liability or responsibility hereunder and no party hereto nor its successors or assigns shall look to the Corporation for any damages, expenses, fees, charges or claims with respect to the failure of any obligations hereunder to be performed.

**Section 6. Right of Entry.** Unless the Series 2007A-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the School Board shall have the right for any of its duly authorized representatives to enter upon the Series 2007A-1 Facility Sites at any reasonable time to inspect the same or to make any repairs, improvements or changes necessary for the preservation thereof.

**Section 7. Default.** In the event the Corporation shall be in default in the performance of any obligation on its part to be performed under the terms of this Series 2007A Ground Lease, which default continues for sixty (60) days following notice and demand for correction thereof to the Corporation, the School Board may exercise any and all remedies granted by law; provided, however, that so long as any Series 2007A Certificates are outstanding and except as provided in Section 2 herein, this Series 2007A Ground Lease shall not be terminated. The School Board shall have recourse solely against the leasehold estate of the Corporation in the Series 2007A-1 Facility Sites, and any proceeds thereof, for the payment of any liabilities of the Corporation hereunder.

**Section 8. Quiet Enjoyment.** The Corporation at all times during the term of this Series 2007A Ground Lease shall peacefully and quietly have, hold and enjoy the Series 2007A-1 Facility Sites, without hindrance or molestation subject to the provisions hereof and of the Series 2007A-1 Lease, the Series 2007A Assignment Agreement and the Trust Agreement.

MIA 177823815v2 1/16/2007

8

**Section 12. Amendments.** No amendment may be made to this Series 2007A Ground Lease without the prior written consent of the Trustee and the Series 2007A Credit Facility Issuer. Notwithstanding the foregoing, this Series 2007A Ground Lease may be amended without the prior written consent of the Trustee and the Series 2007A Credit Facility Issuer for the purpose of adding or modifying a legal description and/or the permitted encumbrances for any designated Series 2007A-1 Facility Site. Copies of all amendments hereto shall be provided to each Rating Agency (as defined in the Trust Agreement), whether effected pursuant to Section 702 or Section 703 of the Trust Agreement.

**Section 13. Binding Effect.** This Series 2007A Ground Lease shall inure to the benefit of and shall be binding upon the Corporation and the School Board and their respective successors and assigns, provided, however, that the Trustee is entitled to the benefits of the provisions hereof.

**Section 14. No Merger of Leasehold Estate.** There shall be no merger of this Series 2007A Ground Lease or of the leasehold estate hereby created with the fee estate in the Series 2007A-1 Facility Sites by reason of the fact that, through the exercise of remedies hereunder or otherwise, the same person may acquire or hold, directly or indirectly, this Series 2007A Ground Lease or leasehold estate hereby created or any interest herein or therein, and the fee estate in the Series 2007A-1 Facility Sites or any interest in such fee estate. There shall be no merger of this Series 2007A Ground Lease with the Series 2007A-1 Lease by reason of the fact that the School Board is the owner of the fee title to the Series 2007A-1 Facility Sites and the leasehold estate in the Series 2007A-1 Facilities created under the Series 2007A-1 Lease or by reason of the fact that the Corporation is the owner of the leasehold estate in the Series 2007A-1 Facility Sites created hereby and is the owner of the fee title in the Series 2007A-1 Facilities as provided in the Series 2007A-1 Lease.

**Section 15. Notices.** All notices, certificates, requests or other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when delivered or mailed by certified mail, postage prepaid to the following addresses, or to such other address or addresses as shall be designated by the parties in writing:

Corporation: 3340 Forest Hill Boulevard  
West Palm Beach, Florida 33406  
Attention: President

School Board: 3340 Forest Hill Boulevard  
West Palm Beach, Florida 33406  
Attention: Superintendent of Schools

With copies to

Trustee: The Bank of New York Trust Company, N.A.  
10161 Centurian Parkway, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32256  
Attention: Corporate Trust Department

Series 2007A  
Credit Facility Issuer  
and its Fiscal Agent: Financial Guaranty Insurance Company  
125 Park Avenue

MIA 177823815v2 1/16/2007

10

**Section 9. Liens.** Unless the Series 2007A-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, neither the School Board nor the Corporation shall, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to such Series 2007A-1 Facility Sites, other than Permitted Encumbrances. The School Board shall reimburse the Trustee for any expense incurred by the Trustee in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim. Upon termination of the Series 2007A-1 Lease as provided above, the Corporation, the Trustee and any Permitted Transferee may enter into a mortgage or other encumbrance of its leasehold estate in the Series 2007A-1 Facility Sites, provided, however, that the School Board's title to the Series 2007A-1 Facility Sites shall not be subject to or encumbered by any such mortgage or other encumbrance, including without limitation any mechanic's or materialman's liens.

**Section 10. Condemnation.** In the event that any person, public or private, shall by virtue of eminent domain or condemnation proceedings, or by purchase in lieu thereof, at any time during the Ground Lease Term acquire title to the Series 2007A-1 Facility Sites:

(a) So long as the Series 2007A-1 Lease is in effect, the Net Proceeds resulting therefrom shall be applied pursuant to the Master Lease.

(b) After the end of the Lease Term of the Series 2007A-1 Lease, (i) if such person acquires title to such a substantial portion of the Series 2007A-1 Facility Sites that the Corporation determines that it cannot economically make use of the residue thereof for the lawful purposes intended or permitted by this Series 2007A Ground Lease, such acquisition of title or payment of such claim shall terminate the Ground Lease Term, effective as of the date on which the condemning party takes possession thereof or on the date of payment of such claim, as applicable, and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests may appear; and (ii) if such person acquires title to a portion of the Series 2007A-1 Facility Sites such that the Corporation determines that it can economically make beneficial use of the residue thereof for the purposes intended by this Series 2007A Ground Lease, then this Series 2007A Ground Lease shall continue in full force and effect and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests appear.

(c) Any taking of any portion of the Series 2007A-1 Facilities shall be deemed substantial hereunder.

(d) It is understood that the foregoing provisions of this Section 10 shall not in any way restrict the right of the School Board or the Corporation to appeal the award made by any court or other public agency in any condemnation proceeding.

**Section 11. Estoppel Certificates.** The School Board, at any time and from time to time, upon not less than thirty (30) days prior written notice from the Corporation, will execute, acknowledge and deliver to the Corporation, or to whomsoever it may direct, a certificate of the School Board certifying that this Series 2007A Ground Lease is unmodified (or, if there have been any modifications, identifying the same), that this Series 2007A Ground Lease is in full force and effect and that there is no default hereunder (or, if so, specifying the default). It is intended that any such certificate may be relied upon by any Person.

MIA 177823815v2 1/16/2007

9

New York, New York 10017  
Attention: Risk Management  
and  
U.S. Bank Trust National Association  
100 Wall Street, 19<sup>th</sup> Floor  
New York, New York 10005  
Attention: Corporate Trust Department

**Section 16. Severability.** In the event any provision of this Series 2007A Ground Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

**Section 17. Applicable Law.** This Series 2007A Ground Lease shall be governed by and construed in accordance with the laws of the State of Florida.

**Section 18. Execution in Counterparts.** This Series 2007A Ground Lease may be executed in several counterparts, each of which shall be an original and all of which constitute but one and the same instrument.

**Section 19. Memorandum of Lease.** Simultaneously with the execution of this Series 2007A Ground Lease, the School Board and the Corporation shall each execute, acknowledge and deliver a Memorandum of Lease with respect to this Series 2007A Ground Lease. Said Memorandum of Lease shall not in any circumstances be deemed to change or otherwise to affect any of the obligations or provisions of this Series 2007A Ground Lease. Upon the modification of this Series 2007A Ground Lease as provided in Section 2 hereof, the Memorandum of Lease shall be appropriately amended.

**Section 20. No Personal Liability.** No covenant or agreement contained in this Series 2007A Ground Lease shall be deemed to be the covenant or agreement of any member of the School Board or the Corporation or any officer, employee or agent of the School Board or the Corporation, or of any successor thereto, in an individual capacity, and neither the members of the School Board or the Corporation executing this Series 2007A Ground Lease nor any officer, employee, agent of the School Board or the Corporation shall be personally liable or accountable by reason of the execution or delivery hereof.

**Section 21. Third Party Beneficiary.** The Series 2007A Credit Facility Issuer shall be deemed to be a third party beneficiary of this Series 2007A Ground Lease.

**Section 22. Radon.** Pursuant to Section 404.056, Florida Statutes, the following notification is hereby given: "RADON GAS" 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 in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

[Remainder of Page Intentionally Left Blank]

MIA 177823815v2 1/16/2007

11

IN WITNESS WHEREOF, the Corporation has caused this Series 2007A Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers and the School Board has caused this Series 2007A Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials, all as of the date first above written.

THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA

[SEAL]

By: William A. Graham  
William Graham  
Chairman

Attest:

By: Dr. Art Johnson  
Dr. Art Johnson, Secretary

PALM BEACH SCHOOL BOARD LEASING  
CORP.

[SEAL]

By: William A. Graham  
William Graham  
President

Attest:

By: Dr. Art Johnson  
Dr. Art Johnson, Secretary

MIA 177823815v2 1/16/2007

12

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of February, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



By: Karen J. Sides  
NOTARY PUBLIC, STATE OF FLORIDA  
Karen J. Sides

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

MIA 177823815v2 1/16/2007

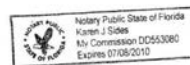
14

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as Chairman and Secretary, respectively of THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said School Board, and delivered the said instrument as the free and voluntary act of said School Board and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of February, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



By: Karen J. Sides  
NOTARY PUBLIC, STATE OF FLORIDA  
Karen J. Sides

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

MIA 177823815v2 1/16/2007

13

EXHIBIT A

SERIES 2007A FACILITY SITES

A. DESCRIPTION OF REAL ESTATE

C.O. TAYLOR/KIRKLANE ELEMENTARY MODERNIZATION

The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of Section 13, Township 44 South, Range 42 East, Less the North 40.00 feet thereof for road right-of-way.

ROYAL PALM SCHOOL MODERNIZATION

A parcel of land in the west one-half of Section 6, Township 45 South, Range 43 East, Palm Beach County, Florida and being more particularly described as follows:

Begin at the intersection of the southerly right-of-way of the Lake Worth Drainage District L-17 Canal as said southerly right-of-way line is set forth in a Quit Claim Deed to the Lake Worth Drainage District as recorded in Official Record Book 3349, Page 1420, of the Public Records of Palm Beach County, Florida with the easterly right-of-way line of Lawrence Road as said easterly right-of-way line is set forth in a right-of-way deed to Palm Beach County as recorded in Official Record Book 777, Page 400 of said Public Records;

Thence North 89°31'55" East, along said southerly right-of-way line, a distance of 944.64 feet, to a point on the westerly line of the Santaluces Sports and Athletic Complex as said westerly line is set forth in the Special Warranty Deed to Palm Beach County as recorded in Official Record Book 4045, Page 1259 of said Public Records;

Thence South 00°28'05" East, along said westerly line, a distance of 1016.35 feet, to a point on the northerly line of an existing 80 foot wide road easement as said northerly line is set forth in the said road easement as recorded in Official Record Book 4093, Page 1341 of said Public Records;

Thence South 88°25'10" West, along said northerly line, a distance of 944.77 feet, to a point on the previously described easterly right-of-way line;

Thence North 00°28'14" West, along said easterly right-of-way line, a distance of 1034.69 feet, to the Point of Beginning.

SUNCOAST HIGH SCHOOL MODERNIZATION

A portion of Block 1, Kelly Addition to Riviera, according to Plat Book 4, at Page 70 of the Public Records of Palm Beach County, Florida and an portion of corrected Plat of the 3<sup>rd</sup>

MIA 177823815v2 1/16/2007

A-1

Acrehome Park Addition to Kelsey City, according to the Plat Book 15, at Page 17 of the Public Records of Palm Beach County, Florida and a portion of Cedar Street of Kelly Addition to Riviera, according to Plat Book 4, at Page 70 of the Public Records of Palm Beach County, Florida and a portion of Sections 29, 31 and 32, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 32, Township 42 South, Range 43 East, Palm Beach County, Florida, thence South 89°10'37" East along the north line of said Section 32, for a distance of 12.82 feet to the Point of Beginning;

Thence North 00°10'41" East, for a distance of 190.74 feet to a line parallel with and 40.00 feet south of the south right-of-way line of Arcand Street as shown on the corrected Plat of 3<sup>rd</sup> Acrehome Park according to the Plat thereof recorded in Plat Book 15, at Page 17 of the Public Records of Palm Beach County, Florida;

Thence South 89°32'36" East along said parallel line for a distance of 622.93 feet to the west right-of-way line of Avenue "S" as shown on said corrected Plat of 3<sup>rd</sup> Acrehome Park;

Thence South 00°09'17" East along said west right-of-way line of Avenue "S" for a distance of 191.11 feet to a point on the deed line for Warranty Deed Official Records Book 865, Page 862 of the Public Record of Palm Beach County, Florida;

Thence continue South 01°02'36" West along said west right-of-way line of Avenue "S" for a distance of 479.37 feet to the north right-of-way line of Lee Street according to the Plat thereof as recorded in the Plat of Kelly Addition to Riviera Plat Book 4, at Page 70 of the Public Records of Palm Beach County, Florida;

Thence North 89°33'45" West along said north line of Lee Street for a distance of 613.58 feet to the east right-of-way line of North "U" Street as recorded in said Plat of Kelly Addition;

Thence North 01°33'11" East along said east right-of-way line of North "U" Street for a distance of 100.10 feet;

Thence North 89°30'10" West for a distance of 25.05 feet;

Thence North 01°12'27" East along the west line of Section 32 for a distance of 72.72 feet to the north line of Church of the True Faith according to the Plat thereof recorded in Plat Book 46, at Page 107;

Thence North 89°40'56" West along the north side of said Church of the True Faith for a distance of 523.75 feet;

Thence North 89°45'09" West a distance of 143.47 feet;

A-2

MIA 177823815v2 1/16/2007

Thence South 69°57'13" West, a distance of 42.15 feet to a point on the west line of said Tract "B" and to a point of intersection with a non-tangent curve, concave easterly, having a radius of 1,490.00 feet, the radius point of said curve bears South 68°04'36" West;

Thence northerly, along the arc of said curve through a central angle of 08°04'21", a distance of 209.93 feet to the Point of Beginning.

A-4

MIA 177823815v2 1/16/2007

Thence South 01°28'38" West and parallel with the east line of Congress Park Homes according to the Plat thereof recorded in Plat Book 5, Page 199 of the Public Records of Palm Beach County, Florida, for a distance of 307.51 feet;

Thence North 89°10'37" West for a distance of 382.09 feet to a point on the east line of said Plat of Congress Park Homes;

Thence North 01°28'38" East along said east line of Congress Park Homes for a distance of 620.78 feet to a point on the north line of Section 31, Township 42 South, Range 43 East;

Thence South 89°10'37" East along said north line of Section 31 for a distance of 801.02 feet;

Thence South 00°05'49" West for a distance of 64.37 feet;

Thence South 89°58'44" East for a distance of 259.24 feet;

Thence North 00°10'41" East for a distance of 60.74 feet to the Point of Beginning.

#### WESTWARD ELEMENTARY MODERNIZATION

All of Tract "A", Replat of Part of Roosevelt Estates, according to the Plat thereof as recorded in Plat Book 26, Pages 77 and 78, Public Records, Palm Beach County, Florida.

Together with:

That portion of Tracts "B", "C" and "D", Replat of Part of Roosevelt Estates, according to the Plat thereof recorded in Plat Book 26, Pages 77 and 78, Public Records, Palm Beach County, Florida being more particularly described as follows:

Begin at the northwest corner of said Tract "B"; thence North 90°00'00" East, along the north line of said Tract "B" a distance of 725.37 feet to a point on the east line of said Tract "B" and a point of intersection with a non-tangent curve, concave westerly, having a radius of 2,101.71 feet, the radius point of said curve bears North 87°40'56" West;

Thence southerly, along said east line and along the arc of said curve through a central angle of 05°09'02", a distance of 188.94 feet to a point of intersection with a non-tangent line;

Thence North 85°03'11" West, a distance of 185.60 feet;

Thence North 88°58'42" West, a distance of 353.32 feet;

Thence South 73°57'01" West, a distance of 70.03 feet;

A-3

MIA 177823815v2 1/16/2007

#### B. PERMITTED ENCUMBRANCES

##### C.O. TAYLOR/KIRKLANE ELEMENTARY MODERNIZATION

1. Easement in favor of the Lake Worth Drainage District recorded in Deed Book 653, Page 540.
2. Reservations in favor of the Everglades Drainage District recorded in Deed Book 717, Page 374.
3. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 759, page 162.
4. Easement in favor of Florida Power & Light recorded in Official Record Book 1753, Page 176.
5. Drainage easement in favor of Palm Beach County recorded in Official Record Book 1833, Page 1726.
6. Easement in favor of the Village of Palm Springs, Florida recorded in Official Record Book 2663, Page 1738.
7. Easement in favor of Palm Beach County recorded in Official Record Book 5031, Page 30.
8. Unrecorded Underground Easement Deed dated September 17, 1980 in favor of Florida Power & Light.
9. Unrecorded Easement Deed dated December 9, 1992 in favor of the Village of Palm Springs, Florida.

##### ROYAL PALM SCHOOL MODERNIZATION

1. Easement in favor of Florida Power and Light Company recorded in Official Record Book 5331, Page 899.

##### SUNCOAST HIGH SCHOOL MODERNIZATION

1. None.

A-5

MIA 177823815v2 1/16/2007

**WESTWARD ELEMENTARY MODERNIZATION**

1. Matters shown on the Replat of Part of Roosevelt Estates recorded in Plat Book 26, Page 77.
2. Restrictions contained in deed recorded in Official Record Book 504, Page 323.
3. Restrictions contained in deed recorded in Official Record Book 244, Page 585.
4. Restrictions contained in deed recorded in Official Record Book 806, Page 234
5. Reserved lift station easement in favor of the City of West Palm Beach contained in deed recorded in Official Record Book 21468, Page 671.

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

**FIRST AMENDMENT**

**Dated as of April 1, 2015**

**TO**

**SERIES 2007A GROUND LEASE**

**Dated as of February 1, 2007**

**BETWEEN**

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**  
acting as the governing body of  
the School District of Palm Beach County, Florida  
as Lessor

**AND**

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.**  
(successor by acquisition to NationsBank of Florida, N.A.)  
as Trustee and Assignee of  
**PALM BEACH SCHOOL BOARD LEASING CORP.**  
As Lessee

(Series 2007A Facility Sites)

A-6

MIA 177823815v2 1/16/2007

**THIS FIRST AMENDMENT**, dated as of April 1, 2015 (the "First Amendment"), to the Series 2007A Ground Lease dated as of February 1, 2007 (the "Series 2007A Ground Lease"), between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA (the "School Board") acting as the governing body of the School District of Palm Beach County, Florida (the "District") as Lessor and THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. (successor by acquisition to NationsBank of Florida, N.A.) (the "Trustee") as Trustee and Assignee, pursuant to a Series 2007A Assignment Agreement dated as of February 1, 2007 (the "Series 2007A Assignment Agreement"), of Palm Beach School Board Leasing Corp. (the "Corporation"), a not-for-profit corporation organized and existing under and pursuant to Chapter 617, Florida Statutes, as Lessee. All terms used herein and not otherwise defined shall have the meanings given to such terms in the Series 2007A Ground Lease. The Series 2007A Ground Lease is hereinafter collectively referred to as the "Series 2007A Ground Lease".

**WITNESSETH:**

**WHEREAS**, as of February 1, 2007, the School Board and the Corporation entered into the Series 2007A Ground Lease; and

**WHEREAS**, the Corporation assigned all of its interest in the Series 2007A Ground Lease to the Trustee pursuant to the Series 2007A Assignment Agreement; and

**WHEREAS**, the Series 2007A Ground Lease contemplated that it would be amended for the purpose of adding or correcting a legal description and/or permitted encumbrances for any designated Series 2007A Facility Site to be ground leased pursuant to the Series 2007A Ground Lease; and

**WHEREAS**, the School Board wishes to amend the Series 2007A Ground Lease in order to: add Rosenwald Elementary School Modernization and Gladeview Elementary School Modernization to the Series 2007A Facility Sites in order to subject such sites to the lien of the Series 2007A Ground Lease by this First Amendment thereto

**NOW, THEREFORE**, the parties hereto mutually agree to the following amendment to the Series 2007A Ground Lease:

I. Exhibit A-Part A. **DESCRIPTION OF REAL ESTATE** is hereby amended by: (i) inserting new headings entitled "Rosenwald Elementary School Modernization" and "Gladeview Elementary School Modernization" and setting forth under such headings the real estate descriptions set forth under such headings in Exhibit A—Part A attached hereto, in order to subject such sites to the lien of the Series 2007A Ground Lease.

II. Exhibit A-Part B. **DESCRIPTION OF PERMITTED ENCUMBRANCES** is hereby amended by: (i) inserting new headings entitled "Rosenwald Elementary School Modernization" and "Gladeview Elementary School Modernization" and setting forth under such headings the permitted encumbrances set forth under such headings in Exhibit A—Part B attached hereto.

Section 12 of the Series 2007A Ground Lease provides that the prior written consent of the Series 2007A Credit Facility Issuer to the execution of this First Amendment is required to add Rosenwald Elementary School Modernization and Gladeview Elementary School Modernization to the lien of the Series 2007A Ground Lease. Such written consent has been obtained. The School Board covenants to provide copies of this First Amendment to each of the Rating Agencies.

This First Amendment may be executed in several counterparts, each of which shall be an original and all of which constitute but one and the same instrument.

Except as amended hereby the Series 2007A Ground Lease as amended by this First Amendment thereto, shall remain in full force and effect and the parties hereto, by their execution hereof hereby ratify and confirm the Series 2007A Ground Lease.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the School Board has caused this First Amendment to Series 2007A Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials and the Trustee has caused this First Amendment to Series 2007A Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, all as of the date first above written.

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**

[SEAL]

By: Chuck Shaw  
Chairman

Attest:

By: E. Wayne Gent  
E. Wayne Gent, Secretary

[SEAL]

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Trustee and Assignee of Palm Beach School Board Leasing Corp.**

By: Linda Boenish  
Linda Boenish  
Vice President

**PALM BEACH SCHOOL BOARD LEASING CORP.**

[SEAL]

By: Chuck Shaw  
Chuck Shaw  
President

Attest:

By: E. Wayne Gent  
E. Wayne Gent, Secretary

3

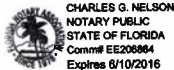
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF DUVAL )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Linda Boenish, Vice President of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., a New York banking corporation, well known to me, named in the foregoing instrument, and that she acknowledged executing the same freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said association.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of April, 2015.

Charles G. Nelson  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC  
SEAL OF OFFICE:



(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification:

(Type of Identification Produced)

☐ DID take an oath, or  
☐ DID NOT take an oath.

5

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Chuck Shaw and E. Wayne Gent, Chairman and Superintendent and Secretary, respectively, of THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, well known to me, named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said School Board and that the seal affixed thereto is the true corporate seal of said School Board.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, 2015.

Carol Keller Bass  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC  
SEAL OF OFFICE:



(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification:

(Type of Identification Produced)

☐ DID take an oath, or  
☒ DID NOT take an oath.

4

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Chuck Shaw and E. Wayne Gent, President and Secretary, respectively, of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida corporation (the "Corporation") well known to me, named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said Corporation and that the seal affixed thereto is the true corporate seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, 2015.

Carol Keller Bass  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC  
SEAL OF OFFICE:



(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification:

(Type of Identification Produced)

☐ DID take an oath, or  
☒ DID NOT take an oath.

6

EXHIBIT A

SERIES 2007A FACILITY SITES

A. LEGAL DESCRIPTIONS

GLADEVIEW ELEMENTARY MODERNIZATION

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1015, PAGE 510, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1015, PAGE 510, THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 01°23'28" WEST, A DISTANCE OF 281.71 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 88°36'32" WEST, A DISTANCE OF 251.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 232.35 FEET; THENCE WEST, A DISTANCE OF 346.88 FEET; THENCE NORTH, 325.09 FEET; THENCE EAST, A DISTANCE OF 236.36 FEET; THENCE SOUTH 50°00'00" EAST, A DISTANCE OF 144.27 FEET TO THE POINT OF BEGINNING.

(LIMITS OF CONSTRUCTION)  
SAID PARCEL CONTAINING 107,640.10 SQUARE FEET, 2.471 +/- ACRES.

A-1

ROSENWALD ELEMENTARY MODERNIZATION

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 36 EAST, CITY OF SOUTH BAY, PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, S89°35'32"W FOR 158.00 FEET;  
THENCE N00°00'00"E FOR 25.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE N00°00'00"E FOR 240.00 FEET;  
THENCE N26°26'00"E FOR 168.00 FEET;  
THENCE N63°34'00"W FOR 147.00 FEET;  
THENCE S26°26'00"W FOR 117.00 FEET;  
THENCE N63°34'00"W FOR 314.00 FEET;  
THENCE S26°26'00"W FOR 138.00 FEET;  
THENCE S63°34'00"E FOR 119.00 FEET;  
THENCE S26°26'00"W FOR 180.00 FEET;  
THENCE S63°34'00"E FOR 226.72 FEET;  
THENCE S00°00'00"E FOR 52.19 FEET;  
THENCE N90°00'00"E FOR 222.00 FEET TO THE POINT OF BEGINNING.

(LIMITS OF CONSTRUCTION)  
CONTAINING 3.66 ACRES (159,394 SQUARE FEET), MORE OR LESS.

A-2

B. PERMITTED ENCUMBRANCES

GLADEVIEW ELEMENTARY SCHOOL MODERNIZATION

1. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 44, Page 75.
2. Easement and reservation in favor of United States Sugar Corporation for ingress and egress recorded in Official Record Book 1015, Page 510.
3. Easement in favor of the City of Belle Glade recorded in Official Record Book 1736, Page 527.

ROSENWALD ELEMENTARY SCHOOL MODERNIZATION

1. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 140, Page 90.
2. Unrecorded easement to Florida Power & Light dated January 21, 1981.

[THIS PAGE INTENTIONALLY LEFT BLANK]

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

A-3

---

**SERIES 2007B  
GROUND LEASE**

**Dated as of March 1, 2007**

**BETWEEN**

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**  
acting as the governing body of  
the School District of Palm Beach County, Florida,  
as Lessor

**AND**

**PALM BEACH SCHOOL BOARD LEASING CORP.**  
as Lessee

**(Series 2007B Facility Sites)**

---



## TABLE OF CONTENTS

	Page
Section 1. Lease of Series 2007B Facility Sites .....	3
Section 2. Ground Lease Term; Option to Renew .....	5
Section 3. Rent .....	5
Section 4. Title to Series 2007B Facility Sites; Possession .....	6
Section 5. Use of Series 2007B Facility Sites; Assignments and Subleases .....	7
Section 6. Right of Entry .....	8
Section 7. Default .....	8
Section 8. Quiet Enjoyment .....	8
Section 9. Liens .....	8
Section 10. Condemnation .....	9
Section 11. Estoppel Certificates .....	9
Section 12. Amendments .....	9
Section 13. Binding Effect .....	9
Section 14. No Merger of Leasehold Estate .....	10
Section 15. Notices .....	10
Section 16. Severability .....	10
Section 17. Applicable Law .....	11
Section 18. Execution in Counterparts .....	11
Section 19. Memorandum of Lease .....	11
Section 20. No Personal Liability .....	11
Section 21. Third Party Beneficiary .....	11
Section 20. Radon .....	11

### EXHIBIT A SERIES 2007B FACILITY SITES

## SERIES 2007B GROUND LEASE (Series 2007B Facility Sites)

**THIS SERIES 2007B GROUND LEASE** dated as of March 1, 2007, between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, (the "School Board") acting as the governing body of the School District of Palm Beach County, Florida (the "District"), as Lessor, and the PALM BEACH SCHOOL BOARD LEASING CORP. (the "Corporation"), a not-for-profit corporation organized and existing under and pursuant to Chapter 617 and Section 1001.453, Florida Statutes, as Lessee. Capitalized terms used, but not defined, herein shall have the meanings assigned thereto in the hereinafter described Trust Agreement.

### WITNESSETH

**WHEREAS**, the School Board has the power, under Section 1001.42(2), Florida Statutes, as amended, to receive, purchase, acquire, lease, sell, hold, transmit and convey title to real and personal property for educational purposes, and under Section 1001.42(9), Florida Statutes, as amended, to enter into leases or lease-purchase agreements of grounds and educational facilities, or of educational facilities for school purposes; and

**WHEREAS**, the Corporation has the authority to acquire educational facilities by lease or deed for the benefit of the School Board; and

**WHEREAS**, the Corporation is a "private corporation" within the meaning of Section 1001.42(9)(b)5, Florida Statutes, as amended, and is a "direct support organization" within the meaning of Section 1001.453, Florida Statutes, as amended; and

**WHEREAS**, in order to carry out its powers and authority to acquire facilities and equipment, the School Board and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended and supplemented from time to time, the "Master Lease"); and

**WHEREAS**, the School Board is the owner of certain real property located in Palm Beach County, Florida and described in Exhibit A attached hereto, as the same may be amended from time to time by the addition of parcels of land to be acquired by the School Board in the future pursuant to one or more supplements thereto (which real property, together with all buildings, structures and improvements now or hereafter erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner of such land by reason of ownership of such land, and all fixtures, additions, alterations or replacements thereto, now or hereafter located in, on or used in connection with or attached or made to such land is hereinafter referred to as a "Series 2007B Facility Site" or, in the case of separate parcels, such parcels are herein collectively referred to as the "Series 2007B Facility Sites"); and

**WHEREAS**, the School Board desires to lease-purchase one or more particular educational facilities to be located on the Series 2007B Facility Sites, and desires to lease-purchase certain other educational facilities and sites (individually and collectively, the "Series 2007B Facilities"), pursuant to Schedule 2007B to the Master Lease (which schedule, upon being executed and delivered by the School Board and the Corporation, together with the terms and provisions of the Master Lease, constitutes a

separate lease, as the same may be amended or supplemented from time to time, the "Series 2007B Lease"); and

**WHEREAS**, it is anticipated that a portion of the Series 2007B Facilities may be attached to one or more existing structures of the School Board adjacent to the Series 2007B Facility Sites; may be dependent upon adjacent property of the School Board for pedestrian and vehicular ingress, egress and access to and from and between the Series 2007B Facilities and the public roads adjoining the adjacent property of the School Board ("Access"); and may further be dependent upon the School Board's adjacent property for utility and other services which would be necessary for the full use and enjoyment of the Series 2007B Facility Sites including, but not limited to, drainage, sewer and water service, electric, telephone and gas service and parking of vehicles (collectively, "Services"); and

**WHEREAS**, the Corporation desires to acquire from the School Board, pursuant to this Series 2007B Ground Lease, and the School Board is willing to grant to the Corporation, the right to utilize the adjacent property of the School Board to the extent reasonably necessary for Access and for the Services, and the Corporation and the School Board desire to provide for the structural attachment of certain of the Series 2007B Facilities to the adjacent property of the School Board; and

**WHEREAS**, the ground leasing of the Series 2007B Facility Sites, the sub-leasing of the Series 2007B Facility Sites back to the School Board and the lease-purchase financing and construction of the Series 2007B Facilities are herein collectively referred to as the "Series 2007B Project"; and

**WHEREAS**, the School Board has on January 17, 2007, after due notice as required by law, held an open, public meeting on the proposal of entering into this Series 2007B Ground Lease, at which meeting a copy of this Series 2007B Ground Lease in substantially final form was available for inspection and review by the public; and

**WHEREAS**, provisions for the payment of the cost of acquiring and constructing the Series 2007B Facilities have been made by (a) establishing a trust pursuant to the Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2007B Supplemental Trust Agreement dated as of March 1, 2007 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), between the Corporation and The Bank of New York Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), Jacksonville, Florida, as trustee (the "Trustee"), and irrevocably assigning to the Trustee without recourse all of the Corporation's right, title and interest in and to this Series 2007B Ground Lease and the Series 2007B Lease (as defined in the Trust Agreement), except for certain rights to indemnification, to receive notices and to hold title to the Series 2007B Facilities, (b) directing the Trustee for such trust to execute and deliver to the public certificates of participation (the "Series 2007B Certificates") evidencing undivided proportionate interests of the Owners thereof in the right to receive Basic Lease Payments to be made by the School Board, as lessee, pursuant to the Series 2007B Lease and (c) directing the Trustee to hold the proceeds of sale of the Series 2007B Certificates in trust subject to application only to pay the costs of acquisition and construction of the Series 2007B Facilities (as defined in the Trust Agreement); and

**WHEREAS**, each Series 2007B Certificate represents an undivided proportionate interest in the principal portion of the Basic Lease Payments set forth in Schedule 2007B due and payable on the maturity date or earlier prepayment date of the Series 2007B Certificates and in the interest portion of the Basic Lease Payments set forth in Schedule 2007B due and payable semiannually, to and including such maturity date or earlier prepayment date; and

**WHEREAS**, the Corporation will assign to the Trustee all of its right, title and interest in and to this Series 2007B Ground Lease, the Series 2007B Lease and the Series 2007B Lease Payments (except for certain indemnification rights and the right of the Corporation to hold title to the Series 2007B Facilities and to receive notices), pursuant to the Series 2007B Assignment Agreement dated as of March 1, 2007 (as the same may be amended or supplemented from time to time, the "Series 2007B Assignment Agreement"); and

**WHEREAS**, the School Board intends for the Series 2007B Lease to remain in full force and effect until at least 31 days after the last Lease Payment Date for the Series 2007B Facilities, unless sooner terminated in accordance with the terms provided therein; and

**WHEREAS**, the School Board intends for this Series 2007B Ground Lease to remain in full force and effect until the termination of the Lease Term, as provided below.

**NOW, THEREFORE**, the School Board and the Corporation accordingly hereby covenant and agree as follows:

**Section 1. Lease of Series 2007B Facility Sites.** Subject to Permitted Encumbrances (as described in Exhibit A attached hereto and made a part hereof), the School Board hereby demises and leases the Series 2007B Facility Sites, more particularly described in Exhibit A, as the same may be amended from time to time pursuant to one or more supplements thereto, to the Corporation, and the Corporation hereby hires, takes and leases the Series 2007B Facility Sites from the School Board, for the term, at the rental and on the conditions herein set forth. Such demising and leasing shall include the following rights:

(i) The right to utilize the adjacent property of the School Board for Access and for the Services reasonably necessary to the full use and enjoyment of the Series 2007B Facility Sites; provided that the locations on the adjacent property of the School Board utilized for such purposes shall be reasonably agreed upon by the Corporation and the School Board; and provided, further, that the rights shall include, but not necessarily be limited to, the right to utilize for such purposes any portion of the adjacent property of the School Board (e.g., the rights shall include, but not necessarily be limited to, the right to utilize for appropriate purposes, any drives, parking areas, drainage facilities or sewer, water, gas, electric or telephone lines from time to time located upon the adjacent property of the School Board, together with the right to "tie-in" or "connect" thereto). If the Lease Term of the Series 2007B Lease terminates prior to the termination of the term of this Series 2007B Ground Lease, the School Board and the Corporation shall each have the right to install such meters or submeters as may be reasonably appropriate to the end that the Corporation is charged for consumption of such utilities on the Series 2007B Facility Sites.

(ii) The adjacent property of the School Board and the Series 2007B Facility Sites may contain certain elements, features or parts which are structural elements of both the adjacent property of the School Board and the Series 2007B Facility Sites. Such Series 2007B Facility Sites include, but are not necessarily limited to, the following:

(A) All utility lines, ducts, conduits, pipes and other utility fixtures and appurtenances which are located on or within either the Series 2007B Facility Sites or Series 2007B Facilities on the one hand or the adjacent property of the School Board on the other hand and which, directly or indirectly, in any way, service the other.

(B) All division walls (hereinafter referred to as "Party Walls") between the Series 2007B Facility Sites and the adjacent property of the School Board upon the common line between the Series 2007B Facility Sites and the adjacent property of the School Board (hereinafter referred to as the "Lot Line") provided that the mere fact that such a division wall is found not to be on the Lot Line shall not preclude that division wall from being a Party Wall.

(C) The roof and all roof support structures and any and all appurtenances to such roof and roof support structures including, without limitation, the roof covering, roof trim and roof drainage fixtures (collectively referred to as "Roofing") to the extent interrelated between the Series 2007B Facility Sites and the adjacent property of the School Board. Should the Roofing of any Series 2007B Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Roofing of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2007B Facility Sites, the right therefor is hereby reserved.

(D) The entire concrete floor slab or wood floor system if utilized in lieu thereof and all foundational and support structures and appurtenances thereto to the extent interrelated between the Series 2007B Facilities and the adjacent property of the School Board (collectively referred to as "Flooring"). Should the Flooring of the Series 2007B Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Flooring of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2007B Facility Sites, the right therefor is hereby reserved.

(iii) The Series 2007B Facility Sites rights further include the right of the Series 2007B Facilities to encroach upon the adjacent property of the School Board as a result of minor inaccuracies in survey, construction or reconstruction or due to settlement or movement. The encroaching Series 2007B Facilities shall remain undisturbed for as long as same exist and, for so long as such encroachment exists, that portion of the adjacent property of the School Board on which same exists shall be deemed to be a part of the Series 2007B Facility Sites. In addition, the Series 2007B Facility Sites rights include the right to utilize that portion of the adjacent property of the School Board as may be reasonably necessary in order to maintain and repair the Series 2007B Facilities. The Series 2007B Facility Sites rights further include cross rights of support and use over, upon, across, under, through and into the common structural elements in favor of the Corporation (and like rights are hereby reserved unto the School Board) for the continued use, benefit and enjoyment and continued support, service, maintenance and repair of all such common structural elements.

The School Board, at its sole expense, shall bring or cause to be brought to the Series 2007B Facility Sites adequate connections for water, electrical power, telephone, storm sewerage and sewerage, and shall arrange with the appropriate utility companies for furnishing such services and shall provide to the Series 2007B Facility Sites water services and capacity sufficient for the contemplated operation of the Series 2007B Facilities thereon; including, but not limited to, heating, ventilation and air conditioning equipment. Either the School Board or the Corporation shall have the right, at its own expense, to request and receive telephone and communication services from the utility companies furnishing such services subject to the customary rules and regulations of said utility companies whether the companies deliver such services directly through their own conduits or pipes, or through conduits and pipes owned by the School Board. The School Board agrees to grant such utility companies rights of access over, under and across the remaining property of the School Board adjoining the Series 2007B Facility Sites, if any, as

4

(i) if the Lease Term shall have been terminated on a date other than June 30 of any year, the fair market rental determined pursuant to the Appraisal shall be pro rated for the number of days between the date of termination and the next succeeding June 30;

(ii) for each twelve month period beginning on the July 1 next succeeding the date on which such termination occurs and beginning on each succeeding July 1, the amount of the fair market rental determined by the Appraisal shall be adjusted by the percentage (positive or negative) which is equal to the Implicit Price Deflator of the Consumer Price Index published by the United States Department of Commerce for the region of the United States where Florida is located or for the United States as a whole if not so published for such region;

(iii) the fair market rental due in any year shall be paid in the current year only to the extent that the moneys received by the Trustee as assignee of the Corporation from the exercise of the remedies permitted under the Series 2007B Lease during the preceding twelve months prior to such July 1 exceeded the principal and interest portion of Basic Lease Payments under the Series 2007B Lease payable for such preceding twelve months and other amounts described in Section 504 of the Trust Agreement; provided, however, that any portion of such fair market rental not paid in any year due to the provisions of this clause (iii) shall remain due and payable and shall accumulate from year to year and shall be paid in any future year to the extent that moneys received in such year from the exercise of the remedies permitted by the Series 2007B Lease exceed the principal and interest portion of Basic Lease Payments under the Series 2007B Lease and other amounts described in Section 504 of the Trust Agreement and the fair market rental due in such years; and

(iv) the failure to pay any portion of the fair market rental in any year due to insufficiencies of moneys realized from the exercise of the remedies permitted under the Series 2007B Lease (1) shall not give rise to any obligation to pay interest on such unpaid fair market rental; and (2) shall not constitute a default under this Series 2007B Ground Lease by the Corporation or the Trustee as the assignee of the Corporation.

**Section 4. Title to Series 2007B Facility Sites; Possession.** (a) Upon the Commencement Date and throughout the term of this Series 2007B Ground Lease, fee title to the Series 2007B Facility Sites shall be in the name of the School Board, subject to Permitted Encumbrances; title to the Series 2007B Facilities constructed on the Series 2007B Facility Sites shall be in the name of the Corporation but shall remain severed from title to the Series 2007B Facility Sites until the earlier of (i) payment in full, or provision for payment, of all Lease Payments under the Series 2007B Lease or payment of the then applicable Purchase Option Price of the Series 2007B Facilities, in accordance with Sections 7.2 or 7.3 of the Master Lease and Section 2 hereof, or (ii) the end of the term of this Series 2007B Ground Lease.

(b) The Corporation shall at all times during the term of this Series 2007B Ground Lease have a leasehold estate in the Series 2007B Facility Sites with full right to vest the use, enjoyment and possession of such leasehold estate therein in a Permitted Transferee (as defined herein).

(c) Possession and use of the Series 2007B Facility Sites, together with all improvements thereon, shall, upon the last day of the term of this Series 2007B Ground Lease or earlier termination of this Series 2007B Ground Lease pursuant to Section 2 hereof, automatically revert to the School Board free and clear of liens and encumbrances other than Permitted Encumbrances without necessity of any act by the Corporation or any Permitted Transferee. Upon such termination of this Series

6

shall be necessary and convenient for the efficient operation of the Series 2007B Facilities, and which do not materially impair the present and future uses of such remaining property of the School Board, if any.

**Section 2. Ground Lease Term; Option to Renew.** The initial Ground Lease Term for the Series 2007B Facility Sites shall commence on the commencement date of the Series 2007B Lease (the "Commencement Date") and shall end on August 1, 2030. If, upon the termination of the Lease Term as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation or the Trustee as the assignee of the Corporation excludes the School Board from possession of the Series 2007B Facility Sites and Series 2007B Facilities, the School Board grants to the Corporation the right and option to renew this Series 2007B Ground Lease for an additional term not to exceed five (5) years, at a fair market rental to be determined, adjusted and paid in the manner set forth in Section 3 of this Series 2007B Ground Lease.

Notwithstanding the foregoing, this Series 2007B Ground Lease may be terminated by the School Board on any date prior to the end of the initial term or any renewal term hereof, which date is at least one (1) day after the date of termination of the Series 2007B Lease, upon not less than ten (10) days prior written notice to the Corporation, (a) upon payment of the Purchase Option Price, pursuant to Section 7.2 of the Master Lease, with respect to the Series 2007B Facilities, and full performance and satisfaction of the School Board's obligations under the Series 2007B Lease pursuant to Section 7.3 of the Master Lease, together in each case with payment of the sum of \$1.00. This Series 2007B Ground Lease may likewise be modified at the request of the School Board at any time, upon similar notice and modification of the Series 2007B Lease (a) to reflect the substitution of all or a portion of the Series 2007B Facilities and Series 2007B Facility Sites in accordance with Section 6.4 of the Master Lease, or (b) upon payment or provision for payment of the Purchase Option Price of all or a portion of one or more particular Series 2007B Facilities pursuant to Section 7.3 of the Master Lease, to reflect the release of one or more portions of the Series 2007B Facility Sites from this Series 2007B Ground Lease.

**Section 3. Rent.** (a) So long as the Lease Term has not been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall pay to the School Board as and for rental for the Series 2007B Facility Sites the sum of one dollar (\$1.00) per annum, which sum shall be due in advance on the Commencement Date (pro rated) and annually thereafter on the first day of each renewal Lease Term. At the option of the Corporation, the Corporation may prepay all or a portion of the Ground Rent payable hereunder for the entire initial lease term hereof from the proceeds of sale of the Certificates or otherwise.

(b) From and after the date on which the Lease Term shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall pay as and for rental for the Series 2007B Facility Sites an amount determined by an M.A.I. appraisal to be the fair market rental for the Series 2007B Facility Sites (the "Appraisal"), which Appraisal shall be prepared by an appraiser selected by the Trustee as assignee of the Corporation (the cost of such Appraisal to be paid by the Trustee and reimbursed as provided in Article VI of the Trust Agreement); provided, however, that such fair market rental and the payment thereof shall be subject to the following adjustments and conditions:

2007B Ground Lease, the Corporation shall peaceably and quietly surrender to the School Board the Series 2007B Facility Sites together with any improvements located in or upon the Series 2007B Facility Sites. Upon such surrender of the Series 2007B Facility Sites, the Corporation or any Permitted Transferee, at the reasonable request of the School Board, shall execute an instrument in recordable form evidencing such surrender and shall deliver to the School Board all books, records, construction plans, surveys, permits and other documents relating to, and necessary or convenient for, the operation of the Series 2007B Facility Sites in the possession of the Corporation or any Permitted Transferee.

(d) Any personal property of the Corporation, any Permitted Transferee or any Person which shall remain on the Series 2007B Facility Sites after expiration or earlier termination of the term of this Series 2007B Ground Lease and for thirty (30) days after request by the School Board for removal, shall, at the option of the School Board, be deemed to have been abandoned and may be retained by the School Board and the same may be disposed of, without accountability, in such manner as the School Board may see fit.

(e) If the Corporation or any Permitted Transferee holds over or refuses to surrender possession of the Series 2007B Facility Sites after expiration or earlier termination of this Series 2007B Ground Lease, the Corporation or any Permitted Transferee shall be a tenant at sufferance and shall pay rent equal to the fair market rental of the Series 2007B Facility Sites determined in the manner provided in Section 3(b) hereof.

**Section 5. Use of Series 2007B Facility Sites; Assignments and Subleases.** The Corporation may use the Series 2007B Facility Sites for any lawful purpose, however, the parties agree that unless the Series 2007B Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Series 2007B Facility Sites shall be used solely for educational purposes. Unless the Series 2007B Lease shall have been so terminated, no assignment of this Series 2007B Ground Lease or subletting of the Series 2007B Facility Sites may be made except as provided in the Series 2007B Assignment Agreement, the Series 2007B Lease, the Trust Agreement and in any agreement with a Credit Facility Issuer (as defined in the Trust Agreement), if any, without the prior written consent of the School Board. In the event that the Series 2007B Lease shall be terminated pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, then the Corporation's interest in this Series 2007B Ground Lease may be assigned by the Trustee to any third party, including a Credit Facility Issuer (a "Permitted Transferee"), who may alter, modify, add to or delete from the Series 2007B Facilities existing from time to time on the Series 2007B Facility Sites.

The School Board represents and covenants that the Series 2007B Facility Sites are presently zoned to allow government use, and that the School Board shall take no action with respect to zoning or other land use regulation applicable to the Series 2007B Facility Sites except as directed by the Corporation. The School Board shall do everything in its power to assist the Corporation in obtaining such building permits, subdivision approvals, or zoning changes or variances as the Corporation may deem necessary or desirable or such other permits, licenses, approvals or other actions which the Corporation deems necessary or desirable in order to enable the Corporation to use the Series 2007B Facility Sites for such purposes as the Corporation shall determine, provided, however, that neither the Corporation nor any Permitted Transferee shall use or permit the Series 2007B Facility Sites to be used in violation of any valid present or future laws, ordinances, rules or regulations of any public or governmental authority at any time applicable thereto.

It is understood that all right, title and interest of the Corporation in and to this Series 2007B Ground Lease is to be irrevocably assigned by the Corporation to the Trustee pursuant to the Series

7

2007B Assignment Agreement, except that the Corporation shall continue to hold title to the Series 2007B Facilities as described in Section 4 hereof and in the Series 2007B Lease. The School Board agrees that upon such assignment the Trustee shall have all of the rights of the Corporation hereunder assigned to the Trustee, notwithstanding any claim, defense, setoff or counterclaim whatsoever (whether arising from a breach of this Series 2007B Ground Lease or otherwise) that the School Board may from time to time have against the Corporation or any person or entity associated or affiliated therewith. The School Board acknowledges that the Trustee is acting on behalf of the Series 2007B Certificate holders, and may, under certain circumstances assign this Series 2007B Ground Lease to a Permitted Transferee.

Notwithstanding anything to the contrary herein or in any exhibit, instrument, document or paper relating to this Series 2007B Ground Lease or any of the transactions contemplated hereby, the parties hereto acknowledge and agree that upon the assignment by the Corporation of its rights hereunder to the Trustee pursuant to the Series 2007B Assignment Agreement, the Corporation shall have no further obligation, liability or responsibility hereunder and no party hereto nor its successors or assigns shall look to the Corporation for any damages, expenses, fees, charges or claims with respect to the failure of any obligations hereunder to be performed.

**Section 6. Right of Entry.** Unless the Series 2007B Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the School Board shall have the right for any of its duly authorized representatives to enter upon the Series 2007B Facility Sites at any reasonable time to inspect the same or to make any repairs, improvements or changes necessary for the preservation thereof.

**Section 7. Default.** In the event the Corporation shall be in default in the performance of any obligation on its part to be performed under the terms of this Series 2007B Ground Lease, which default continues for sixty (60) days following notice and demand for correction thereof to the Corporation, the School Board may exercise any and all remedies granted by law; provided, however, that so long as any Series 2007B Certificates are outstanding and except as provided in Section 2 herein, this Series 2007B Ground Lease shall not be terminated. The School Board shall have recourse solely against the leasehold estate of the Corporation in the Series 2007B Facility Sites, and any proceeds thereof, for the payment of any liabilities of the Corporation hereunder.

**Section 8. Quiet Enjoyment.** The Corporation at all times during the term of this Series 2007B Ground Lease shall peacefully and quietly have, hold and enjoy the Series 2007B Facility Sites, without hindrance or molestation subject to the provisions hereof and of the Series 2007B Lease, the Series 2007B Assignment Agreement and the Trust Agreement.

**Section 9. Liens.** Unless the Series 2007B Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, neither the School Board nor the Corporation shall, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to such Series 2007B Facility Sites, other than Permitted Encumbrances. The School Board shall reimburse the Trustee for any expense incurred by the Trustee in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim. Upon termination of the Series 2007B Lease as provided above, the Corporation, the Trustee and any Permitted Transferee may enter into a mortgage or other encumbrance of its leasehold estate in the Series 2007B Facility Sites, provided, however, that the School Board's title to the Series 2007B Facility Sites shall not be subject to or encumbered by any such mortgage or other encumbrance, including without limitation any mechanic's or materialman's liens.

8

**Section 14. No Merger of Leasehold Estate.** There shall be no merger of this Series 2007B Ground Lease or of the leasehold estate hereby created with the fee estate in the Series 2007B Facility Sites by reason of the fact that, through the exercise of remedies hereunder or otherwise, the same person may acquire or hold, directly or indirectly, this Series 2007B Ground Lease or leasehold estate hereby created or any interest herein or therein, and the fee estate in the Series 2007B Facility Sites or any interest in such fee estate. There shall be no merger of this Series 2007B Ground Lease with the Series 2007B Lease by reason of the fact that the School Board is the owner of the fee title to the Series 2007B Facility Sites and the leasehold estate in the Series 2007B Facilities created under the Series 2007B Lease or by reason of the fact that the Corporation is the owner of the leasehold estate in the Series 2007B Facility Sites created hereby and is the owner of the fee title in the Series 2007B Facilities as provided in the Series 2007B Lease.

**Section 15. Notices.** All notices, certificates, requests or other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when delivered or mailed by certified mail, postage prepaid to the following addresses, or to such other address or addresses as shall be designated by the parties in writing:

Corporation:	3340 Forest Hill Boulevard West Palm Beach, Florida 33406 Attention: President
School Board:	3340 Forest Hill Boulevard West Palm Beach, Florida 33406 Attention: Superintendent of Schools
With copies to	
Trustee:	The Bank of New York Trust Company, N.A. 10161 Centurion Parkway, 2 <sup>nd</sup> Floor Jacksonville, Florida 32256 Attention: Corporate Trust Department
Series 2007B Credit Facility Issuer and its Fiscal Agent:	Financial Guaranty Insurance Company 125 Park Avenue New York, New York 10017 Attention: Risk Management and U.S. Bank Trust National Association 100 Wall Street, 19 <sup>th</sup> Floor New York, New York 10005 Attention: Corporate Trust Department

**Section 16. Severability.** In the event any provision of this Series 2007B Ground Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

10

**Section 10. Condemnation.** In the event that any person, public or private, shall by virtue of eminent domain or condemnation proceedings, or by purchase in lieu thereof, at any time during the Ground Lease Term acquire title to the Series 2007B Facility Sites:

(a) So long as the Series 2007B Lease is in effect, the Net Proceeds resulting therefrom shall be applied pursuant to the Master Lease.

(b) After the end of the Lease Term of the Series 2007B Lease, (i) if such person acquires title to such a substantial portion of the Series 2007B Facility Sites that the Corporation determines that it cannot economically make use of the residue thereof for the lawful purposes intended or permitted by this Series 2007B Ground Lease, such acquisition of title or payment of such claim shall terminate the Ground Lease Term, effective as of the date on which the condemning party takes possession thereof or on the date of payment of such claim, as applicable, and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests may appear; and (ii) if such person acquires title to a portion of the Series 2007B Facility Sites such that the Corporation determines that it can economically make beneficial use of the residue thereof for the purposes intended by this Series 2007B Ground Lease, then this Series 2007B Ground Lease shall continue in full force and effect and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests appear.

(c) Any taking of any portion of the Series 2007B Facilities shall be deemed substantial hereunder.

(d) It is understood that the foregoing provisions of this Section 10 shall not in any way restrict the right of the School Board or the Corporation to appeal the award made by any court or other public agency in any condemnation proceeding.

**Section 11. Estoppel Certificates.** The School Board, at any time and from time to time, upon not less than thirty (30) days prior written notice from the Corporation, will execute, acknowledge and deliver to the Corporation, or to whomsoever it may direct, a certificate of the School Board certifying that this Series 2007B Ground Lease is unmodified (or, if there have been any modifications, identifying the same), that this Series 2007B Ground Lease is in full force and effect and that there is no default hereunder (or, if so, specifying the default). It is intended that any such certificate may be relied upon by any Person.

**Section 12. Amendments.** No amendment may be made to this Series 2007B Ground Lease without the prior written consent of the Trustee and the Series 2007B Credit Facility Issuer. Notwithstanding the foregoing, this Series 2007B Ground Lease may be amended without the prior written consent of the Trustee and the Series 2007B Credit Facility Issuer for the purpose of adding or modifying a legal description and/or the permitted encumbrances for any designated Series 2007B Facility Site. Copies of all amendments hereto shall be provided to each Rating Agency (as defined in the Trust Agreement), whether effected pursuant to Section 702 or Section 703 of the Trust Agreement.

**Section 13. Binding Effect.** This Series 2007B Ground Lease shall inure to the benefit of and shall be binding upon the Corporation and the School Board and their respective successors and assigns, provided, however, that the Trustee is entitled to the benefits of the provisions hereof.

9

**Section 17. Applicable Law.** This Series 2007B Ground Lease shall be governed by and construed in accordance with the laws of the State of Florida.

**Section 18. Execution in Counterparts.** This Series 2007B Ground Lease may be executed in several counterparts, each of which shall be an original and all of which constitute but one and the same instrument.

**Section 19. Memorandum of Lease.** Simultaneously with the execution of this Series 2007B Ground Lease, the School Board and the Corporation shall each execute, acknowledge and deliver a Memorandum of Lease with respect to this Series 2007B Ground Lease. Said Memorandum of Lease shall not in any circumstances be deemed to change or otherwise to affect any of the obligations or provisions of this Series 2007B Ground Lease. Upon the modification of this Series 2007B Ground Lease as provided in Section 2 hereof, the Memorandum of Lease shall be appropriately amended.

**Section 20. No Personal Liability.** No covenant or agreement contained in this Series 2007B Ground Lease shall be deemed to be the covenant or agreement of any member of the School Board or the Corporation or any officer, employee or agent of the School Board or the Corporation, or of any successor thereto, in an individual capacity, and neither the members of the School Board or the Corporation executing this Series 2007B Ground Lease nor any officer, employee, agent of the School Board or the Corporation shall be personally liable or accountable by reason of the execution or delivery hereof.

**Section 21. Third Party Beneficiary.** The Series 2007B Credit Facility Issuer shall be deemed to be a third party beneficiary of this Series 2007B Ground Lease.

**Section 22. Radon.** Pursuant to Section 404.056, Florida Statutes, the following notification is hereby given: "RADON GAS" 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 in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

[Remainder of Page Intentionally Left Blank]

11

IN WITNESS WHEREOF, the Corporation has caused this Series 2007B Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers and the School Board has caused this Series 2007B Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials, all as of the date first above written.

THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA

[SEAL]

By: *William Graham*  
William Graham  
Chairman

Attest:

By: *Dr. Art Johnson*  
Dr. Art Johnson, Secretary

PALM BEACH SCHOOL BOARD LEASING  
CORP.

[SEAL]

By: *William Graham*  
William Graham  
President

Attest:

By: *Dr. Art Johnson*  
Dr. Art Johnson, Secretary

12

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as Chairman and Secretary, respectively of THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said School Board, and delivered the said instrument as the free and voluntary act of said School Board and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20<sup>th</sup> day of March, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



*Ethel Isaacs Williams*  
NOTARY PUBLIC, STATE OF FLORIDA  
*Ethel Isaacs Williams*

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

13

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20<sup>th</sup> day of March, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



*Ethel Isaacs Williams*  
NOTARY PUBLIC, STATE OF FLORIDA  
*Ethel Isaacs Williams*

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

14

EXHIBIT A

SERIES 2007B FACILITY SITES

A. DESCRIPTION OF REAL ESTATE

CARVER MIDDLE ADDITION

A portion of the Southeast one-quarter (SE ¼) of Section 13, Township 46 South, Range 42 East, lying within the City of Delray Beach, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast one-quarter (SE ¼) of Section 13, Township 46 South, Range 42 East;

Thence S00°26'21"E along the west line of the Southeast one-quarter (SE ¼) of said Section 13, said line being coincident with the centerline of Barwick Road, for a distance of 70.00 feet;

Thence N89°20'27"E along the westerly extension of and the south right of way line of the Lake Worth Drainage District Canal L-33, as recorded in Official Record Book 1732 at Page 612 of the Public Records of Palm Beach County, Florida, for a distance of 1000.66 feet;

Thence S00°40'00"E along the west line of Villas D'Este, according to the Plat thereof recorded in Plat Book 79, at Page 102 of the Public Records of Palm Beach County, Florida for a distance of 689.37 feet;

Thence S89°20'00"W for 258.00 feet to the Point of Beginning;

Thence S44°30'00"W for 201.33 feet;

Thence N45°30'00"W for 104.00 feet;

Thence N44°30'00"E for 201.33 feet;

Thence S45°30'00"E for 104.00 feet to the Point of Beginning.

HAGEN ROAD ELEMENTARY MODERIZATION

Being a portion of Tracts 73, 74, 87 and 88, Block 55, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 45 through 54, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Tract 88; Thence North 00°23'06" West, along the East line of said Tract 88, a distance of 52.50 feet;

A-1

Thence South 89°36'50" West, a distance of 25.00 feet to a point on the west right of way line of Hagen Ranch Road as described in Deed Book 1135, Page 92, said Public Records, and the Point of Beginning of the herein described parcel;

Thence South 89°36'50" West, a distance of 592.50 feet;

Thence North 00°23'06" West, a distance of 956.01 feet;

Thence North 89°37'08" East, a distance of 592.50 feet to a point on said west right of way line of Hagen Ranch Road;

Thence South 00°23'06" East, along said west right of way line, a distance of 955.96 feet to the Point of Beginning.

#### LAKE WORTH MIDDLE ADDITION

A portion of the North 266 feet of the South 820 feet of the South Half of the Southwest Quarter (SW ¼) of Section 16, Township 44 South, Range 43 East, lying West of the Seaboard Airline Railway, less railroad right of way, less and except the West 100 feet of said North 266 feet, being more particularly described as follows:

Commence at the intersection of the East right of way line of the Lake Worth Drainage District E-4 Canal said East line being 100 feet East of the West line of Section 16, Township 44 South, Range 43 East and the North line of the North 266 feet of the South 820 feet of the South half of the Southwest Quarter (SW ¼) of Section 16, Township 44 South, Range 43 East, thence South 88°29'57" East along the North line of the North 266 feet of the South 820 feet of the South One Half (S ½) of the Southwest Quarter (SW ¼) of said Section 16, for a distance of 124.26 feet;

Thence South 01°30'03" West, for a distance of 20.92 feet to the Point of Beginning;

Thence South 88°29'57" East for a distance of 374.54 feet;

Thence South 01°30'03" West for a distance of 113.20 feet;

Thence North 88°29'57" West for a distance of 374.54 feet;

Thence North 01°30'03" East for a distance of 113.20 feet to the Point of Beginning.

Said lands situate in the City of Lake Worth, Palm Beach County, Florida.

A-2

Thence southwesterly, at right angles to the preceding course, a distance of 161.37 feet, more or less to a point in the South line of said Section 7;

Thence westerly along said South line of said Section 7 a distance of 92.06 feet, more or less, to a point in a line parallel to and 60 feet northwesterly from, measured at right angles to, the southwesterly extension of the immediately above described course;

Thence northwesterly, along said parallel line, a distance of 171.19 feet, more or less, to a point in a line parallel to and 110 feet westerly from, measured at right angles to, said westerly right of way line of the Florida East Coast Railway;

Thence northwesterly, along said parallel line, a distance of 696.74 feet, more or less, to a point in said North line of the South 640 feet of said Section 7;

Thence easterly, along said North line a distance 79.1 feet, more or less, to the Point of Beginning.

#### WELLINGTON HIGH AUDITORIUM

Being a portion of Parcel "A" according to the Plat of Greenview Shores No.2 of Wellington (P.U.D.) as recorded in Plat Book 31, Page 122, of the Public Records of Palm Beach County, Florida and being more particularly described as follows:

Commence at the southeast corner of Parcel "B" according to the aforesaid Plat of Greenview Shores No. 2 of Wellington (P.U.D.); thence N00°51'23"E, along the west line of said Parcel "B" a distance of 393.83 feet;

Thence West a distance of 190.45 feet to the Point of Beginning of the following described parcel;

Thence continue West a distance of 143.67 feet;

Thence South a distance of 15.33 feet;

Thence West a distance of 31.33 feet;

Thence North a distance of 7.33 feet;

Thence West a distance of 30.33 feet;

Thence North a distance of 68.67 feet;

Thence West a distance of 10.00 feet;

Thence North a distance of 75.33 feet;

A-4

#### PALM BEACH GARDENS ELEMENTARY MODERNIZATION

A Parcel of land lying in Section 7, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the South line of said Section 7 with the centerline of the right of way of 4<sup>th</sup> Avenue (now Riverside Drive), as shown on Plat No. 1, Palm Beach Gardens Estates, recorded in Plat Book 26, Pages 188 and 189, of the Public Records of Palm Beach County, Florida;

Thence northerly along the northerly extension of said centerline of the right of way of 4<sup>th</sup> Avenue, a distance of 640 feet;

Thence easterly, parallel to the South line of said Section 7, a distance of 609.91 feet, more or less, to a point in a line parallel to and 50 feet westerly from (measured at right angles to) the Westerly right of way line of the Florida East Coast Railway;

Thence southeasterly, along said parallel line, a distance of 705.18 feet;

Thence southwesterly, at right angles to said parallel line a distance of 161.37 feet, more or less, to a point in the south line of said Section 7;

Thence westerly, along the south line of said Section 7, a distance of 947.15 feet, more or less, to the Point of Beginning.

Subject to an easement for road right of way purposes over the southerly 40 feet and over the westerly 30 feet thereof and to an easement for drainage purposes over a strip of land 12 feet in width between parallel lines; the easterly line of said easement being parallel to and 50 feet westerly from (measured at right angles to) the westerly right of way line of the Florida East Coast Railway.

And Less the following described parcel described in Right of Way Deed recorded in Official Record Book 1019, Page 578:

A parcel of land (being an easement for road purposes) in Section 7, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida more particularly described as follows:

Beginning at a point of intersection of the North line of the South 640 feet of said Section 7 with a line parallel to and 50 feet westerly from, measured at right angles to, the westerly right of way line of the Florida East Coast Railway;

Thence southeasterly, along said parallel line, a distance of 705.18 feet;

A-3

Thence East a distance of 215.33 feet;

Thence South a distance of 47.00 feet;  
Thence East a distance of 19.00 feet;

Thence South a distance of 42.00 feet;

Thence West a distance of 19.00 feet;

Thence South a distance of 47.00 feet to the Point of Beginning.

#### WEST BOYNTON ELEMENTARY (03-2)

A portion of Tracts 9 through 12 and Tracts 21 through 24, Block 54, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records, Palm Beach County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Tract 24; thence North 00°23'24" West, along the east line of said Tract 24, a distance of 63.55 feet;

Thence South 89°26'03" West, a distance of 50.00 feet;

Thence continue South 89°26'03" West, a distance of 1,139.77 feet;

Thence North 00°23'24" West, along a line 130.23 feet east of (as measured at right angles) and parallel with the west line of said Tracts 12 and 21, a distance 215.19 feet, to the Point of Beginning of the herein described parcel;

Thence continue North 00°23'24" West, along said line, a distance of 953.84 feet;

Thence North 89°02'44" East, along a line 77.88 feet south of (as measured at right angles) and parallel with the north line of said Tracts 9 through 12, a distance of 1,161.60 feet;

Thence South 01°02'47" West, a distance of 619.27 feet;

Thence North 89°25'01" West, a distance of 220.20 feet to the beginning of a non-tangent curve (a line to the center point of said curve from the last described point bears N40°36'25"W), said curve being concave to the north and having a radius of 279.00 feet;

Thence southwest and northwest, along the arc of said curve, through a central angle of 81°09'37", a distance of 395.21 feet, to a point of cusp (a line to the center point of last described curve from said cusp bears N40°33'12"E), said point being the beginning of a curve (a line to the center point of said curve from the last described point bears S04°03'35"W), said curve being concave to the south and having a radius of 34.00 feet;

A-5

Thence southwest, along the arc of said curve, through a central angle of 48°28'36", a distance of 28.77 feet, to a point of tangency;

Thence S45°34'59"W, a distance of 44.95 feet to the beginning of a tangent curve, concave to the north and having a radius of 70.00 feet;

Thence southwest along the arc of said curve, through a central angle of 45°00'00", a distance of 54.98 feet;

Thence N89°25'01"W, a distance of 35.89 feet;

Thence S00°34'59"W, a distance of 28.67 feet;

Thence N89°25'01"W, a distance of 107.00 feet;

Thence S00°34'59"W, a distance of 271.14 feet;

Thence N89°25'01"W, a distance of 306.53 feet to the Point of Beginning.

2.

A-6

8. Embankment Easement recorded in Official Record Book 12258, Page 111.
9. Embankment Easement as shown in Lis Pendens recorded in Official Record Book 12413, Page 285 and Agreed Order of Taking recorded in Official Record Book 12744, Page 1840.
10. Right of Way for small lateral ditches recorded in Deed Book 49, Page 122, and Deed Book 55, Page 411.
11. Covenants as shown in deed recorded in Official Record Book 20287, Page 1279.
12. Potable Water Agreement recorded in Official Record Book 20690, Page 153.
13. Reclaimed Water Agreement recorded in Official Record Book 20690, Page 163

#### LAKE WORTH MIDDLE ADDITION

1. Reservations contained in Deed Book 835, Page 332.
2. Easement Recorded in Official Record Book 6679, Page 705.

#### PALM BEACH GARDENS ELEMENTARY MODERNIZATION

1. Easement in favor of FPL recorded in Official Record Book 1769, Page 531.
2. Easement in favor of FPL recorded in Official Record Book 7087, Page 818.
3. Easements for road right of way over the South 40 and West 30 recorded in Official Record Book 747, Page 258.

#### WELLINGTON HIGH AUDITORIUM

1. Restrictions, conditions, reservations, easements and other matters contained on the Plate of Greenview Shores No. 2 of Wellington (P.U.D.), as recorded in Plat Book 31, Page 120; as affected by Resolutions recorded in Official Record Book 3316, Page 1570; Official Record Book 3524, Page 493 and Official Record Book 5512, Page 1260 and Deeds recorded in Official Record Book 4644, Page 849, Official Record Book 4899, Page 1962 and Official Record Book 4899, 1964.
2. Reservations in favor of the Everglades Drainage District now known as the South Florida Water Management District recorded in Deed Book 801, Page 102.

A-8

#### B. PERMITTED ENCUMBRANCES

##### CARVER MIDDLE ADDITION

1. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 669, Page 97 and partially released in Deed Book 1024, Page 647.
2. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 693, Page 60.
3. Reservations in favor of the Lake Worth Drainage District recorded in Deed Book 723, Page 560.
4. Resolution fixing setback requirements in Deed Book 1115, Page 608.
5. Drainage easement recorded in Official Records Book 7104, Page 1867.
6. Landscape Buffer Agreement recorded in Official Record Book 11881, Page 880.

##### HAGEN ROAD ELEMENTARY MODERIZATION

1. Boundary lines as shown on Plat in Plat Book 2, Page 45.
2. Reservations to the Trustees of the Internal Improvement Fund recorded in Deed Book 375, Page 106.
3. Reservations to the Trustees of the Internal Improvement Fund recorded in Deed Book 375, Page 212.
4. Reservations to the Trustees of the Internal Improvement Fund recorded in Deed Book 357, Page 516.
5. Easement to Florida Power & Light recorded in Official Record Book 3460, Page 1749.
6. Easement to Florida Power & Light recorded in Official Record Book 3460, Page 1751.
7. Right of Way from small lateral ditches in favor of other tracts as shown in Official Record Book 3854, Page 1904.

A-7

3. Reservations in favor of Southern States Land & Timber Corporation recorded in Deed Book 935, Page 323.
4. Matters contained in the Deed recorded in 4776, Page 292.

##### WEST BOYNTON ELEMENTARY (03-Z)

1. Restrictions, dedications and easements as contained on the Plat of The Palm Beach Farms Company Plat No. 3 recorded in Plat Book 2, Page 45.
2. Reservations in favor of the Everglades Drainage District, as set forth in Deed recorded in Deed Book 703, Page 198; as further affected by Release of Reservations No. 18048 recorded in Official Record Book 17325, Page 1782, and by Non-Use Commitment No. 1448 which releases the right of entry, as recorded in Official Record Book 17325, Page 1776, as affected by Corrective Release recorded in Official Record Book 17648, Page 856.
3. Easement Deed in favor of the Lake Worth Drainage District recorded in Official Record Book 15760, Page 720.
4. Drainage Easement in favor of Palm Beach County recorded in Official Record Book 17465, Page 1419.

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

A-9

FIRST AMENDMENT

Dated as of April 1, 2008

TO

SERIES 2007B GROUND LEASE

Dated as of March 1, 2007

BETWEEN

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA,  
acting as the governing body of  
the School District of Palm Beach County, Florida,  
as Lessor

AND

THE BANK OF NEW YORK TRUST COMPANY, N.A.  
(successor in interest to NationsBank of Florida, N.A.),  
as Trustee and Assignee of  
PALM BEACH SCHOOL BOARD LEASING CORP.,  
As Lessee

(Series 2007B Facility Sites)

THIS FIRST AMENDMENT, dated as of April 1, 2008 (the "First Amendment"), to the Series 2007B Ground Lease dated as of March 1, 2007 (the "Original Series 2007B Ground Lease" and as amended by this First Amendment, the "Series 2007B Ground Lease") between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA (the "School Board"), acting as the governing body of the School District of Palm Beach County, Florida (the "District"), as Lessor, and THE BANK OF NEW YORK TRUST COMPANY, N.A. (as successor to NationsBank of Florida, N.A.) (the "Trustee"), as Trustee and Assignee pursuant to a Series 2007B Assignment Agreement dated as of March 1, 2007 (the "Series 2007B Assignment Agreement") of Palm Beach School Board Leasing Corp. (the "Corporation"), a not-for-profit corporation organized and existing under and pursuant to Chapter 617, Florida Statutes, as Lessee. All terms used herein and not otherwise defined shall have the meanings given to such terms in the Series 2007B Ground Lease.

WITNESSETH:

WHEREAS, as of March 1, 2007, the School Board and the Corporation entered into the Original Series 2007B Ground Lease; and

WHEREAS, the Corporation assigned all of its interest in the Original Series 2007B Ground Lease to the Trustee pursuant to the Series 2007B Assignment Agreement; and

WHEREAS, the Series 2007B Ground Lease contemplated that it would be amended for the purpose of adding or correcting a legal description and/or permitted encumbrances for any designated Series 2007B Facility Site to be ground leased pursuant to the Series 2007B Ground Lease; and

WHEREAS, the School Board wishes to amend the Series 2007B Ground Lease in order to correct certain scrivener's errors in the legal description for the Series 2007B Facility Site designated as "Hagen Road Elementary Modernization";

NOW, THEREFORE, the parties hereto mutually agree to the following amendments to the Series 2007B Ground Lease, as previously amended:

1. EXHIBIT A - SERIES 2007B FACILITY SITES Subpart A. DESCRIPTION OF REAL ESTATE is hereby amended by deleting and releasing the real estate described in Exhibit A hereto and, in lieu thereof, adding the real estate described in Exhibit B hereto under the heading "Hagen Road Elementary Modernization" in the Series 2007B Ground Lease, a Memorandum of which was recorded on March 23, 2007 in Official Records Book 21551, at Pages 0135, et seq. of the Public Records of Palm Beach County, Florida.

Section 12 of the Series 2007B Ground Lease provides that Series 2007B Ground Lease may be amended without the prior written consent of the Trustee and the Series 2007B Credit Facility Issuer for the purpose of adding or modifying a legal description and/or the permitted encumbrances for any designated Series 2007B Facility Site. The School Board covenants to provide copies of this First Amendment to each of the Rating Agencies.

This First Amendment may be executed in several counterparts, each of which shall be an original and all of which constitute but one and the same instrument.

Except as amended by this First Amendment, the Series 2007B Ground Lease shall remain in full force and effect and the parties hereto, by their execution hereof hereby ratify and confirm the Series 2007B Ground Lease.

IN WITNESS WHEREOF, the School Board has caused this First Amendment to Series 2007B Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials and the Trustee has caused this First Amendment to Series 2007B Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, all as of the date first above written.

THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA

By: William B. Graham  
William Graham  
Chairman

[SEAL]

Attest:  
Dr. Art Johnson  
Dr. Art Johnson, Secretary

[SEAL]

THE BANK OF NEW YORK TRUST  
COMPANY, N.A., as Trustee

By: Barbara B. Buck  
Barbara Buck  
Vice President

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS.

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as Chairman and Secretary, respectively of THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said School Board, and delivered the said instrument as the free and voluntary act of said School Board and as their own free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of March, 2008.

NOTARY PUBLIC  
SEAL OF OFFICE:



(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

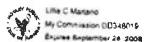
(Type of Identification Produced)

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF DUVAL )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Barbara Buck, personally known to me to be the same person whose is a Vice President of The Bank of New York Trust Company, N.A., as Trustee, a national banking association organized under the laws of the United States of America, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she, being thereto duly authorized, signed, sealed with the seal of said association, and delivered the said instrument as the free and voluntary act of said association and as her own free and voluntary act, for uses and purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>th</sup> day of March, 2008.

NOTARY PUBLIC  
SEAL OF OFFICE:



*Lilia C. Mariano*  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

#### EXHIBIT A

##### LEGAL DESCRIPTION OF SERIES 2007B FACILITY SITE RELEASED

###### HAGEN ROAD ELEMENTARY MODERNIZATION

Being a portion of Tracts 73, 74, 87 and 88, Block 55, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 45 through 54, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Tract 88; Thence North 00°23'06" West, along the East line of said Tract 88, a distance of 52.50 feet;

Thence South 89°36'50" West, a distance of 25.00 feet to a point on the west right of way line of Hagen Ranch Road as described in Deed Book 1135, Page 92, said Public Records, and the Point of Beginning of the herein described parcel;

Thence South 89°36'50" West, a distance of 592.50 feet;

Thence North 00°23'06" West, a distance of 956.01 feet;

Thence North 89°37'08" East, a distance of 592.50 feet to a point on said west right of way line of Hagen Ranch Road;

Thence South 00°23'06" East, along said west right of way line, a distance of 955.96 feet to the Point of Beginning.

A-1

#### EXHIBIT B

##### LEGAL DESCRIPTION OF SERIES 2007B FACILITY SITE ADDED

###### HAGEN ROAD ELEMENTARY MODERNIZATION

BEING A PORTION OF TRACTS 73, 74, 87 AND 88, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 88; THENCE NORTH 00°23'06" WEST, ALONG THE EAST LINE OF SAID TRACT 88, A DISTANCE OF 52.50 FEET; THENCE SOUTH 89°36'50" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN DEED BOOK 1135, PAGE 92, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°36'50" WEST, A DISTANCE OF 595.00 FEET; THENCE NORTH 00°23'06" WEST, A DISTANCE OF 951.81 FEET; THENCE NORTH 89°37'08" EAST, A DISTANCE OF 595.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE SOUTH 00°23'06" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 951.76 FEET TO THE POINT OF BEGINNING.

##### SECOND AMENDMENT

Dated as of July 1, 2011

TO

SERIES 2007B GROUND LEASE

Dated as of March 1, 2007

BETWEEN

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA,  
acting as the governing body of  
the School District of Palm Beach County, Florida,  
as Lessor

AND

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.  
(successor in interest to NationsBank of Florida, N.A.),  
as Trustee and Assignee of  
PALM BEACH SCHOOL BOARD LEASING CORP.,  
As Lessee

(Series 2007B Facility Sites)

B-1



THIS SECOND AMENDMENT, dated as of July 1, 2011 (the "Second Amendment"), to the Series 2007B Ground Lease dated as of March 1, 2007 (the "Original Series 2007B Ground Lease"), as amended as of April 1, 2008, and as amended by this Second Amendment, the "Series 2007B Ground Lease" between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA (the "School Board"), acting as the governing body of the School District of Palm Beach County, Florida (the "District"), as Lessor, and THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. (as successor to NationsBank of Florida, N.A.) (the "Trustee"), as Trustee and Assignee pursuant to a Series 2007B Assignment Agreement dated as of March 1, 2007 (the "Series 2007B Assignment Agreement") of Palm Beach School Board Leasing Corp. (the "Corporation"), a not-for-profit corporation organized and existing under and pursuant to Chapter 617, Florida Statutes, as Lessee. All terms used herein and not otherwise defined shall have the meanings given to such terms in the Series 2007B Ground Lease.

**WITNESSETH:**

WHEREAS, as of March 1, 2007, the School Board and the Corporation entered into the Original Series 2007B Ground Lease; and

WHEREAS, the Corporation assigned all of its interest in the Original Series 2007B Ground Lease to the Trustee pursuant to the Series 2007B Assignment Agreement; and

WHEREAS, the School Board wishes to amend the Series 2007B Ground Lease in order to extend the Ground Lease Term to August 1, 2037 in order to facilitate the refinancing of the Series 2007B Facilities by the refunding of the Series 2007B Certificates and the issuance of Certificates of Participation, Series 2011A;

NOW, THEREFORE, the parties hereto mutually agree to the following amendments to the Series 2007B Ground Lease, as previously amended:

1. Section 2 of the Series 2007B Ground Lease is hereby amended to extend the Ground Lease Term thereof to August 1, 2037.

2. The School Board and Trustee acknowledge that the Trustee is acting on behalf of the holders of the Series 2011A Certificates and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007B Lease, and may, under certain circumstances assign this Series 2007B Ground Lease to a Permitted Transferee.

This Second Amendment may be executed in several counterparts, each of which shall be an original and all of which constitute but one and the same instrument.

Except as amended by this Second Amendment, the Series 2007B Ground Lease shall remain in full force and effect and the parties hereto, by their execution hereof hereby ratify and confirm the Series 2007B Ground Lease.

IN WITNESS WHEREOF, the School Board has caused this Second Amendment to Series 2007B Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials and the Trustee has caused this Second Amendment to Series 2007B Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, all as of the date first above written.

THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA

[SEAL]

By: Frank A. Barbieri, Jr.  
Frank A. Barbieri, Jr., Esq.  
Chairman

Attest:

By: William F. Malone  
William F. Malone, Secretary

[SEAL]

THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., as Trustee

By: Janalee R. Scott  
Janalee R. Scott  
Vice President

2

IN WITNESS WHEREOF, the School Board has caused this Second Amendment to Series 2007B Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials and the Trustee has caused this Second Amendment to Series 2007B Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, all as of the date first above written.

THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA

[SEAL]

By: Frank A. Barbieri, Jr.  
Frank A. Barbieri, Jr., Esq.  
Chairman

Attest:

By: William F. Malone  
William F. Malone, Secretary

[SEAL]

THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., as Trustee

By: Janalee R. Scott  
Janalee R. Scott  
Vice President

STATE OF FLORIDA )  
) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Frank A. Barbieri, Jr., Esq. and William F. Malone, personally known to me to be the same persons whose names are, respectively, as Chairman and Secretary, respectively of THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said School Board, and delivered the said instrument as the free and voluntary act of said School Board and as their own free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of June, 2011.

NOTARY PUBLIC  
SEAL OF OFFICE:



Cheri E. Young  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or  
Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

2

3

STATE OF FLORIDA                    )  
  ) SS: )  
COUNTY OF DUVAL                    )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Janalee R. Scott, personally known to me to be the same person whose is a Vice President of The Bank of New York Mellon Trust Company, N.A., as Trustee, a national banking association organized under the laws of the United States of America, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she, being thereunto duly authorized, signed, sealed with the seal of said association, and delivered the said instrument as the free and voluntary act of said association and as her own free and voluntary act, for uses and purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 23<sup>rd</sup> day of June, 2011.

Janalee R. Scott  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC  
SEAL OF OFFICE:



(Name of Notary Public, Print, Stamp or  
Type as Commissioned )

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

[THIS PAGE INTENTIONALLY LEFT BLANK]

---

**SERIES 2007E  
GROUND LEASE**

**Dated as of October 1, 2007**

**BETWEEN**

**THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA  
acting as the governing body of  
the School District of Palm Beach County, Florida,  
as Lessor**

**AND**

**PALM BEACH SCHOOL BOARD LEASING CORP.  
as Lessee**

**(Series 2007E-1 Facility Sites)**

---

**TABLE OF CONTENTS**

	<b>Page</b>
Section 1. Lease of Series 2007E-1 Facility Sites.....	3
Section 2. Ground Lease Term; Option to Renew.....	5
Section 3. Rent.....	5
Section 4. Title to Series 2007E-1 Facility Sites; Possession.....	6
Section 5. Use of Series 2007E-1 Facility Sites; Assignments and Subleases.....	7
Section 6. Right of Entry.....	8
Section 7. Default.....	8
Section 8. Quiet Enjoyment.....	8
Section 9. Liens.....	8
Section 10. Condemnation.....	9
Section 11. Estoppel Certificates.....	9
Section 12. Amendments.....	9
Section 13. Binding Effect.....	10
Section 14. No Merger of Leasehold Estate.....	10
Section 15. Notices.....	10
Section 16. Severability.....	11
Section 17. Applicable Law.....	11
Section 18. Execution in Counterparts.....	11
Section 19. Memorandum of Lease.....	11
Section 20. No Personal Liability.....	11
Section 21. Third Party Beneficiary.....	11
Section 22. Radon.....	11

**EXHIBIT A SERIES 2007E-1 FACILITY SITES**

i

Board and the Corporation, together with the terms and provisions of the Master Lease, constitutes a separate lease, as the same may be amended or supplemented from time to time, the "Series 2007E-1 Lease"); and

**WHEREAS**, it is possible that a portion of the Series 2007E-1 Facilities may be attached to one or more existing structures of the School Board adjacent to the Series 2007E-1 Facility Sites; may be dependent upon adjacent property of the School Board for pedestrian and vehicular ingress, egress and access to and from and between the Series 2007E-1 Facility Sites and the public roads adjoining the adjacent property of the School Board ("Access"); and may further be dependent upon the School Board's adjacent property for utility and other services which would be necessary for the full use and enjoyment of the Series 2007E-1 Facility Sites including, but not limited to, drainage, sewer and water service, electric, telephone and gas service and parking of vehicles (collectively, "Services"); and

**WHEREAS**, the Corporation desires to acquire from the School Board, pursuant to this Series 2007E Ground Lease, and the School Board is willing to grant to the Corporation, the right to utilize the adjacent property of the School Board to the extent reasonably necessary for Access and for the Services, and the Corporation and the School Board desire to provide for the structural attachment of certain of the Series 2007E-1 Facilities to the adjacent property of the School Board; and

**WHEREAS**, the School Board has on October 3, 2007, after due notice as required by law, held an open, public meeting on the proposal of entering into this Series 2007E Ground Lease, at which meeting a copy of this Series 2007E Ground Lease in substantially final form was available for inspection and review by the public; and

**WHEREAS**, provisions for the payment of the cost of acquiring and constructing the Series 2007E-1 Facilities have been made by (a) establishing a trust pursuant to the Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2007E Supplemental Trust Agreement dated as of October 1, 2007 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), between the Corporation and The Bank of New York Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), Jacksonville, Florida, as trustee (the "Trustee"), and irrevocably assigning to the Trustee without recourse all of the Corporation's right, title and interest in and to this Series 2007E Ground Lease, the Series 2007E-1 Lease and the Series 2007E-2 Lease (as defined in the Trust Agreement), except for certain rights to indemnification, to receive notices and to hold title to the Series 2007E-1 Facilities, (b) directing the Trustee for such trust to execute and deliver to the public Certificates of Participation, Series 2007E (the "Series 2007E Certificates") evidencing undivided proportionate interests of the Owners thereof in the right to receive Basic Lease Payments to be made by the School Board, as lessee, pursuant to the Series 2007E-1 Lease and the Series 2007E-2 Lease (the Series 2007E-1 Lease and the Series 2007E-2 Lease being collectively referred to as the "Series 2007E Lease") and (c) directing the Trustee to hold the proceeds of sale of the Series 2007E Certificates in trust subject to application only to pay the costs of acquisition and construction of the Series 2007E (as defined in the Trust Agreement) (collectively, the "Series 2007E Facilities"); and

**WHEREAS**, each Series 2007E Certificate represents an undivided proportionate interest in the principal portion of the Basic Lease Payments set forth in the Series 2007E Lease due and payable on the maturity date or earlier prepayment date of the Series 2007E Certificates and in the interest portion of the Basic Lease Payments set forth in the Series 2007E Lease due and payable semiannually, to and including such maturity date or earlier prepayment date; and

2

**SERIES 2007E GROUND LEASE  
(Series 2007E-1 Facility Sites)**

**THIS SERIES 2007E GROUND LEASE** dated as of October 1, 2007, between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, (the "School Board") acting as the governing body of the School District of Palm Beach County, Florida (the "District"), as Lessor, and the PALM BEACH SCHOOL BOARD LEASING CORP. (the "Corporation"), a not-for-profit corporation organized and existing under and pursuant to Chapter 617 and Section 1001.453, Florida Statutes, as Lessee. Capitalized terms used, but not defined, herein shall have the meanings assigned thereto in the hereinafter described Trust Agreement.

**WITNESSETH:**

**WHEREAS**, the School Board has the power, under Section 1001.42(2), Florida Statutes, as amended, to receive, purchase, acquire, lease, sell, hold, transmit and convey title to real and personal property for educational purposes, and under Section 1001.42(9), Florida Statutes, as amended, to enter into leases or lease-purchase agreements of grounds and educational facilities, or of educational facilities for school purposes; and

**WHEREAS**, the Corporation has the authority to acquire educational facilities by lease or deed for the benefit of the School Board; and

**WHEREAS**, the Corporation is a "private corporation" within the meaning of Section 1001.42(9)(b)5, Florida Statutes, as amended, and is a "direct support organization" within the meaning of Section 1001.453, Florida Statutes, as amended; and

**WHEREAS**, in order to carry out its powers and authority to acquire facilities and equipment, the School Board and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended and supplemented from time to time, the "Master Lease"); and

**WHEREAS**, the School Board owns or holds a long-term lease on certain real property located in Palm Beach County, Florida and described in **Exhibit A** attached hereto, as the same may be amended from time to time by the addition of parcels of land to be acquired by the School Board in the future pursuant to one or more supplements thereto (which real property, together with all buildings, structures and improvements now or hereafter erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner or lessee of such land by reason of ownership of such land or a leasehold interest in such land, and all fixtures, additions, alterations or replacements thereto, now or hereafter located in, on or used in connection with or attached or made to such land is hereinafter referred to as a "Series 2007E-1 Facility Site" or, in the case of separate parcels, such parcels are herein collectively referred to as the "Series 2007E-1 Facility Sites"); and

**WHEREAS**, the School Board desires to lease-purchase one or more particular educational facilities to be located on the Series 2007E-1 Facility Sites, and desires to lease-purchase certain other educational facilities and sites (individually and collectively, the "Series 2007E-1 Facilities"), pursuant to Schedule 2007E-1 to the Master Lease (which schedule, upon being executed and delivered by the School

1

**WHEREAS**, the Corporation will assign to the Trustee all of its right, title and interest in and to this Series 2007E Ground Lease, the Series 2007E Lease and the Series 2007E Lease Payments (except for certain indemnification rights and the right of the Corporation to hold title to the Series 2007E Facilities and to receive notices), pursuant to the Series 2007E Assignment Agreement dated as of October 1, 2007 (as the same may be amended or supplemented from time to time, the "Series 2007E Assignment Agreement"); and

**WHEREAS**, the School Board intends for the Series 2007E Lease to remain in full force and effect until 31 days after the last Lease Payment Date for the Series 2007E Facilities, unless sooner terminated in accordance with the terms provided therein; and

**WHEREAS**, the School Board intends for this Series 2007E Ground Lease to remain in full force and effect until the termination of the Lease Term, as provided below.

**NOW, THEREFORE**, the School Board and the Corporation accordingly hereby covenant and agree as follows:

**Section 1. Lease of Series 2007E-1 Facility Sites.** Subject to Permitted Encumbrances (as described in **Exhibit A** attached hereto and made a part hereof), the School Board hereby demises and leases the Series 2007E-1 Facility Sites, more particularly described in **Exhibit A**, as the same may be amended from time to time pursuant to one or more supplements thereto, to the Corporation, and the Corporation hereby hires, takes and leases the Series 2007E-1 Facility Sites from the School Board, for the term, at the rental and on the conditions herein set forth. Such demising and leasing shall include the following rights:

(i) The right to utilize the adjacent property of the School Board for Access and for the Services reasonably necessary to the full use and enjoyment of the Series 2007E-1 Facility Sites; provided that the locations on the adjacent property of the School Board utilized for such purposes shall be reasonably agreed upon by the Corporation and the School Board; and provided, further, that the rights shall include, but not necessarily be limited to, the right to utilize for such purposes any portion of the adjacent property of the School Board (e.g., the rights shall include, but not necessarily be limited to, the right to utilize for appropriate purposes, any drives, parking areas, drainage facilities or sewer, water, gas, electric or telephone lines from time to time located upon the adjacent property of the School Board, together with the right to "tie-in" or "connect" thereto). If the Lease Term of the Series 2007E-1 Lease terminates prior to the termination of the term of this Series 2007E Ground Lease, the School Board and the Corporation shall each have the right to install such meters or submeters as may be reasonably appropriate to the end that the Corporation is charged for consumption of such utilities on the Series 2007E-1 Facility Sites.

(ii) The adjacent property of the School Board and the Series 2007E-1 Facilities may contain certain elements, features or parts which are structural elements of both the adjacent property of the School Board and the Series 2007E-1 Facilities. Such Series 2007E-1 Facilities include, but are not necessarily limited to, the following:

(A) All utility lines, ducts, conduits, pipes and other utility fixtures and appurtenances which are located on or within either the Series 2007E-1 Facility Sites

3

or Series 2007E-1 Facilities on the one hand or the adjacent property of the School Board on the other hand and which, directly or indirectly, in any way, service the other.

(B) All division walls (hereinafter referred to as "Party Walls") between the Series 2007E-1 Facilities and the adjacent property of the School Board upon the common line between the Series 2007E-1 Facility Sites and the adjacent property of the School Board (hereinafter referred to as the "Lot Line") provided that the mere fact that such a division wall is found not to be on the Lot Line shall not preclude that division wall from being a Party Wall.

(C) The roof and all roof support structures and any and all appurtenances to such roof and roof support structures including, without limitation, the roof covering, roof trim and roof drainage fixtures (collectively referred to as "Roofing") to the extent interrelated between the Series 2007E-1 Facility Sites and the adjacent property of the School Board. Should the Roofing of any Series 2007E-1 Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Roofing of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2007E-1 Facility Sites, the right therefor is hereby reserved.

(D) The entire concrete floor slab or wood floor system if utilized in lieu thereof and all foundational and support structures and appurtenances thereto to the extent interrelated between the Series 2007E-1 Facilities and the adjacent property of the School Board (collectively referred to as "Flooring"). Should the Flooring of the Series 2007E-1 Facilities extend beyond the Lot Line, the right therefor is hereby granted and should the Flooring of the adjacent property of the School Board extend beyond the Lot Line onto the Series 2007E-1 Facility Sites, the right therefor is hereby reserved.

(iii) The Series 2007E-1 Facility Sites rights further include the right of the Series 2007E-1 Facilities to encroach upon the adjacent property of the School Board as a result of minor inaccuracies in survey, construction or reconstruction or due to settlement or movement. The encroaching Series 2007E-1 Facilities shall remain undisturbed for as long as same exist and, for so long as such encroachment exists, that portion of the adjacent property of the School Board on which same exists shall be deemed to be a part of the Series 2007E-1 Facility Sites. In addition, the Series 2007E-1 Facility Sites rights include the right to utilize that portion of the adjacent property of the School Board as may be reasonably necessary in order to maintain and repair the Series 2007E-1 Facilities. The Series 2007E-1 Facility Sites rights further include cross rights of support and use over, upon, across, under, through and into the common structural elements in favor of the Corporation (and like rights are hereby reserved unto the School Board) for the continued use, benefit and enjoyment and continued support, service, maintenance and repair of all such common structural elements.

The School Board, at its sole expense, shall bring or cause to be brought to the Series 2007E-1 Facility Sites adequate connections for water, electrical power, telephone, storm sewerage and sewerage, and shall arrange with the appropriate utility companies for furnishing such services and shall provide to the Series 2007E-1 Facility Sites water services and capacity sufficient for the contemplated operation of the Series 2007E-1 Facilities thereon; including, but not limited to, heating, ventilation and air conditioning equipment. Either the School Board or the Corporation shall have the right, at its own expense, to request and receive telephone and communication services from the utility companies

4

Agreement); provided, however, that such fair market rental and the payment thereof shall be subject to the following adjustments and conditions:

(i) if the Lease Term shall have been terminated on a date other than June 30 of any year, the fair market rental determined pursuant to the Appraisal shall be pro rated for the number of days between the date of termination and the next succeeding June 30;

(ii) for each twelve month period beginning on the July 1 next succeeding the date on which such termination occurs and beginning on each succeeding July 1, the amount of the fair market rental determined by the Appraisal shall be adjusted by the percentage (positive or negative) which is equal to the Implicit Price Deflator of the Consumer Price Index published by the United States Department of Commerce for the region of the United States where Florida is located or for the United States as a whole if not so published for such region;

(iii) the fair market rental due in any year shall be paid in the current year only to the extent that the moneys received by the Trustee as assignee of the Corporation from the exercise of the remedies permitted under the Series 2007E-1 Lease during the preceding twelve months prior to such July 1 exceeded the principal and interest portion of Basic Lease Payments under the Series 2007E-1 Lease payable for such preceding twelve months and other amounts described in Section 504 of the Trust Agreement; provided, however, that any portion of such fair market rental not paid in any year due to the provisions of this clause (iii) shall remain due and payable and shall accumulate from year to year and shall be paid in any future year to the extent that moneys received in such year from the exercise of the remedies permitted by the Series 2007E-1 Lease exceed the principal and interest portion of Basic Lease Payments under the Series 2007E-1 Lease and other amounts described in Section 504 of the Trust Agreement and the fair market rental due in such years; and

(iv) the failure to pay any portion of the fair market rental in any year due to insufficiencies of moneys realized from the exercise of the remedies permitted under the Series 2007E-1 Lease (1) shall not give rise to any obligation to pay interest on such unpaid fair market rental and (2) shall not constitute a default under this Series 2007E Ground Lease by the Corporation or the Trustee as the assignee of the Corporation.

**Section 4. Title to Series 2007E-1 Facility Sites; Possession.** (a) Upon the Commencement Date and throughout the term of this Series 2007E Ground Lease, fee title to the Series 2007E-1 Facility Sites shall be in the name of the School Board, subject to Permitted Encumbrances; title to the Series 2007E-1 Facilities constructed on the Series 2007E-1 Facility Sites shall be in the name of the Corporation and shall remain severed from title to the Series 2007E-1 Facility Sites until the earlier of (i) payment in full, or provision for payment, of all Lease Payments under the Series 2007E-1 Lease or payment of the then applicable Purchase Option Price of the Series 2007E-1 Facilities, in accordance with Sections 7.2 or 7.3 of the Master Lease and Section 2 hereof, or (ii) the end of the term of this Series 2007E Ground Lease.

(b) The Corporation shall at all times during the term of this Series 2007E Ground Lease have a leasehold estate in the Series 2007E-1 Facility Sites with full right to vest the use, enjoyment and possession of such leasehold estate therein in a Permitted Transferee (as defined herein).

6

furnishing such services subject to the customary rules and regulations of said utility companies whether the companies deliver such services directly through their own conduits or pipes, or through conduits and pipes owned by the School Board. The School Board agrees to grant such utility companies rights of access over, under and across the remaining property of the School Board adjoining the Series 2007E-1 Facility Sites, if any, as shall be necessary and convenient for the efficient operation of the Series 2007E-1 Facility Sites, and which do not materially impair the present and future uses of such remaining property of the School Board, if any.

**Section 2. Ground Lease Term; Option to Renew.** The initial Ground Lease Term for the Series 2007E-1 Facility Sites shall commence on the commencement date of the Series 2007E Lease (the "Commencement Date") and shall end on August 1, 2037. If, upon the termination of the Lease Term as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation or the Trustee as the assignee of the Corporation excludes the School Board from possession of the Series 2007E-1 Facility Sites and Series 2007E-1 Facilities, the School Board grants to the Corporation the right and option to renew this Series 2007E Ground Lease for an additional term not to exceed five (5) years, at a fair market rental to be determined, adjusted and paid in the manner set forth in Section 3 of this Series 2007E Ground Lease.

Notwithstanding the foregoing, this Series 2007E Ground Lease may be terminated by the School Board on any date prior to the end of the initial term or any renewal term hereof, which date is at least one (1) day after the date of termination of the Series 2007E-1 Lease, upon not less than ten (10) days prior written notice to the Corporation, (a) to reflect the addition of, or modification to, the description of Series 2007E-1 Facility Sites, (b) upon payment of the Purchase Option Price, pursuant to Section 7.2 of the Master Lease, with respect to the Series 2007E-1 Facilities, and full performance and satisfaction of the School Board's obligations under the Series 2007E-1 Lease, or (c) upon the provision for payment of all Lease Payments under the Series 2007E-1 Lease pursuant to Section 7.3 of the Master Lease, together in each case with payment of the sum of \$1.00. This Series 2007E Ground Lease may likewise be modified at the request of the School Board at any time, upon similar notice and modification of the Series 2007E-1 Lease (a) to reflect the substitution of all or a portion of the Series 2007E-1 Facilities and Series 2007E-1 Facility Sites in accordance with Section 6.4 of the Master Lease, or (b) upon payment or provision for payment of the Purchase Option Price of all or a portion of one or more particular Series 2007E Facilities pursuant to Section 7.3 of the Master Lease, to reflect the release of one or more portions of the Series 2007E-1 Facility Sites from this Series 2007E Ground Lease.

**Section 3. Rent.** (a) So long as the Lease Term has not been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall pay to the School Board as and for rental for the Series 2007E-1 Facility Sites the sum of one dollar (\$1.00) per annum, which sum shall be due in advance on the Commencement Date (pro rated) and annually thereafter on the first day of each renewal Lease Term. At the option of the Corporation, the Corporation may prepay all or a portion of the ground rent payable hereunder for the entire initial lease term hereof from the proceeds of sale of the Certificates or otherwise.

(b) From and after the date on which the Lease Term shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall pay as and for rental for the Series 2007E-1 Facility Sites an amount determined by an M.A.I. appraisal to be the fair market rental for the Series 2007E-1 Facility Sites (the "Appraisal"), which Appraisal shall be prepared by an appraiser selected by the Trustee as assignee of the Corporation (the cost of such Appraisal to be paid by the Trustee and reimbursed as provided in Article VI of the Trust

5

(c) Possession and use of the Series 2007E-1 Facility Sites, together with all improvements thereon, shall, upon the last day of the term of this Series 2007E Ground Lease or earlier termination of this Series 2007E Ground Lease pursuant to Section 2 hereof, automatically revert to the School Board free and clear of liens and encumbrances other than Permitted Encumbrances without necessity of any act by the Corporation or any Permitted Transferee. Upon such termination of this Series 2007E Ground Lease, the Corporation shall peaceably and quietly surrender to the School Board the Series 2007E-1 Facility Sites together with any improvements located in or upon the Series 2007E-1 Facility Sites. Upon such surrender of the Series 2007E-1 Facility Sites, the Corporation or any Permitted Transferee, at the reasonable request of the School Board, shall execute an instrument in recordable form evidencing such surrender and shall deliver to the School Board all books, records, construction plans, surveys, permits and other documents relating to, and necessary or convenient for, the operation of the Series 2007E-1 Facility Sites in the possession of the Corporation or any Permitted Transferee.

(d) Any personal property of the Corporation, any Permitted Transferee or any Person which shall remain on the Series 2007E-1 Facility Sites after expiration or earlier termination of the term of this Series 2007E Ground Lease and for thirty (30) days after request by the School Board for removal, shall, at the option of the School Board, be deemed to have been abandoned and may be retained by the School Board and the same may be disposed of, without accountability, in such manner as the School Board may see fit.

(e) If the Corporation or any Permitted Transferee holds over or refuses to surrender possession of the Series 2007E-1 Facility Sites after expiration or earlier termination of this Series 2007E Ground Lease, the Corporation or any Permitted Transferee shall be a tenant at sufferance and shall pay rent equal to the fair market rental of the Series 2007E-1 Facility Sites determined in the manner provided in Section 3(b) hereof.

**Section 5. Use of Series 2007E-1 Facility Sites; Assignments and Subleases.** The Corporation may use the Series 2007E-1 Facility Sites for any lawful purpose; however, the parties agree that unless the Series 2007E-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Series 2007E-1 Facility Sites shall be used solely for educational purposes. Unless the Series 2007E-1 Lease shall have been so terminated, no assignment of this Series 2007E Ground Lease or subletting of the Series 2007E-1 Facility Sites may be made except as provided in the Series 2007E Assignment Agreement, the Series 2007E-1 Lease, the Trust Agreement and in any agreement with a Credit Facility Issuer (as defined in the Trust Agreement), if any, without the prior written consent of the School Board. In the event that the Series 2007E-1 Lease shall be terminated pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, then the Corporation's interest in this Series 2007E Ground Lease may be assigned by the Trustee to any third party, including a Credit Facility Issuer (a "Permitted Transferee"), who may alter, modify, add to or delete from the Series 2007E-1 Facilities existing from time to time on the Series 2007E-1 Facility Sites.

The School Board represents and covenants that the Series 2007E-1 Facility Sites are presently zoned to allow government use, and that the School Board shall take no action with respect to zoning or other land use regulation applicable to the Series 2007E-1 Facility Sites except as directed by the Corporation. The School Board shall do everything in its power to assist the Corporation in obtaining such building permits, subdivision approvals, or zoning changes or variances as the Corporation may deem necessary or desirable or such other permits, licenses, approvals or other actions which the Corporation deems necessary or desirable in order to enable the Corporation to use the Series 2007E-1 Facility Sites for such purposes as the Corporation shall determine, provided, however, that neither the

7

Corporation nor any Permitted Transferee shall use or permit the Series 2007E-1 Facility Sites to be used in violation of any valid present or future laws, ordinances, rules or regulations of any public or governmental authority at any time applicable thereto.

It is understood that all right, title and interest of the Corporation in and to this Series 2007E Ground Lease is to be irrevocably assigned by the Corporation to the Trustee pursuant to the Series 2007E Assignment Agreement, except that the Corporation shall continue to hold title to the Series 2007E-1 Facilities as described in Section 4 hereof and in the Series 2007E-1 Lease. The School Board agrees that upon such assignment the Trustee shall have all of the rights of the Corporation hereunder assigned to the Trustee, notwithstanding any claim, defense, setoff or counterclaim whatsoever (whether arising from a breach of this Series 2007E Ground Lease or otherwise) that the School Board may from time to time have against the Corporation or any person or entity associated or affiliated therewith. The School Board acknowledges that the Trustee is acting on behalf of the holders of the Series 2007E Certificates and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease, and may, under certain circumstances assign this Series 2007E Ground Lease to a Permitted Transferee.

Notwithstanding anything to the contrary herein or in any exhibit, instrument, document or paper relating to this Series 2007E Ground Lease or any of the transactions contemplated hereby, the parties hereto acknowledge and agree that upon the assignment by the Corporation of its rights hereunder to the Trustee pursuant to the Series 2007E Assignment Agreement, the Corporation shall have no further obligation, liability or responsibility hereunder and no party hereto nor its successors or assigns shall look to the Corporation for any damages, expenses, fees, charges or claims with respect to the failure of any obligations hereunder to be performed.

**Section 6. Right of Entry.** Unless the Series 2007E-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the School Board shall have the right for any of its duly authorized representatives to enter upon the Series 2007E-1 Facility Sites at any reasonable time to inspect the same or to make any repairs, improvements or changes necessary for the preservation thereof.

**Section 7. Default.** In the event the Corporation shall be in default in the performance of any obligation on its part to be performed under the terms of this Series 2007E Ground Lease, which default continues for sixty (60) days following notice and demand for correction thereof to the Corporation, the School Board may exercise any and all remedies granted by law; provided, however, that so long as any Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease are outstanding and except as provided in Section 2 herein, this Series 2007E Ground Lease shall not be terminated. The School Board shall have recourse solely against the leasehold estate of the Corporation in the Series 2007E-1 Facility Sites, and any proceeds thereof, for the payment of any liabilities of the Corporation hereunder.

**Section 8. Quiet Enjoyment.** The Corporation at all times during the term of this Series 2007E Ground Lease shall peacefully and quietly have, hold and enjoy the Series 2007E-1 Facility Sites, without hindrance or molestation subject to the provisions hereof and of the Series 2007E-1 Lease, the Series 2007E Assignment Agreement and the Trust Agreement.

**Section 9. Liens.** Unless the Series 2007E-1 Lease shall have been terminated as a result of non-appropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, neither the School

8

Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease. Notwithstanding the foregoing, this Series 2007E Ground Lease may be amended without the prior written consent of the Trustee and the Credit Facility Issuer for the purpose of adding or modifying a legal description and/or the permitted encumbrances for any designated Series 2007E-1 Facility Site. Copies of all amendments hereto shall be provided to each Rating Agency (as defined in the Trust Agreement), whether effected pursuant to Section 702 or Section 703 of the Trust Agreement.

**Section 13. Binding Effect.** This Series 2007E Ground Lease shall inure to the benefit of and shall be binding upon the Corporation and the School Board and their respective successors and assigns, provided, however, that the Trustee is entitled to the benefits of the provisions hereof.

**Section 14. No Merger of Leasehold Estate.** There shall be no merger of this Series 2007E Ground Lease or of the leasehold estate hereby created with the fee estate in the Series 2007E-1 Facility Sites by reason of the fact that, through the exercise of remedies hereunder or otherwise, the same person may acquire or hold, directly or indirectly, this Series 2007E Ground Lease or leasehold estate hereby created or any interest herein or therein, and the fee estate in the Series 2007E-1 Facility Sites or any interest in such fee estate. There shall be no merger of this Series 2007E Ground Lease with the Series 2007E-1 Lease by reason of the fact that the School Board is the owner of the fee title to the Series 2007E-1 Facility Sites and the leasehold estate in the Series 2007E-1 Facilities created under the Series 2007E-1 Lease or by reason of the fact that the Corporation is the owner of the leasehold estate in the Series 2007E-1 Facility Sites created hereby and is the owner of the fee title in the Series 2007E-1 Facilities as provided in the Series 2007E-1 Lease.

**Section 15. Notices.** All notices, certificates, requests or other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when delivered or mailed by certified mail, postage prepaid to the following addresses, or to such other address or addresses as shall be designated by the parties in writing:

Corporation:	3340 Forest Hill Boulevard West Palm Beach, Florida 33406 Attention: President
School Board:	3340 Forest Hill Boulevard West Palm Beach, Florida 33406 Attention: Superintendent of Schools
With copies to	
Trustee:	The Bank of New York Trust Company, N.A. 10161 Centurion Parkway, 2 <sup>nd</sup> Floor Jacksonville, Florida 32256 Attention: Corporate Trust Department
Series 2007E Credit Facility Issuer:	MBIA Insurance Corporation 113 King Street Armonk, New York 10504 Attention: Surveillance Department

10

Board nor the Corporation shall, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to such Series 2007E-1 Facility Sites, other than Permitted Encumbrances. The School Board shall reimburse the Trustee for any expense incurred by the Trustee in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim. Upon termination of the Series 2007E-1 Lease as provided above, the Corporation, the Trustee and any Permitted Transferee may enter into a mortgage or other encumbrance of its leasehold estate in the Series 2007E-1 Facility Sites, provided, however, that the School Board's title to the Series 2007E-1 Facility Sites shall not be subject to or encumbered by any such mortgage or other encumbrance, including without limitation any mechanic's or materialman's liens.

**Section 10. Condemnation.** In the event that any person, public or private, shall by virtue of eminent domain or condemnation proceedings, or by purchase in lieu thereof, at any time during the Ground Lease Term acquire title to the Series 2007E-1 Facility Sites:

(a) So long as the Series 2007E-1 Lease is in effect, the Net Proceeds resulting therefrom shall be applied pursuant to the Master Lease.

(b) After the end of the Lease Term of the Series 2007E-1 Lease, (i) if such person acquires title to such a substantial portion of the Series 2007E-1 Facility Sites that the Corporation determines that it cannot economically make use of the residue thereof for the lawful purposes intended or permitted by this Series 2007E Ground Lease, such acquisition of title or payment of such claim shall terminate the Ground Lease Term, effective as of the date on which the condemning party takes possession thereof or on the date of payment of such claim, as applicable, and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests may appear; and (ii) if such person acquires title to a portion of the Series 2007E-1 Facility Sites such that the Corporation determines that it can economically make beneficial use of the residue thereof for the purposes intended by this Series 2007E Ground Lease, then this Series 2007E Ground Lease shall continue in full force and effect and the Net Proceeds resulting therefrom shall be paid to the School Board and the Corporation, as their respective interests appear.

(c) Any taking of any portion of the Series 2007E-1 Facility Sites shall be deemed substantial hereunder.

(d) It is understood that the foregoing provisions of this Section 10 shall not in any way restrict the right of the School Board or the Corporation to appeal the award made by any court or other public agency in any condemnation proceeding.

**Section 11. Estoppel Certificates.** The School Board, at any time and from time to time, upon not less than thirty (30) days prior written notice from the Corporation, will execute, acknowledge and deliver to the Corporation, or to whomsoever it may direct, a certificate of the School Board certifying that this Series 2007E Ground Lease is unmodified (or, if there have been any modifications, identifying the same), that this Series 2007E Ground Lease is in full force and effect and that there is no default hereunder (or, if so, specifying the default). It is intended that any such certificate may be relied upon by any Person.

**Section 12. Amendments.** No amendment may be made to this Series 2007E Ground Lease without the prior written consent of the Trustee and each Credit Facility Issuer securing a Series of

9

**Section 16. Severability.** In the event any provision of this Series 2007E Ground Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

**Section 17. Applicable Law.** This Series 2007E Ground Lease shall be governed by and construed in accordance with the laws of the State of Florida.

**Section 18. Execution in Counterparts.** This Series 2007E Ground Lease may be executed in several counterparts, each of which shall be an original and all of which constitute but one and the same instrument.

**Section 19. Memorandum of Lease.** Simultaneously with the execution of this Series 2007E Ground Lease, the School Board and the Corporation shall each execute, acknowledge and deliver a Memorandum of Lease with respect to this Series 2007E Ground Lease. Said Memorandum of Lease shall not in any circumstances be deemed to change or otherwise to affect any of the obligations or provisions of this Series 2007E Ground Lease. Upon the modification of this Series 2007E Ground Lease as provided in Section 2 hereof, the Memorandum of Lease shall be appropriately amended.

**Section 20. No Personal Liability.** No covenant or agreement contained in this Series 2007E Ground Lease shall be deemed to be the covenant or agreement of any member of the School Board or the Corporation or any officer, employee or agent of the School Board or the Corporation, or of any successor thereto, in an individual capacity, and neither the members of the School Board or the Corporation executing this Series 2007E Ground Lease nor any officer, employee, agent of the School Board or the Corporation shall be personally liable or accountable by reason of the execution or delivery hereof.

**Section 21. Third Party Beneficiary.** Each Credit Facility Issuer securing a Series of Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease shall be deemed to be a third party beneficiary of this Series 2007E Ground Lease.

**Section 22. Radon.** Pursuant to Section 404.056, Florida Statutes, the following notification is hereby given: "RADON GAS: 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 in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

[Remainder of Page Intentionally Left Blank]

11

IN WITNESS WHEREOF, the Corporation has caused this Series 2007E Ground Lease to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers and the School Board has caused this Series 2007E Ground Lease to be executed in its name and its seal to be hereunto affixed by its duly authorized officials, all as of the date first above written.

**THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA**

[SEAL]

By: *William S. Graham*  
William Graham  
Chairman

Attest:

By: *Dr. Art Johnson*  
Dr. Art Johnson, Secretary

**PALM BEACH SCHOOL BOARD LEASING  
CORP.**

[SEAL]

By: *William S. Graham*  
William Graham  
President

Attest:

By: *Dr. Art Johnson*  
Dr. Art Johnson, Secretary

12

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30<sup>th</sup> day of October, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



*Ethel Isaac Williams*  
NOTARY PUBLIC, STATE OF FLORIDA  
*Ethel Isaac Williams*

(Name of Notary Public, Print, Stamp or Type as  
Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

14

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as Chairman and Secretary, respectively of THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said School Board, and delivered the said instrument as the free and voluntary act of said School Board and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30<sup>th</sup> day of October, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



*Ethel Isaac Williams*  
NOTARY PUBLIC, STATE OF FLORIDA

*Ethel Isaac Williams*

(Name of Notary Public, Print, Stamp or Type as  
Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

13

**EXHIBIT A**

**SERIES 2007E FACILITY SITES**

**1. DESCRIPTION OF REAL ESTATE**

**ALLAMANDA ELEMENTARY MODERNIZATION**

The Southwest Quarter of the Northeast Quarter of the Southwest Quarter and the South 52.3 feet, measured at right angles, of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, less the West 60 feet thereof for road purposes.

AND

The North 360 feet of the South 412.3 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, less and excepting therefrom the West 60 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 8 for an easement for ingress and egress.

Less the following described parcel:

A parcel of land lying in Section 8, Township 42 South, Range 43 East, County of Palm Beach, State of Florida. Said parcel being a portion of that certain parcel of land described in Official Record Book 2403, Page 1591, of the Public Records of Palm Beach County and said portion being more particularly described as follows:

For the portion of this description the East-West one-quarter (E-W ¼) Section Line of Section 8, Township 42 South, Range 43 East is assumed to bear North 88°16'14" West and said bearings depicted herein are related thereto.

Commencing at the center of said Section 8; Thence North 88°16'14" West along the East-West one-quarter (E-W ¼) Section Line of said Section 8 a distance of 668.47 feet;

Thence South 01°43'46" West a distance 254.13 feet to a point being the Northeast corner of said certain parcel of land and the Point of Beginning;

Thence North 88°09'42" West along the North line of said parcel of land a distance of 221.87 feet to the point of beginning of a curve concave to the Southwest having a radius of 250.00 feet and a central angle of 10°00'00" a radial line passing through said point of curvature bears North 01°50'18" East;

Thence departing from the North line of said parcel Easterly and Southeasterly along the arc of said curve a distance of 43.63 feet to a tangent line;

Thence South 78°09'42" East along said tangent line a distance of 51.88 feet to the beginning of a curve concave to the Northeast having a radius of 300.00 feet and a central angle 13°03'10";

Thence Easterly along the arc of said curve a distance of 68.34 feet to a reverse curve concave to the Southwest having a radius of 32.00 feet and a central angle of 92°08'12";  
Thence Southeasterly along the arc of said curve a distance of 51.45 feet to a reverse curve concave to the East having a radius of 422.97 feet;  
Thence Southeasterly through a central angle of 18°52'28" and along the arc of said curve a distance of 139.34 feet to the intersection with the East line of said certain parcel of land;  
Thence North 02°02'39" East along said East line a distance of 184.83 feet to the Point of Beginning.

Said lands situate and lying within the City of Palm Beach Gardens, Florida  
Containing 14.8 acres, more or less

#### BANYAN CREEK ELEMENTARY ADDITION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND RUNNING THENCE WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, S88°38'40"E, A DISTANCE OF 337.68 FEET;  
THENCE LEAVING SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, S01°21'20"W A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30;  
THENCE ALONG THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S88°59'27"E A DISTANCE OF 555.31 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE AS RECORDED IN PLAT BOOK 60, PAGE 188;  
THENCE LEAVING SAID SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S01°10'49"E ALONG THE WESTERLY LINE OF SAID PLAT OF SABAL LAKES PHASE ONE, A DISTANCE OF 314.00 FEET;  
THENCE LEAVING SAID WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE CONTINUE S01°10'49"E A DISTANCE OF 25.87 FEET TO THE POINT OF BEGINNING.

THENCE N88°56'50"E A DISTANCE OF 8.19 FEET;  
THENCE S01°03'10"E A DISTANCE OF 15.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 34.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 270.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 34.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 15.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 189.33 FEET;  
THENCE S01°03'10"E A DISTANCE OF 21.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 15.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 11.00 FEET;  
THENCE S88°56'50"W A DISTANCE OF 50.00 FEET;

A-2

#### WELLINGTON ELEMENTARY ADDITION

A PORTION OF SCHOOL SITE NO. 1 OF WELLINGTON ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, IN PLAT BOOK 38, PAGE 93, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT OF SCHOOL SITE NO. 1 THENCE SOUTH 80°03'22" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 51.30 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 43°29'29" EAST, A DISTANCE OF 14.39 FEET, TO AN INTERSECTION WITH A LINE, SAID LINE BEING PARALLEL WITH AND 44.00 FEET (AS MEASURED AT RIGHT ANGLES TO) WESTERLY OF THE EASTERLY LINE OF SAID PLAT;  
THENCE, SOUTH 13°29'29" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 103.73 FEET;  
THENCE, SOUTH 76°30'31" WEST, A DISTANCE OF 29.00 FEET;  
THENCE, SOUTH 13°29'29" EAST, A DISTANCE OF 163.43 FEET;  
THENCE, SOUTH 50°30'14" WEST, A DISTANCE OF 141.02 FEET, TO AN INTERSECTION WITH A LINE, SAID LINE BEING PARALLEL WITH AND 350.00 FEET (AS MEASURED AT RIGHT ANGLES TO) SOUTHERLY OF THE NORTH LINE OF SAID PLAT;  
THENCE, SOUTH 80°03'22" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 658.17 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT, SAID POINT OF INTERSECTION BEING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5621.73 FEET (A LINE FROM SAID INTERSECTION TO THE CENTER OF SAID CURVE BEARS NORTH 76°04'41" EAST", THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°18'45" FOR AN ARC DISTANCE OF 325.01 FEET;  
THENCE NORTH 34°43'24" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 35.56 FEET;  
THENCE, NORTH 80°03'22" EAST, ALONG THE NORTHERLY LINE OF SAID PLAT, DISTANCE OF 773.46 FEET, TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

CONTAINING 6.26 ACRES MORE OR LESS

A-4

THENCE N01°03'10"W A DISTANCE OF 59.67 FEET;  
THENCE S88°56'50"W A DISTANCE OF 22.00 FEET;  
THENCE N01°03'10"W A DISTANCE OF 63.00 FEET;  
THENCE N88°56'50"E A DISTANCE OF 220.00 FEET;  
THENCE N01°03'10"W A DISTANCE OF 210.67 FEET;  
THENCE N88°56'50"E A DISTANCE OF 48.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,356 SQUARE FEET MORE OR LESS.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND RUNNING THENCE WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, S88°38'40"E A DISTANCE OF 337.68 FEET;  
THENCE LEAVING SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, S01°21'20"W A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30;  
THENCE ALONG THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30 S88°59'27"E A DISTANCE OF 555.31 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S01°10'49"E ALONG THE WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 60, PAGE 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 258.15 FEET;  
THENCE LEAVING SAID WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE, S88°49'11"W A DISTANCE OF 326.03 FEET;  
THENCE S01°10'49"E A DISTANCE OF 271.73 FEET TO THE POINT OF BEGINNING.

THENCE S88°56'50"W A DISTANCE OF 59.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 59.00 FEET;  
THENCE N88°56'50"E A DISTANCE OF 18.17 FEET;  
THENCE S01°03'10"E A DISTANCE OF 24.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 29.33 FEET;  
THENCE N01°03'10"W A DISTANCE OF 24.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 11.50 FEET;  
THENCE N01°03'10"W A DISTANCE OF 18.50 FEET;  
THENCE N88°56'50"E A DISTANCE OF 9.34 FEET;  
THENCE N01°03'10"W A DISTANCE OF 22.00 FEET;  
THENCE S88°56'50"W A DISTANCE OF 9.34 FEET;  
THENCE N01°03'10"W A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.400 SQUARE FEET MORE OR LESS.

A-3

#### WHISPERING PINES ELEMENTARY ADDITION

A PARCEL OF LAND LYING WITHIN TRACTS 65 AND 66 BLOCK 73, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 65, BLOCK 73, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE S00°07'51"W ALONG THE EAST LINE OF SAID TRACT 65 FOR A DISTANCE OF 55.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT REQUIRED RIGHT OF WAY FOR LATERAL CANAL NO. 41 AS SHOWN ON SHEET 130 OF 240 SHEETS DATED MAY, 1969, AND ON FILE IN PALM BEACH COUNTY COURTHOUSE;  
THENCE N80°00'00"W ALONG THE SAID SOUTH LINE OF LATERAL NO. 41, A DISTANCE OF 29.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF LYONS ROAD;  
THENCE S00°07'51" W ALONG THE SAID WEST RIGHT OF WAY LINE OF LYONS ROAD FOR A DISTANCE OF 159.73 FEET;  
THENCE DEPARTING FROM SAID WEST RIGHT OF WAY N89°52'08"W FOR 234.28 FEET TO THE POINT OF BEGINNING;  
THENCE S00°07'51"W FOR 152.67 FEET;  
THENCE N89°52'09"W FOR 85.67 FEET;  
THENCE N00°07'51"E FOR 152.67 FEET;  
THENCE S89°52'09"E FOR 85.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA  
CONTAINING 13,079 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

A-5



#### 06-D WEST PALM BEACH AREA ELEMENTARY

Lots 17, 18, 19, 29 and 31, HAVERHILL ACRES, AN ADDITION TO WEST PALM BEACH, FLORIDA, in Section 26, Township 43 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 20, at Page 75, of the Public Records of PALM BEACH County, Florida.

TOGETHER WITH:

THE NORTH 150 FEET OF TRACT 30, PLAT OF HAVERHILL ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A parcel of land in Section 26, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the Southeast corner of Section 26, run thence west along the South line of said Section (a distance of) 1,679.58 feet to a point in the East line of a tract of land hereinafter referred to as "said Tract" and being the West half of the East half of the Southwest quarter of the Southeast quarter of said Section 26; thence Northerly along the East line of said Tract, and making an angle with said section line, measured from East to North 89°11'50" (a distance of) 1,073.44 feet to the Point Of Beginning and the Southeast corner of the parcel of land herein described; thence Westerly parallel to the South line of said Section 26 (a distance of) 335.98 feet to a point in the West line of said tract; thence Northerly along the above described west line (a distance of) 268.56 feet, more or less, to the Northwest corner of said tract; thence Easterly along the North line of said tract (a distance of) 336 feet to the Northeast corner of said tract (thence Southerly) 268.30 feet, more or less, to the Point of Beginning.

A-6

#### 06-D WEST PALM BEACH AREA ELEMENTARY

1. Easements and all other matters as reserved and shown on the Plat of Haverhill Acres, An Addition to West Palm Beach, Florida recorded in Plat Book 20, Page 75.
2. Easement recorded in Official Record Book 102, Page 35.
3. Right of Way in favor of the Lake Worth Drainage District as identified on the survey prepared by Keith & Schnars, P.A., Project No. 17618.02 (this Right of Way granted in Chancery Case No. 407 (1915), recorded in Official Record Book 6495, 761).
4. Easement contained in Warranty Deed recorded in Official Record Book 2606, Page 1475, and corrected in Official Record Book 2619, 1278.

NOTE: ALL RECORDING INFORMATION IS FROM THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

A-8

#### 2. PERMITTED ENCUMBRANCES

##### ALLAMANDA ELEMENTARY MODERNIZATION

1. Easement to Florida Power and Light Company recorded in Official Record Book 1077, Page 145.
2. Easement to North Palm Beach Utilities, Inc. recorded in Official Record Book 2391, Page 1040, assigned in Official Record Book 5542, Page 1399; Official Record 6002, Page 62; Official Record Book 6007, 1275; Official Record 6463, Page 1177; and Official Record Book 6463, Page 1183.
3. Environmental Resource Permit Notice recorded in Official Record Book 22011, Page 1181.

##### BANYAN CREEK ELEMENTARY ADDITION

1. None.

##### WELLINGTON ELEMENTARY ADDITION

1. Oil, gas and mineral reservations as set forth in deed by Southern States Land & Timber Company recorded in Deed Book 935, Page 323, as modified by releases of surface exploration rights recorded in Official Record Book 2859, Page 421 and Official Record Book 3262, Page 1621.
2. Oil, gas and mineral reservations as set forth in deed by Model Land Company recorded in Deed Book 938, Page 442, as modified by Non-Use Commitment recorded in Official Record Book 1918, Page 1779.
3. Matters contained on the Plat of School Site No. 1 of Wellington, as recorded in Plat Book 38, Page 93.

##### WHISPERING PINES ELEMENTARY ADDITION

1. Matters contained on the Plat of Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Page 45.
2. Developer Agreement recorded in Official Record Book 3543, Page 109.

A-7

[THIS PAGE INTENTIONALLY LEFT BLANK]

---

**MASTER TRUST AGREEMENT**

**by and between**

**PALM BEACH SCHOOL BOARD LEASING CORP.**

**and**

**NATIONSBANK OF FLORIDA, N.A.,  
as Trustee**

**Dated as of November 1, 1994**

---

## TABLE OF CONTENTS

Page

Page

## ARTICLE I

## DEFINITIONS AND RULES OF CONSTRUCTION

101. Definitions . . . . .	3
102. Rules of Construction . . . . .	13
103. Exhibits . . . . .	14

## ARTICLE II

ASSIGNMENT; DECLARATION OF TRUST;  
REPRESENTATIONS

201. Assignment Agreements . . . . .	15
202. Declaration of Trust by Trustee . . . . .	15
203. Representations . . . . .	15
204. Description and Estimated Costs of the Facilities . . . . .	15
205. Conditions Precedent Satisfied . . . . .	15

## ARTICLE III

## CERTIFICATES; TERMS AND PROVISIONS

301. Authorization of Certificates . . . . .	16
302. Execution and Delivery of Certificates . . . . .	16
303. Terms of Series of Certificates . . . . .	17
304. Conditions Precedent to Delivery of a Series of Certificates . . . . .	18
305. Payments from Trust Estate Only; Distribution of Trust Estate . . . . .	19
306. Execution . . . . .	20
307. Negotiability, Transfer and Registration . . . . .	20
308. Regulations With Respect to Exchanges and Transfers . . . . .	21
309. Certificates, Mutilated, Destroyed, Stolen or Lost . . . . .	22
310. Temporary Certificates . . . . .	22
311. Privilege of Prepayment and Prepayment Price . . . . .	23
312. Prepayment . . . . .	23
313. Selection of Certificates to be Prepaid . . . . .	23
314. Notice of Prepayment . . . . .	23
315. Payment of Prepaid Certificates . . . . .	24
316. Cancellation of Certificates . . . . .	24
317. Qualification for The Depository Trust Company . . . . .	25

## ARTICLE IV

ESTABLISHMENT AND ADMINISTRATION OF FUNDS AND  
ACCOUNTS; PREPAYMENT OF CERTIFICATES

401. Establishment of Project Fund . . . . .	26
402. Acquisition Account . . . . .	26
403. Capitalized Interest Accounts . . . . .	29
404. Lease Payment Accounts . . . . .	29
405. Reserve Accounts . . . . .	29
406. Prepayment Accounts . . . . .	32
407. Deposits of Money . . . . .	33
408. Investment of Certain Accounts . . . . .	33
409. Valuation and Sale of Investments . . . . .	34

## ARTICLE V

## COVENANTS, DEFAULT AND LIMITATIONS OF LIABILITY

501. Trustee to Perform each Lease . . . . .	36
502. Notice of Nonpayment . . . . .	36
503. Events of Default . . . . .	36
504. Remedies on Default or Non-Appropriation . . . . .	36
505. Accounts and Reports . . . . .	38
506. Liability to Certificate Holders for Payment . . . . .	38
507. Possession and Enjoyment . . . . .	38
508. Warranties . . . . .	39

## ARTICLE VI

## CONCERNING THE TRUSTEE

601. Employment of Trustee . . . . .	40
602. Trustee Acceptance of Duties . . . . .	40
603. Evidence on Which Trustee May Act . . . . .	41
604. Compensation to Trustee . . . . .	43
605. Resignation of Trustee . . . . .	43
606. Removal of Trustee . . . . .	43
607. Appointment of Successor Trustee . . . . .	43
608. Transfer of Rights in Property to Successor Trustee . . . . .	44
609. Merger or Consolidation . . . . .	45
610. Addition of Authorized Signature . . . . .	45
611. Indemnification to Trustee . . . . .	45
612. Obligation to Act on Defaults . . . . .	45
613. Intervention by Trustee . . . . .	45
614. Third Party Beneficiaries . . . . .	46

- i -

- ii -

Page

## ARTICLE VII

## AMENDMENTS

701. Mailing . . . . .	47
702. Power of Amendment . . . . .	47
703. Consent of Certificate Holders . . . . .	48
704. Modifications by Unanimous Consent . . . . .	49
705. Exclusion of Certificates . . . . .	49
706. Notation on Certificates . . . . .	50
707. Credit Facility Issuers Deemed Certificate Holders . . . . .	50

## ARTICLE VIII

## MISCELLANEOUS

801. Defeasance . . . . .	51
802. Evidence of Signatures of Certificate Holders and Ownership of Certificates . . . . .	54
803. Moneys Held for Particular Certificates . . . . .	55
804. Preservation and Inspection of Documents . . . . .	55
805. Parties Interest Herein . . . . .	55
806. Severability . . . . .	55
807. Recording and Filing . . . . .	55
808. Notices . . . . .	56
809. Applicable Law . . . . .	57
810. Binding on Successors . . . . .	57
811. Captions . . . . .	57
812. Legal Holidays . . . . .	57
813. Execution in Counterparts . . . . .	57

- iii -

## MASTER TRUST AGREEMENT

THIS MASTER TRUST AGREEMENT is dated as of November 1, 1994 (as the same may be amended or supplemented from time to time, this "Trust Agreement"), and is between NATIONSBANK OF FLORIDA, N.A., a national banking association with its designated corporate trust office in Fort Lauderdale, Florida (the "Trustee"), and PALM BEACH SCHOOL BOARD LEASING CORP., a not-for-profit corporation, duly organized and existing under the laws of the State of Florida, as lessor under the within mentioned Master Lease (the "Corporation");

## WITNESSETH:

WHEREAS, the School Board of Palm Beach County, Florida (the "School Board") desires to lease-purchase certain real property, buildings and improvements and the equipment, fixtures and furnishings to be built, installed or established therein for educational purposes ("Facilities") by entering into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended or supplemented from time to time, the "Master Lease"), between the Corporation, as lessor, and the School Board, as lessee; and

WHEREAS, pursuant to Section 2.1 of the Master Lease, the School Board may from time to time, by execution of a Schedule to the Master Lease (each hereinafter referred to as a "Schedule"), direct the Corporation to acquire and lease-purchase to the School Board the Facilities described in such Schedule to the Master Lease; and

WHEREAS, Facilities may be added to the Master Lease by execution of Schedules thereto from time to time; and

WHEREAS, the Master Lease and the terms and conditions thereof with respect to the particular Facilities described on a Schedule are sometimes referred to herein as a "Lease" and the Schedule describing such Facilities is sometimes referred to as "Schedule No. \_\_\_\_" or "Schedule \_\_\_\_"; and

WHEREAS, certain of the Facilities will be located on certain real property located within the School District of Palm Beach County, Florida (the "District") (each such location, or all locations on a single Schedule, together with all buildings, structures and improvements erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner of such land by reason of ownership of such land, and all fixtures, additions, alterations or replacements thereto, on or used in connection with or attached or made to such land, a "Facility Site") to be leased by the School Board to the Corporation pursuant to a ground lease; and

WHEREAS, the relationship between the Corporation and School Board under the Master Lease is to be a continuing one and Facilities may be added to or deleted from the Master Lease from time

to time in accordance with the terms thereof and of the Schedule describing such Facilities; and

WHEREAS, pursuant to Section 7.1 of the Master Lease, the Corporation, with the consent of the School Board, has the right to assign all of its right, title and interest in and to a particular Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to the Facilities under Section 6.1 of the Master Lease and its right to receive notices under the Master Lease) to the Trustee including the rights to receive Basic Lease Payments (as hereinafter defined) due under such Lease; and

WHEREAS, the Corporation has requested the Trustee to issue from time to time separate series of Certificates of Participation substantially in the form of Exhibit A hereto (the "Certificates") to third parties to whom such Certificates are sold and for whose benefit and for the benefit of any corresponding Credit Facility Issuer (as hereinafter defined) an Assignment Agreement will be executed and delivered to the Trustee, each such Certificate of a particular Series (as hereinafter defined) evidencing an undivided proportionate interest of the registered owner thereof to the Basic Lease Payments to be made under one or more Leases created by one or more particular Schedules and certain rights of the Corporation under such Lease or Leases; and

WHEREAS, upon receipt by the Trustee from the Corporation of the corresponding Assignment Agreement and satisfaction of the conditions set forth in Section 304 hereof, the Trustee shall issue a Series of Certificates that shall correspond to the Lease or Leases created by a particular Schedule or Schedules; and

WHEREAS, the Trustee has agreed to hold the proceeds corresponding to such Series of Certificates and to disburse such proceeds in accordance herewith and with the Master Lease, and to receive Basic Lease Payments due under the Lease or Leases created by a particular Schedule or Schedules and apply and disburse same in accordance herewith; and

WHEREAS, by this Trust Agreement, the Corporation agrees to direct the School Board to forward the Basic Lease Payments due under the Lease created by a particular Schedule to the Trustee from and after the execution of the corresponding Assignment Agreement by the Corporation;

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained and for other valuable consideration, the parties hereto agree as follows:

- 2 -

"Board of Directors" shall mean the Board of Directors of the Corporation.

"Business Day" shall mean a day other than a Saturday, Sunday or day on which banks in the State of New York or the State of Florida are authorized or required to be closed, or a day on which the New York Stock Exchange is closed.

"Capitalized Interest Account" shall mean any Capitalized Interest Account established pursuant to Section 401 hereof and in any Supplemental Trust Agreement.

"Certificate or Certificates" shall mean the certificates of participation, executed and delivered from time to time by the Trustee pursuant to this Trust Agreement and any Supplemental Trust Agreement. Each Series of Certificates issued under this Trust Agreement and any Supplemental Trust Agreement shall bear a Series designation to identify such Series of Certificates to a particular Schedule to the Master Lease.

"Certificate holder" or "Holder of Certificates" shall mean the registered owner of any Certificate or Certificates.

"Certificate of Acceptance" shall mean the certificate of the School Board substantially in the form of Exhibit B to the Master Lease.

"Chairperson" shall mean the Chairperson of the School Board and any person or persons designated by the School Board and authorized to act on behalf of the Chairperson.

"Code" means the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder and under the Internal Revenue Code of 1954.

"Contractor" shall mean the person, firm, corporation or joint venture authorized to do business in Florida with whom a contract has been made directly with the School Board for the performance of the work with respect to any Facilities described by the Instructions to Bidders and General Conditions.

"Corporation" shall mean Palm Beach School Board Leasing Corp., a Florida not-for-profit corporation, its successors and assigns.

"Cost" shall mean costs and expenses related to the acquisition, construction and installation of any Facilities including, but not limited to, (i) costs and expenses of the acquisition of the title to or other interest in real property, including leasehold interests, easements, rights-of-way and licenses, including, without limitation, lease payments to be made by the Corporation under the terms of a Ground Lease until the expected acceptance of the Facilities related thereto as described herein, (ii) cost and expenses incurred for labor and materials and payments to contrac-

- 4 -

## ARTICLE I

### DEFINITIONS AND RULES OF CONSTRUCTION

101. **Definitions.** The terms set forth in this section shall have the meanings ascribed to them for all purposes of this Trust Agreement unless the context clearly indicates some other meaning, or unless otherwise provided in a Supplemental Trust Agreement. Terms used herein and not otherwise defined shall have the meaning given to them in the Master Lease.

"Acquisition Account" shall mean any Acquisition Account established pursuant to Section 401 hereof and in any Supplemental Trust Agreement.

"Additional Lease Payment" shall mean any amount payable by the School Board under the terms of the Master Lease, other than a Basic Lease Payment or a Supplemental Payment, as set forth in a Schedule to the Master Lease and so designated.

"Assignment Agreement" shall mean any assignment agreement pursuant to which the Corporation shall have assigned to the Trustee all of its right, title and interest in and to a Ground Lease and the Lease or Leases created by one or more particular Schedules, including its right to receive Lease Payments under such Lease or Leases.

"Authorized Corporation Representative" shall mean the President of the Corporation and any person or persons designated by the Corporation and authorized to act on behalf of Corporation by a written certificate delivered to the Trustee signed on behalf of the Corporation by the Chairperson of the Board of Directors containing the specimen signature of each such person.

"Authorized Newspaper" shall mean a newspaper containing financial matters, customarily published at least once a day for at least five days (other than legal holidays) in each calendar week, printed in the English language, and of general circulation in the Borough of Manhattan, City and State of New York.

"Authorized School Board Representative" shall mean the Chairperson and any person or persons designated by the Chairperson and authorized to act on behalf of the School Board by a written certificate delivered to the Trustee signed on behalf of the School Board by the Chairperson containing the specimen signature of each such person.

"Basic Lease Payment" shall mean, with respect to each Lease or each Facility financed under such Lease, as of each Lease Payment Date, the amount set forth on the appropriate Schedule of the Master Lease corresponding to such Lease Payment Date and designated as a Basic Lease Payment in such Schedule.

- 3 -

tors, builders, materialmen and vendors for the acquisition, construction and installation of the Facilities, (iii) the cost of surety bonds and insurance of all kinds, including premiums and other charges in connection with obtaining title insurance, that may be advisable or necessary prior to completion of any of the Facilities, which is not paid by a contractor or otherwise provided for, (iv) the costs and expenses for design, test borings, surveys, estimates, plans and specifications and preliminary investigations therefor, and for supervising construction and installation of Facilities, (v) costs and expenses required for the acquisition and installation of equipment or machinery that comprise part of the Facilities, (vi) all costs which the School Board shall be required to pay for or in connection with additions to, and expansions of Facilities, (vii) all costs which the School Board shall be required to pay to provide improvements, including offsite improvements, necessary for the use and occupancy of Facilities, including road, walkways, water, sewer, electric, fire alarms and other utilities, (viii) any sums required to reimburse the School Board for advances made by it for any of the above items or for other costs incurred and for work done by it in connection with Facilities, (ix) deposits into any Reserve Account established pursuant to Section 401 of this Trust Agreement and in a Supplemental Trust Agreement and any recurring amounts payable to a provider of a Reserve Account Letter of Credit/Insurance Policy, (x) fees, expenses and liabilities of the School Board, if any, incurred in connection with the acquisition, construction and installation of Facilities (xi) Costs of Insurance and (xii) interest during construction and for a reasonable period of time up to six (6) months thereafter.

"Costs of Issuance" shall mean the items of expense incurred in connection with the authorization, sale and delivery of a Series of Certificates, which items of expense shall include, but not be limited to, document printing and reproduction costs, filing and recording fees, costs of credit ratings, initial fees and charges of the Trustee and any Credit Facility Issuer or any provider of a Reserve Account Letter of Credit/Insurance Policy, legal fees and charges, professional consultants' fees, fees and charges for execution, delivery, transportation and safekeeping of Certificates, premiums, costs and expenses of refunding Certificates and other costs, charges and fees, including those of the Corporation, in connection with the foregoing.

"Costs of Issuance Subaccount" shall mean a Costs of Issuance Subaccount within an Acquisition Account established under Section 401 hereof and in any Supplemental Trust Agreement in connection with the issuance of a Series of Certificates.

"Credit Facility" shall mean, with respect to a Series of Certificates, the letter of credit, insurance policy, guaranty, surety bond or other irrevocable security device, if any, supporting the obligations of the School Board to make Basic Lease Payments relating to such Certificates.

- 5 -

"Credit Facility Issuer" shall mean, with respect to a Series of Certificates, the issuer of the Credit Facility, if any, for such Series of Certificates.

"Defeasance Securities", except as otherwise provided in a Supplemental Trust Agreement, shall mean cash or Government Obligations.

"District" shall mean the School District of Palm Beach County, Florida.

"Event of Extraordinary Prepayment" shall mean one or more of the events so designated in Section 7.2 of the Master Lease.

"Excess Earnings" shall mean, with respect to each Series of Certificates, the amount by which the earnings on the Gross Proceeds of such Certificates exceeds the amount which would have been earned thereon if such Gross Proceeds were invested at a yield equal to the yield on the interest portion of the Basic Lease Payments represented by such Certificates, as such yield is determined in accordance with the Code and amounts earned on the investment of earnings on the Gross Proceeds of such Certificates.

"Facility" or "Facilities" shall mean "educational facilities" as defined in Section 235.011(5), Florida Statutes, as amended, to be acquired from the proceeds of a Series of Certificates consisting of real property, if any, buildings and improvements, and the equipment, fixtures and furnishings which are to be built, installed or established on such buildings or improvements, and all appurtenances thereto and interests therein, all as set forth on a Schedule or Schedules from time to time.

"Facility Site" shall mean the real property (together with all buildings, structures and improvements erected or situated thereon, any easements or other rights or privileges in adjoining property inuring to the fee simple owner of such land by reason of ownership of such land, and all fixtures, additions, alterations or replacements located on, or used in connection with, or attached or made to such land) either (i) owned by the School Board at the time of the issuance of a Series of Certificates to finance Facilities relating thereto or (ii) to be acquired by the School Board subsequent thereto but not paid for out of the proceeds of such Series of Certificates, upon which a Facility is to be located within the District and more particularly described in a Ground Lease.

"Fiscal Year" shall mean the twelve month fiscal period of the School Board which under current law commences on July 1 in every year and ends on June 30 of the succeeding year.

"Government Obligations" shall mean any obligations which as to principal and interest, constitute non-callable direct obligations of, or non-callable obligations fully and unconditionally guaranteed by the full faith and credit of, the United States of

America, including bonds or other evidences of indebtedness issued or guaranteed by any agency or corporation which has been or may hereafter be created pursuant to an Act of Congress as an agency or instrumentality of the United States of America, to the extent unconditionally guaranteed by the full faith and credit of the United States of America.

"Gross Proceeds" shall mean, with respect to each Series of Certificates, unless inconsistent with the provisions of the Code, in which case as provided in the Code, (i) amounts received by or on behalf of the Corporation from the sale of such Certificates; (ii) amounts received as a result of investments of amounts described in (i); (iii) amounts treated as transferred proceeds of such Certificates in accordance with the Code; (iv) amounts treated as proceeds under the provisions of the Code relating to invested sinking funds; (v) securities or obligations pledged, if any, as security for payment of Basic Lease Payments under the Master Lease (which amounts are limited in accordance with Sections 235.056(3) and 236.25(2)(e) Florida Statutes, as amended); (vi) amounts received with respect to obligations acquired with Gross Proceeds; (vii) amounts used to pay principal and interest portions of the Basic Lease Payments represented by such Certificates; (viii) amounts in any Reserve Account established pursuant to Section 401 of this Trust Agreement and in any Supplemental Trust Agreement; and (ix) amounts received as a result of the investment of Gross Proceeds not described in (i) above.

"Ground Lease" shall mean one or more ground leases between the School Board and the Corporation, as amended and supplemented from time to time, pursuant to which the School Board shall ground lease one or more Facility Sites to the Corporation.

"Instructions to Bidders and General Conditions" shall mean the Instructions to Bidders and General Conditions of the School Board as in effect from time to time.

"Investment Agreement" shall mean an agreement for the investment of moneys entered into by the Trustee with a Qualified Financial Institution whether such agreement is in the form of an interest-bearing time deposit, repurchase agreement or any similar arrangement and any note delivered by a Qualified Financial Institution pursuant to such agreement, which agreement shall have been approved by the Credit Facility Issuer insuring the Series of Certificates relating to the moneys invested.

"Investment Securities" except as otherwise provided in a Supplemental Trust Agreement, shall mean any of the following securities, if and to the extent the same are at the time legal under State law for investment of the School Board's funds:

(a) Cash (insured at all times by the Federal Deposit Insurance Corporation or otherwise collateralized with obligations described in paragraph (b) below).

- 6 -

(b) Direct obligations of (including obligations issued or held in book entry form on the books of) the Department of the Treasury of the United States of America.

(c) Obligations of any of the following federal agencies which obligations represent full faith and credit of the United States of America, including:

- Export-Import Bank
- Farm Credit System Financial Assistance Corporation
- Farmers Home Administration
- General Services Administration
- U.S. Maritime Administration
- Small Business Administration
- Government National Mortgage Association (GNMA)
- U.S. Department of Housing & Urban Development (PHA's)
- Federal Housing Administration

(d) Senior debt obligations rated "AAA" by Standard & Poor's Ratings Group and "Aaa" by Moody's Investors Service issued by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation, and other senior debt obligations of other government-sponsored agencies approved by the Credit Facility Issuer insuring the Series of Certificates relating to the moneys invested.

(e) U.S. dollar denominated deposit accounts, federal funds and banker's acceptances with domestic commercial banks (including the Trustee and any of its affiliates) which have a rating on their short-term certificates of deposit on the date of purchase of "A-1" or "A-1+" by Standard & Poor's Ratings Group and "P-1" by Moody's Investors Service and maturing no more than 360 days after the date of purchase. (Ratings on holding companies are not considered as the rating of the bank.)

(f) Commercial paper which is rated at the time of purchase in the single highest classification, "A-1+" by Standard & Poor's Ratings Group and "P-1" by Moody's Investors Service and which matures not more than 270 days after the date of purchase.

(g) Investments in a money market fund rated "AAAm" or "AAAm-G" or better by Standard & Poor's Ratings Group.

(h) Pre-refunded Municipal Obligations defined as follows: Any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice; and

(1) which are rated, based on an irrevocable escrow account or fund (the "escrow"), in the highest rating category of Standard & Poor's Ratings Group and Moody's Investors Service or any successors thereto; or

(2) (x) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or obligations described in paragraph (b) above, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date of dates pursuant to such irrevocable instructions, as appropriate, and (y) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate; Pre-refunded Municipal Obligations meeting the requirements of this subsection (2) hereof may not be used as Permitted Investments without prior written approval of Standard & Poor's Ratings Group.

(i) Investment Agreements approved in writing by the Credit Facility Issuer insuring the Series of Certificates relating to the moneys invested (supported by appropriate opinions of counsel) with notice to Standard & Poor's Ratings Group.

(j) Any other investment agreed to in writing by the Credit Facility Issuer insuring the Series of Certificates relating to the moneys invested with advance notice to Standard & Poor's Ratings Group.

"Lease" shall mean each separate Schedule to the Master Lease executed and delivered by the School Board and the Corporation, together with the terms and provisions of the Master Lease.

"Lease Payment Account" shall mean any Lease Payment Account established pursuant to Section 401 hereof and in any Supplemental Trust Agreement.

"Lease Payment Date" shall mean, with respect to a Lease, each date set forth on the corresponding Schedule designated as a Lease Payment Date for such Lease.

"Lease Payments" shall mean, with respect to each Lease, all amounts payable by the School Board pursuant to the terms of a Lease including Basic Lease Payments, Additional Lease Payments and Supplemental Payments.

- 9 -

"Lease Term" shall mean, with respect to each Lease, the period from the date of a Lease through the end of the then current Fiscal Year plus each annual or lesser renewal period thereafter during which such Lease is maintained in effect in accordance therewith, with the maximum number of renewals being specified in the Schedule corresponding to such Lease.

"Master Lease" shall mean the Master Lease Purchase Agreement dated as of November 1, 1994, between the Corporation and the School Board and any and all modifications, alterations, amendments and supplements thereto.

"Net Proceeds" shall mean, with respect to one or more Facilities financed under a Lease, proceeds from any insurance, condemnation, performance bond, Federal or State flood disaster assistance or any other financial guaranty (other than a Credit Facility Issuer) paid with respect to such Facilities remaining after payment therefrom of all expenses, including attorneys' fees, incurred in the collection thereof; and, with respect to insurance, to the extent that the School Board elects to self-insure under Section 5.3 of the Master Lease, any moneys payable from any appropriation made by the School Board in connection with such self-insurance.

"Notice by Mail" shall mean a written notice meeting the requirements of this Trust Agreement mailed by first-class mail to the Certificate holders, at the addresses shown on the register maintained by the Trustee.

"Opinion of Counsel" shall mean an opinion signed by an attorney or firm of attorneys of recognized standing and who are qualified to pass on the legality of the particular matter (who may be counsel to the School Board or Special Tax Counsel) selected by the School Board.

"Outstanding" when used with reference to the Certificates, shall mean, as of any date, Certificates theretofore or thereupon being authenticated and delivered under this Trust Agreement except:

(i) Certificates cancelled by, or duly surrendered for cancellation to, the Trustee at or prior to such date;

(ii) Certificates (or portions of Certificates) for the payment or prepayment of which moneys, equal to the principal portion or Prepayment Price thereof, as the case may be, with interest to the date of maturity or Prepayment Date, shall be held in trust under this Trust Agreement and set aside for such payment or prepayment, (whether at or prior to the maturity or Prepayment Date), provided that if such Certificates (or portions of Certificates) are to be prepaid, notice of such prepayment shall have been given as provided in Article III of this Trust Agreement;

- 10 -

"Qualified Financial Institution" shall mean a bank, trust company, national banking association or a corporation subject to registration with the Board of Governors of the Federal Reserve System under the Bank Holding Company Act of 1956 or the Federal National Mortgage Association or any insurance company or other corporation (i) whose unsecured obligations or uncollateralized long term debt obligations have been assigned a rating by a Rating Agency which is not lower than AA/Aa, or which has issued a letter of credit, contract, agreement or surety bond in support of debt obligations which have been so rated; or (ii) which collateralizes its obligations at all times at levels in compliance with the requirements of the Rating Agencies for ratings not lower than AA/Aa.

"Rating Agency" shall mean each of Standard & Poor's Ratings Group, Moody's Investors Service and any other nationally recognized rating service which shall have provided a rating on any Outstanding Certificates.

"Reimbursement Agreement" shall mean, with respect to each Lease, any reimbursement agreement among the Corporation, the School Board and any Credit Facility Issuer.

"Reserve Account" shall mean any Reserve Account established pursuant to Section 401 of the Trust Agreement and in any Supplemental Trust Agreement.

"Reserve Account Letter of Credit/Insurance Policy" shall mean the irrevocable letter or line of credit, insurance policy, surety bond or guarantee issued by a Qualified Financial Institution in favor of the Trustee which is to be deposited into a Reserve Account in order to fulfill the Reserve Account Requirement relating thereto.

"Reserve Account Requirement" shall mean, in regard to a Reserve Account to secure a Series of Certificates, such amounts, if any, as shall be provided in the Supplemental Trust Agreement authorizing the issuance of such Series and in the Schedule relating thereto, provided such Reserve Account Requirement shall not exceed the least of (i) the maximum annual amount of Basic Lease Payments represented by Certificates of the Series secured by such Reserve Account in the current or any subsequent Fiscal Year, (ii) 125% of the average annual amount of Basic Lease Payments represented by Certificates of the Series secured by such Reserve Account in the current or any subsequent Fiscal Years, and (iii) 10% of the stated principal amount of such Series of Certificates.

"Schedule" shall mean a schedule to the Master Lease to be executed and delivered by the School Board and the Corporation for each Project, substantially in the form of Exhibit A to the Master Lease.

- 12 -

(iii) Certificates in lieu of or in substitution for which other Certificates shall have been executed and delivered pursuant to Article III hereof; and

(iv) Certificates deemed to have been paid as provided in subsection (b) of Section 801 hereof.

"Payment Date" shall mean a date on which the principal portion or the interest portion of Basic Lease Payments is scheduled to be paid to Certificate holders pursuant to the terms of such Certificates.

"Prepayment Account" shall mean any Prepayment Account established pursuant to Section 401 hereof and in any Supplemental Trust Agreement.

"Prepayment Date" shall mean the date on which optional prepayment or extraordinary prepayment or mandatory sinking fund prepayment of Basic Lease Payments represented by a Series of Certificates Outstanding shall be made pursuant to Section 312 hereof or pursuant to any Supplemental Trust Agreement.

"Prepayment Price" shall mean, with respect to any Certificate, the principal amount thereof (together with the premium, if any, applicable upon an optional prepayment) payable upon prepayment thereof pursuant to such Certificate and this Trust Agreement or any Supplemental Trust Agreement, together with accrued interest represented by such Certificate to the Prepayment Date.

"Project" shall mean the lease-purchase financing and construction or refinancing of the Facilities set forth on a particular Schedule and if all or a portion of such Facilities shall be comprised of real property, the ground leasing of the related Facility Site by the School Board to the Corporation and the sub-leasing of such Facility Site back to the School Board.

"Project Fund" shall mean the trust fund designated as the "Project Fund" created and established in Section 401 hereof.

"Purchase Option Price" shall mean, with respect to any Facility financed under a Lease, as of each Lease Payment Date, the Basic Lease Payment then due plus the amount so designated and set forth on the Schedule for such Facility as the remaining principal portion of the Purchase Option Price minus any credits pursuant to the provisions of Section 3.2 of the Master Lease, plus, an amount equal to the interest to accrue with respect to the Certificates to be prepaid as a result of the release of such Facility from the Lease, from such Lease Payment Date to the next available date for prepaying such Certificates, unless such prepayment shall occur on such Lease Payment Date, plus an amount equal to a pro-rata portion of any Additional Lease Payments and Supplemental Payments then due and owing under the Lease relating to such Facility, including any prepayment premiums payable on the Certificates prepaid.

- 11 -

"School Board" shall mean the School Board of Palm Beach County, Florida, a body corporate and the governing body of the District.

"Series" or "Series of Certificates" shall mean the aggregate amount of each series of Certificates evidencing an undivided proportionate interest in the proceeds of a particular Lease and the Basic Lease Payments thereunder, issued pursuant to this Trust Agreement or a Supplemental Trust Agreement.

"Special Tax Counsel" shall mean Greenberg, Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A., Miami, Florida, Cunningham & Self, West Palm Beach, Florida and Michael B. Brown, P.A., West Palm Beach, Florida, or any other attorney at law or firm of attorneys, of nationally recognized standing in matters pertaining to the exclusion from gross income for federal income tax purposes of the interest on obligations issued by states and political subdivisions, and duly admitted to practice law before the highest court of any state of the United States of America.

"State" shall mean the State of Florida.

"Superintendent" shall mean the Superintendent of Schools of the District.

"Supplemental Payments" shall mean all amounts due under a Lease other than Basic Lease Payments and Additional Lease Payments.

"Supplemental Trust Agreement" shall mean any agreement supplemental or amendatory of this Trust Agreement.

"Trust Agreement" shall mean this Master Trust Agreement dated as of November 1, 1994, entered into by and between the Corporation and the Trustee, and any Supplemental Trust Agreement.

"Trust Estate" shall mean all estate, right, title and interest of the Trustee in and to (a) the Basic Lease Payments, the Master Lease, the Leases and each Assignment Agreement, and (b) (i) all amounts from time to time deposited in the funds and accounts created pursuant to this Trust Agreement and any Supplemental Trust Agreement in accordance with the provisions of the Master Lease, the Lease and this Trust Agreement, including investment earnings thereon; and (ii) any and all monies received by the Trustee pursuant to the provisions hereof and not required to be remitted to the School Board pursuant to the Master Lease or this Trust Agreement.

"Trustee" shall mean NationsBank of Florida, N.A., Fort Lauderdale, Florida, and its successors or assigns which may at any time be substituted in its place pursuant to the provisions hereof.

102. Rules of Construction. Unless the context shall otherwise indicate, words importing the singular number shall include

- 13 -



the plural number and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies as well as natural persons.

The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms, as used in this Trust Agreement, refer to this Trust Agreement.

103. Exhibits. The following Exhibits are attached hereto and by this reference made a part of this Trust Agreement:

Exhibit A.	FORM OF CERTIFICATE
Exhibit B.	FORM OF REQUISITION
Exhibit C.	FORM OF REQUISITION (COSTS OF ISSUANCE)

## ARTICLE II

### ASSIGNMENT; DECLARATION OF TRUST; REPRESENTATIONS

201. Assignment Agreements. The Corporation shall assign and transfer to the Trustee its rights under each Ground Lease and each Lease pursuant to and to the extent described in the corresponding Assignment Agreement, and in consideration of such assignment and the execution of this Trust Agreement, the Trustee shall execute and deliver each Series of Certificates, evidencing an undivided proportionate interest of the Certificate holders in Basic Lease Payments under the corresponding Lease.

202. Declaration of Trust by Trustee. The Trustee hereby declares that it holds and will hold the Trust Estate conferred on it by the Corporation hereunder upon the trusts and apply the amounts as hereinafter set forth for the use and benefit of the Certificate holders, as more particularly set forth in Section 305 hereof.

203. Representations. In the Master Lease, the School Board has agreed to acquire, construct and install the Facilities as agent for the Corporation pursuant to specifications prepared by the School Board and that the School Board will be responsible for the letting of contracts for the acquisition, construction and installation of the Facilities and supervising the acquisition, construction and installation of the Facilities.

204. Description and Estimated Costs of the Facilities. The description of the Facilities to be acquired, constructed and installed and leased by the School Board from the Corporation pursuant to the Master Lease and each Schedule and the estimated Costs of such Facilities shall be set forth in the related Schedule to the Master Lease.

205. Conditions Precedent Satisfied. Each party hereto, represents with respect to itself that all acts, conditions and things required by law to exist, happen and be performed precedent to and in connection with the execution and delivery of this Trust Agreement have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto each represents as to itself that it is now duly empowered to execute and deliver this Trust Agreement.

- 14 -

- 15 -

## ARTICLE III

### CERTIFICATES; TERMS AND PROVISIONS

#### 301. Authorization of Certificates.

(a) The number of Series of Certificates which may be created under this Trust Agreement is not limited. The aggregate principal amount of Certificates of each Series which may be issued, authenticated and delivered under this Trust Agreement is not limited except as set forth in the Supplemental Trust Agreement, creating such Series.

(b) The Certificates issuable under this Trust Agreement shall be issued in such Series as may from time to time be created in connection with one or more Leases. Each Series shall be designated "Certificates of Participation, Series \_\_\_\_\_, Evidencing an Undivided Proportionate Interest of the Registered Owners thereof in Basic Lease Payments to be Made by the School Board of Palm Beach County, Florida, as Lessee, Pursuant to a Master Lease Purchase Agreement with Palm Beach School Board Leasing Corp., as Lessor". The Certificates may, if and when authorized by this Trust Agreement, be designated with such further appropriate particular designations added to or incorporated in such title for the Certificates of any particular Series as the Board may determine and as may be necessary to distinguish such Certificates from the Certificates of any other Series.

302. Execution and Delivery of Certificates. Each Series of Certificates shall be authorized by the Corporation at the request of the School Board and executed and delivered by the Trustee for the purpose of (a) financing the cost of acquisition, construction and equipping of any Facilities, (b) financing the cost of completing the acquisition, construction, installation and equipping of any Facilities, (c) financing the cost of increasing, improving, modifying, expanding or replacing any Facilities, (d) paying or providing for the payment of the principal portion and interest portion of the Basic Lease Payments with respect to, or the Purchase Option Price of, all or a portion of the Facilities financed from the proceeds of any Series of Certificates theretofore executed and delivered, (e) funding a Reserve Account in an amount equal to the Reserve Account Requirement applicable thereto, (f) capitalizing the interest portion of Basic Lease Payments during construction and (g) paying the Costs of Issuance applicable thereto.

Each Series of Certificates shall be substantially in the form set forth in Exhibit A hereto, with such appropriate variations, omissions and insertions as necessary to conform to the provisions of this Trust Agreement, including any use of a book-entry-only system as described in Section 317 hereof. All Certificates may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rule and regulations of any governmental authority or of any securities

exchange on which the Certificates may be listed or any usage or requirement of law with respect thereto.

303. Terms of Series of Certificates. Certificates may be executed and delivered at any time and from time to time in one or more Series, upon such terms and conditions as may then be permitted by law and as shall be determined by the Corporation and provided in the respective Supplemental Trust Agreement under which such Series of Certificates are authorized. Certificates of any Series:

(a) shall be dated, shall represent interest at a rate not in excess of the maximum rate then permitted by applicable law (calculated on the basis of a 360 day year consisting of twelve 30 day months), and shall be payable and mature in such amounts and at such time or times, as may be provided in the Supplemental Trust Agreement creating such Series of Certificates;

(b) shall be payable, as to the principal portion, Prepayment Price, if any, and interest portion of such Series of Certificates, at such place or places in lawful money of the United States of America and may have such registration privileges and such exchange privileges as may be provided in the Supplemental Trust Agreement creating such Series of Certificates and allowable under then existing law;

(c) shall have such particular designations added to their title, and shall be in such form and denominations, as provided in the Supplemental Trust Agreement creating such Series of Certificates;

(d) shall be limited as to the maximum principal amount thereof which may be delivered by the Trustee or which may be at any time Outstanding, as provided in the Supplemental Trust Agreement creating such Series of Certificates;

(e) may contain provisions for the prepayment thereof at such Prepayment Price or Prices, at such time or times, upon such notice, in such manner, and upon such other terms and conditions, not inconsistent with the provisions hereof and the terms of the Master Lease, as may be provided in the Supplemental Trust Agreement creating such Series of Certificates;

(f) may have provisions requiring mandatory payments for the purchase and sinking fund prepayment of such Series of Certificates, in such amounts, at such time or times, upon such notice, in such manner, and upon such other terms and conditions, not inconsistent with the provisions hereof and the terms of the Master Lease as shall be set forth in such Supplemental Trust Agreement;

(g) may contain such other provisions and such other special terms and conditions, not contrary to the provisions hereof, as may be provided in such Supplemental Trust Agreement;

- 16 -

- 17 -

(h) shall be payable from and secured by the Trust Estate, but solely to the extent provided in and subject to the limitations of Section 305 hereof.

**304. Conditions Precedent to Delivery of a Series of Certificates.** The Trustee shall execute and deliver one or more Series of Certificates for the purposes set forth in Section 302 hereof to the purchaser or purchasers thereof as requested and authorized by the Corporation in accordance with the provisions of this Section 304.

Prior to the delivery by the Trustee of any Series of Certificates there shall have been received by the Trustee:

(a) A Supplemental Trust Agreement providing for the terms and conditions upon which they shall be executed and delivered by the Trustee;

(b) An executed counterpart of a corresponding Schedule to the Master Lease (or amended Schedule in the case of Certificates issued for the purposes as described in Section 302(b) and (d) above) effective on or before the date of execution and delivery of such Series of Certificates, providing for (i) Lease Payments payable under such Schedule at least equal to the principal portion of, Prepayment Price, if any, and interest portion represented by such Series of Certificates, and (ii) the disposition of the proceeds of the sale of such Series of Certificates, including the acquisition, construction, equipping or improvement of the Facilities to be financed from the proceeds of, such Series of Certificates or the payment or refunding of the Series of Certificates to be paid or refunded;

(c) An executed counterpart of an Assignment Agreement, effective on or before the date of execution and delivery of such Series of Certificates, assigning and transferring to the Trustee substantially all of the rights of the Corporation under the Lease relating to such Series of Certificates, except for the provisions with respect to release and indemnity of the Corporation and the right of the Corporation to hold title to various Facilities and to receive notices under the Master Lease;

(d) One or more opinions of Special Tax Counsel to the effect that (i) the Certificates evidence undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the corresponding Lease and (ii) the interest portion of the Basic Lease Payments represented by the Series of Certificates being issued is excludable from gross income for federal income tax purposes, and, in the case of refunding Certificates, that the exclusion from gross income for federal income tax purposes of the interest portion of the Basic Lease Payments represented by the Certificates being refunded will not be adversely affected by the issuance of the refunding Certificates being issued;

- 18 -

except that to the extent that Basic Lease Payments available for payment to all Certificate holders are less than all amounts owed with respect to all Series of Certificates on any Payment Date, such amounts available shall be applied on a pro-rata basis to Certificate holders of all Series in accordance with the ratio that the principal balance due on each Series of Certificates Outstanding on such Payment Date bears to the total principal balance due on all Certificates Outstanding under this Trust Agreement on such Payment Date.

(b) Except as otherwise expressly provided in the immediately preceding paragraph and elsewhere herein, all amounts payable by the Trustee with respect to a Series of Certificates or to any Credit Facility Issuer who shall have issued a Credit Facility, if any, securing such Series pursuant to this Trust Agreement shall be paid only from the portion of the Trust Estate derived from Basic Lease Payments made pursuant to the Schedule corresponding to such Series and only to the extent that the Trustee shall have actually received sufficient income or proceeds from such portion of the Trust Estate to make such payments. Each Certificate holder agrees, and each such Credit Facility Issuer, by its execution and delivery of the Credit Facility shall be deemed to have agreed, except as otherwise expressly provided herein, to look solely to the income of and the proceeds from such portion of the Trust Estate to the extent available for distribution to such holder and each such Credit Facility Issuer as herein provided and that the Trustee is not personally liable to any Certificate holder or any such Credit Facility Issuer for any amounts payable under this Trust Agreement or subject to any liability under this Trust Agreement except liability under this Trust Agreement as a result of negligence or willful misconduct by the Trustee.

(c) So long as the Master Lease or related Ground Leases shall be in effect, all amounts of Lease Payments, insurance proceeds, indemnity payments and other payments of any kind constituting a part of the Trust Estate payable under this Trust Agreement or the Lease corresponding to such Series to the Trustee shall be paid directly to the Trustee for distribution, in accordance with Articles III, V, VI and VII of this Trust Agreement, to or for the Certificate holders or the related Credit Facility Issuer, as the case may be.

#### 306. Execution.

The Certificates shall be executed in the name of, and by, the Trustee, solely as trustee under the Trust Agreement and not in its individual capacity, by the manual signature of any authorized signatory of the Trustee.

#### 307. Negotiability, Transfer and Registration.

(a) The Trustee shall maintain, at its designated corporate trust office, a register of the names and addresses of all Certificate holders as of any particular time, and the Trustee

(e) A written order to the Trustee by an Authorized Corporation Representative to execute and deliver the Series of Certificates to the purchaser or purchasers therein identified upon payment to the Trustee of a specified sum;

(f) Certified copies of resolutions of the Corporation and the School Board authorizing the issuance of such Series of Certificates;

(g) Evidence of approval of the related Lease by the State Department of Education, or an opinion of Special Tax Counsel to the effect that such approval is not required;

(h) Such other documents and opinions as may be provided for in the Supplemental Trust Agreement referred to in subparagraph (a) hereof, including one or more Ground Leases (or amended Ground Leases in the case of Certificates issued for the purposes described in Section 302(b) above), or as may be required under Section 6.1 of the Master Lease;

(i) One or more Opinions of Counsel in form and substance satisfactory to each Credit Facility Issuer to the effect that the issuance of such Series of Certificates for the purposes set forth in Section 302 is authorized by law, and the execution and delivery thereof and of the other documents described in this Section have been duly authorized by the School Board and the Corporation, all conditions precedent to the delivery thereof have been fulfilled and to the further effect that the execution of the Supplemental Trust Agreement is authorized or permitted hereunder; and

(j) A certificate signed by an Authorized Corporation Representative to the effect that the Master Lease is in effect and to its knowledge there are no defaults at the time of issuance under any Lease, Ground Lease or this Trust Agreement.

The proceeds of such Series of Certificates shall be held and disbursed as provided in the Supplemental Trust Agreement providing for such Series of Certificates. The Trustee shall execute and deliver such Series of Certificates to the purchaser or purchasers thereof as directed and authorized in writing by an Authorized Corporation Representative.

#### 305. Payments from Trust Estate Only; Distribution of Trust Estate.

(a) Unless otherwise set forth in a Supplemental Trust Agreement, each Certificate within a Series of Certificates executed and delivered pursuant to this Section shall rank *pari passu* and be equally and ratably secured under this Trust Agreement with each other Certificate of such Series, but not with any Certificates of any other Series issued pursuant to this Trust Agreement and Outstanding, without preference, priority or distinction of any such Certificate over any other such Certificate,

shall, upon request of the School Board, furnish such information to the School Board.

(b) Each Certificate shall be transferable only upon the register maintained by the Trustee, by the Certificate holder in person or by his/her attorney duly authorized in writing, upon surrender thereof together with a written instrument of transfer satisfactory to the Trustee duly executed by the Certificate holder or his/her attorney duly authorized in writing. Upon the registration of transfer of any such Certificate, the Trustee shall deliver in the name of the transferee a new Certificate or Certificates of the same series, aggregate principal amount and maturity as the surrendered Certificate.

(c) The person in whose name any Certificate shall be registered upon the books of the Trustee shall be treated as the absolute owner of such Certificate, whether such Certificate shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal portion or Prepayment Price, if applicable, and interest portion represented by such Certificate and for all other purposes, and all such payments so made to any such Certificate holder or upon his/her order shall be valid and effectual to satisfy and discharge the liability upon such Certificate to the extent of the sum or sums so paid, and the Trustee, the Corporation and the School Board shall not be affected by any notice to the contrary.

(d) Certificates, upon surrender thereof at the designated corporate trust office of the Trustee, together with an assignment duly executed by the Certificate holder or his attorney or legal representative in such form as shall be satisfactory to the Trustee, may, at the option of the Certificate holder thereof and upon payment by such Certificate holder of any charges which the Trustee may make as provided in Section 308 hereof, be exchanged for an equal aggregate principal amount of Certificates of the same maturity and series, of any denomination or denominations authorized by this Trust Agreement, representing interest at the same rate, and in the same form as the Certificates surrendered for exchange.

(e) Upon the occurrence and continuance of an Event of Default which requires a Credit Facility Issuer to make payments under a Credit Facility, the Credit Facility Issuer and its designated agent shall be provided with access to inspect and copy the register of the Series of Certificate holders insured by its Credit Facility.

**308. Regulations With Respect to Exchanges and Transfers.** In all cases in which the privilege of exchanging Certificates or registering the transfer of Certificates is exercised, the Trustee shall execute and deliver Certificates in accordance with the provisions of this Trust Agreement. All Certificates surrendered in any such exchanges or registrations of transfer shall forthwith be cancelled by the Trustee. For every such exchange or registration

- 20 -

- 21 -



of transfer of Certificates, whether temporary or definitive, the Trustee may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or registration of transfer. The Trustee shall not be required (a) to register the transfer of or exchange Certificates for a period of fifteen (15) days preceding any Payment Date until such Payment Date, or for a period of fifteen (15) days preceding any selection of Certificates to be prepaid until after the mailing of any notice of prepayment; or (b) to register the transfer of or exchange any Certificates called for prepayment.

309. **Certificates, Mutilated, Destroyed, Stolen or Lost.** In case any Certificates shall become mutilated or be destroyed, stolen or lost, the Trustee shall execute and deliver a new Certificate of the same series and of like maturity and principal amount as the Certificate so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Certificate, or in lieu of and substitution for the Certificate destroyed, stolen or lost, upon surrender of such mutilated Certificate or filing with the Trustee of evidence satisfactory to the Trustee that such Certificate has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Trustee with indemnity satisfactory to the Trustee and complying with such other reasonable regulations as the Trustee may prescribe and paying such expenses as the Trustee may incur. All Certificates so surrendered to the Trustee shall be cancelled by it. Any such new Certificates executed and delivered pursuant to this Section in substitution for Certificates alleged to be destroyed, stolen or lost shall be equally secured by and entitled to equal and proportionate benefits, with all other Certificates delivered under the Trust Agreement and Outstanding.

310. **Temporary Certificates.** Until the definitive Certificates are prepared, the Trustee may execute and deliver, in the same manner as is provided in Section 306, in lieu of definitive Certificates, one or more temporary Certificates of the same series and substantially of the tenor of the definitive Certificates in lieu of which such temporary Certificate or Certificates are issued, in denominations of \$5,000 or any multiples thereof, and with such omissions, insertions and variations as may be appropriate for temporary Certificates. The Trustee, at the expense and direction of the School Board, shall prepare and execute and, upon the surrender of such temporary Certificates, and the cancellation of such surrendered temporary Certificates, the Trustee shall without charge to the Holder thereof, in exchange therefor, deliver definitive Certificates of the same series, of the same aggregate principal amount and maturity as the temporary Certificates surrendered. Until so exchanged, the temporary Certificates shall in all respects be entitled to the same benefits and security as definitive Certificates of the same series executed and delivered pursuant to the Trust Agreement.

- 22 -

notice, postage prepaid, not less than 30 days before the Prepayment Date in the case of optional prepayment, extraordinary prepayment resulting from damage, destruction or condemnation of Facilities or mandatory sinking fund prepayment, and not less than 5 days nor more than 30 days before the Prepayment Date in the case of extraordinary prepayment resulting from termination of all Leases as a result of nonappropriation or default by the School Board, to the Holders of any Certificates or portions of Certificates which are to be prepaid, at their last addresses appearing upon the registry books, but any defect in the notice to a particular Certificate holder shall not affect the validity of the proceedings for the prepayment of other Certificates. Notwithstanding anything in this Section 314 to the contrary, the Trustee shall not give notice that the Certificates are subject to optional prepayment pursuant to a Supplemental Trust Agreement unless and until the School Board shall have deposited with the Trustee to the credit of the related Prepayment Account an amount sufficient to pay in full the principal of the Certificates subject to prepayment, plus accrued interest and premium, if any, on such Certificates to the date established for such prepayment. Notice of such prepayment shall be provided to any depository not less than two days prior to mailing of such notice, to the extent available.

315. **Payment of Prepaid Certificates.** Notice having been given in the manner provided in Section 314, the Prepayment Price of the Certificates or portions thereof called for prepayment shall become due and payable on the Prepayment Date so designated at the Prepayment Price, plus the interest portion accrued and unpaid to the Prepayment Date, and, upon presentation and surrender thereof at the office specified in such notice such Prepayment Price of the Certificates, or portions thereof shall be paid. If there shall be selected for prepayment less than all of the Certificates or portions thereof shall execute and deliver, upon the surrender of such Certificates, without charge to the owner thereof, for the aggregate balance of the principal amount of the Outstanding Certificates so surrendered, at the option of the owner thereof, Certificates of like maturity in any of the authorized denominations. If, on the Prepayment Date, moneys for the payment of the Prepayment Price of all the Certificates of a Series or portions thereof of any like maturity to be prepaid, shall be held by the Trustee so as to be available therefor on the Prepayment Date and if notice of prepayment shall have been given as aforesaid, then, from and after the Prepayment Date the interest portion of the Certificates or portions thereof of such maturity so called for prepayment shall cease to accrue and become payable. If said moneys shall not be so available on the Prepayment Date, the principal portion represented by such Certificates or portions thereof shall continue to bear interest until paid at the same rate as would have accrued had it not been called for prepayment.

316. **Cancellation of Certificates.** All Certificates paid or prepaid, either at or before maturity, shall be delivered to the Trustee when such payment or prepayment is made, and such Certificates shall thereupon be promptly cancelled and destroyed.

- 24 -

311. **Privilege of Prepayment and Prepayment Price.** Certificates subject to prepayment prior to maturity pursuant to this Trust Agreement may be prepaid, upon notice given as provided in this Article III, at such times, at such Prepayment Prices and upon such terms as specified in this Article III or in the Supplemental Trust Agreement authorizing the issuance of such Certificate.

312. **Prepayment.** Whenever by the terms of this Trust Agreement the Certificates are required to be prepaid, the Trustee shall select the Certificates to be prepaid in accordance with the provisions of Section 313 hereof. The Trustee shall select a Prepayment Date, and immediately give the notice of prepayment and pay the Prepayment Price thereof, plus interest accrued and unpaid to the Prepayment Date, in accordance with the terms of this Article III.

313. **Selection of Certificates to be Prepaid.** If less than all of the Certificates of a Series shall be called for prepayment, the particular Certificates or portions of Certificates to be prepaid shall be in multiples of \$5,000 and, except as otherwise provided in a Supplemental Trust Agreement, such Certificates or portions of Certificates shall be prepaid in such order of maturity as shall be designated by the School Board. If less than all of the Certificates of like maturity shall be called for prepayment, the particular Certificates or portions thereof to be prepaid shall be selected by lot by the Trustee in such manner as the Trustee shall deem fair and appropriate. The portion of any Certificate of a denomination of more than \$5,000 to be prepaid shall be in the principal amount of \$5,000 or an integral multiple thereof, and, in selecting portions of such Certificates for prepayment, the Trustee shall treat each such Certificate as representing that number of Certificates of \$5,000 denomination which is obtained by dividing the principal amount of such Certificate to be prepaid in part by \$5,000.

314. **Notice of Prepayment.** When prepayment of Certificates is required pursuant to Section 312 hereof, the Trustee shall give notice of the prepayment of such Certificates, which notice shall specify the maturities of the Certificates to be prepaid, the CUSIP numbers (which shall be for informational purposes only and shall not affect the validity of such notice), the prepayment date and the place or places where amounts due upon such prepayment will be payable and, if less than all of the Certificates of a Series are to be prepaid, the letters and numbers or other distinguishing marks of such Certificates to be prepaid, and, in the case of Certificates to be prepaid in part only, such notice shall also specify the respective portions of the principal amounts thereof to be prepaid. Such notice shall further state that on such date there shall become due and payable with respect to each Certificate to be prepaid the Prepayment Price thereof, or the Prepayment Price of the specified portions of the principal thereof to be prepaid in part only, together with interest accrued to the Prepayment Date, and that from and after such date interest thereon shall cease to accrue and be payable. The Trustee shall mail a copy of such

- 23 -

Upon the cancellation and deletion of any Certificates by the Trustee, the Trustee shall execute a certificate of cancellation in duplicate by the signature of one of its authorized officers describing the Certificates so cancelled, and executed certificates shall be filed with the School Board and the Corporation and the other executed certificate shall be retained by the Trustee.

317. **Qualification for The Depository Trust Company.** The Trustee is hereby authorized to take such actions as may be necessary from time to time to qualify any Series of Certificates for deposit with The Depository Trust Company of New York, including but not limited to wire transfers of interest and principal payments with respect to such Series of Certificates, utilization of electronic book-entry data received from The Depository Trust Company of New York in place of actual delivery of Certificates and provision of notices with respect to Certificates registered by The Depository Trust Company of New York (or any of its designees identified to the Trustee) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with The Depository Trust Company of New York may adversely affect the interest of any of the beneficial owners of the Certificates, provided, however, that the Trustee shall not be liable with respect to any such arrangements it may make pursuant to this Section. Without limiting the foregoing, the Trustee may deliver a Series of Certificates to a bank or trust company serving as custodian (which may be the Trustee serving in the capacity of custodian) to provide for a book-entry or similar method for the registration and registration of transfers of such Series of Certificates; provided that the holders of such Series of Certificates always may receive upon request certificates evidencing their ownership of Certificates.

- 25 -

#### ARTICLE IV

##### ESTABLISHMENT AND ADMINISTRATION OF FUNDS AND ACCOUNTS; PREPAYMENT OF CERTIFICATES

401. **Establishment of Project Fund.** There is hereby established with the Trustee a special trust fund to be designated as the "Project Fund". The Trustee shall keep the Project Fund separate and apart from all other funds and moneys held by it. Within the Project Fund, the Trustee shall establish pursuant to each Supplemental Trust Agreement, as necessary, the following accounts and subaccounts for each Series of Certificates: (a) an Acquisition Account and a Cost of Issuance Subaccount therein, more particularly described in Section 402 hereof; (b) a Capitalized Interest Account more particularly described in Section 403 hereof; (c) a Lease Payment Account, more particularly described in Section 404 hereof; (d) a Reserve Account, more particularly described in Section 405 hereof; and (e) a Prepayment Account, more particularly described in Section 406 hereof. The Trustee shall establish separate Acquisition Accounts, Cost of Issuance Subaccounts, Capitalized Interest Accounts, Lease Payment Accounts, Reserve Accounts and Prepayment Accounts for each Project in the Supplemental Trust Agreement authorizing the issuance of the Series of Certificates corresponding to each such Project. The Trustee may create additional Accounts and Subaccounts in any Supplemental Trust Agreement, at the request of the School Board. Each such account and subaccount shall be designated by the Trustee with the Series of the Certificates to which they relate.

On the date of delivery of each Series of Certificates the Trustee shall deposit the proceeds thereof as provided in the Schedule or Schedules and the Supplemental Trust Agreement authorizing such Series of Certificates.

##### 402. Acquisition Account.

(a) There shall be paid into each Acquisition Account the amounts required to be so paid by the provisions hereof or by the provisions of the Supplemental Trust Agreement authorizing the issuance of the Series of Certificates to which such Acquisition Account relates.

(b) Pursuant to an election by the School Board under Section 5.4(a) of the Master Lease, Net Proceeds with respect to any Facilities, may be deposited into the Acquisition Account established under the Supplemental Trust Agreement authorizing the issuance of the Series of Certificates to which such Acquisition Account relates.

(c) The Cost (other than the Costs of Issuance) of the Facilities comprising each Project shall be paid from the amounts on deposit in the related Acquisition Account. Actual amounts paid

- 26 -

able to the School Board confirming the feasibility of the proposed construction; and

(vii) Certification by the School Board that adequate water, sanitary sewer and storm sewer utilities, electric power, telephone and other utilities are available to the land, or the cost of making them available is included in the School Board's acquisition and construction budget.

Before payment is made pursuant to a requisition for real estate improvements, regardless of whether the underlying land was previously owned by the School Board or is being acquired with Certificate proceeds, there shall be provided to the Trustee items (i) through (vii) above with respect to the land underlying such real estate improvements, and in the case of underlying land previously owned by the School Board, there shall be provided to the Trustee a related Ground Lease or amendment to the related Ground Lease adding such parcel of land thereto.

(d) Costs of Issuance of Certificates shall be paid from the related Cost of Issuance Subaccount in the related Acquisition Account upon receipt by the Trustee of a requisition substantially in the form of Exhibit C hereto, signed by an Authorized School Board Representative stating with respect to each payment to be made: (1) the requisition number, (2) the name and address of the person, firm, corporation or agency to whom payment is due, (3) the amount to be paid and (4) that such payment obligation has been properly incurred, is a Cost of Issuance for the related Project and has not been the basis of a previous withdrawal.

(e) The completion of the acquisition, construction and installation of the Facilities comprising each Project financed under a particular Lease shall be evidenced by a Certificate of Acceptance of the School Board and the Corporation in the form attached as Exhibit B to the Master Lease, which Certificate of Acceptance shall be filed with the Trustee upon completion of acquisition of such Facilities. Upon the filing of such certificate any amounts remaining in the related Acquisition Account shall be either: (a) transferred to the related Lease Payment Account and applied as a credit to Basic Lease Payments due under the particular Schedule with respect to which such surplus is applicable, in accordance with Section 3.2(b) of the Master Lease or (b) if there shall remain in the related Acquisition Account an amount greater than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under such Lease, transferred to the related Prepayment Account and utilized to prepay the related Series of Certificates at a price of par plus interest accrued to the date of prepayment, in the manner provided in the related Supplemental Trust Agreement and Section 7.2(B) of the Master Lease.

- 28 -

for particular Facilities may be more or less than the estimated amounts set forth initially in a Schedule, so long as the certifications provided below can be made. The Trustee shall make such payments upon receipt of a requisition substantially in the form of Exhibit B hereto, signed by an Authorized School Board Representative certifying with respect to each payment to be made: (1) the requisition number, (2) the name and address of the person, firm, corporation or agency to whom payment is due or has been made, (3) the amount to be paid, (4) that each obligation, item of cost or expense mentioned therein has been properly incurred, is an item of Cost of the Facilities comprising the related Project and has not been the basis of any previous withdrawal, and (5) that the payment of the Cost of the Facilities comprising such Project will not cause the balance remaining in such Acquisition Account after such payment to be less than the amount necessary to pay the remaining estimated Costs to be paid from such account or that sufficient other moneys are available therefor. Payments may be made from such Acquisition Account in order to reimburse the School Board for payments previously made to pay the Costs of the Facilities comprising such Project.

Payments shall be made by the Trustee for Costs of land in accordance with the following:

- (i) Receipt by the Trustee and the related Credit Facility Issuer of a title insurance policy, if required by such related Credit Facility Issuer pursuant to Section 6.1 of the Master Lease (the Trustee shall be notified in writing of such requirement);
- (ii) Receipt by the Trustee and the related Credit Facility Issuer of an Opinion of Counsel described in Section 6.1 of the Master Lease;
- (iii) An executed Schedule or Amendment to the related Schedule describing the land and the cost thereof;
- (iv) A "Phase I" environmental audit prepared by an independent engineer or other qualified consultant acceptable to the applicable Credit Facility Issuer and the School Board;
- (v) A copy of a recent survey plat of the land in questions prepared, sealed and certified to the School Board and the Trustee by a licensed Florida surveyor, in form satisfactory to the School Board;
- (vi) A report on soil conditions and an engineer's certification in form and substance accept-

- 27 -

(f) In the event that a Lease Term terminates under Section 4.1 of the Master Lease prior to the completion of the acquisition, construction and installation of the Facilities comprising the related Project as evidenced by the delivery of a Certificate of Acceptance, the Trustee shall transfer all amounts remaining in the related Acquisition Account to the related Lease Payment Account and apply such amounts pursuant to Section 504 hereof.

403. **Capitalized Interest Accounts.** Funds in each Capitalized Interest Account relating to a Series of Certificates shall be transferred to the related Lease Payment Account in an amount necessary to pay the interest portion of Lease Payments coming due during construction represented by such Series of Certificates. Such transfer shall be made on the Business Day before each Payment Date for such Series, until the amounts in such Capitalized Interest Account are exhausted.

##### 404. Lease Payment Accounts.

(a) In addition to the moneys required to be deposited in a Lease Payment Account pursuant to Sections 401, 402 and 408 hereof and except as provided in Section 406(b) hereof, all Basic Lease Payments for the Facilities financed under a Lease shall be deposited by the Trustee in the related Lease Payment Account immediately upon their receipt. The Trustee shall pay out of such Lease Payment Account, (i) on each Payment Date, the amount required for the interest portion of the Basic Lease Payment for such Facilities payable on such date to the related Certificate holders, (ii) on each Payment Date for principal the amount required for the principal portion of the Basic Lease Payments for such Facilities payable on such date to the related Certificate holders, and (iii) in the event of the termination of the related Lease Term pursuant to Section 4.1(d) of the Master Lease for deposit in the related Prepayment Account to be applied to the prepayment of the related Certificates pursuant to Section 315 hereof amounts on deposit in the related Lease Payment Account sufficient to pay the Prepayment Price of the related Certificates.

(b) Pursuant to an election by the School Board under Section 5.4(b) of the Master Lease, Net Proceeds with respect to any Facilities of less than ten percent (10%) of the remaining principal portion of the Basic Lease Payments relating to such Facilities shall be deposited in the related Lease Payment Account to be credited against Basic Lease Payments next coming due under the related Schedule in accordance with Section 3.2(c) of the Master Lease.

##### 405. Reserve Accounts.

Pursuant to the Supplemental Trust Agreement authorizing the issuance of any Series of Certificates, there may be established

- 29 -

and maintained a separate Reserve Account to secure the payment of the principal and/or interest portion of the Basic Lease Payments related to such Series of Certificates. Each such Reserve Account shall secure only the Series of Certificates for which it has been established.

(a) The Reserve Account shall be maintained by the Trustee at the Reserve Account Requirement until the Basic Lease Payments related to a Series of Certificates for which it was established are paid in full pursuant to the terms of the Master Lease and the related Schedule, or the School Board has prepaid all such Basic Lease Payments in accordance with Section 7.2 or Section 7.3 of the Master Lease, or the Trust Agreement is terminated. The Trustee shall apply moneys in a Reserve Account as provided in this Section 405 or as provided in a Supplemental Trust Agreement.

(b) If on any Lease Payment Date (after taking into account Basic Lease Payments made to the Trustee on such Lease Payment Date) immediately preceding a Payment Date the amount in any Lease Payment Account shall be less than the amount required to pay the interest portion and principal portion of the Basic Lease Payments then due in relation to a Series of Certificates for which it was established, the Trustee shall transfer from the Reserve Account established in relation to such Series of Certificates to such Lease Payment Account the amount necessary to make good the deficiency. Any amounts transferred from a Reserve Account pursuant to this subsection (b) shall, to the extent of such transfer, be deemed to satisfy the School Board's obligation to make such Basic Lease Payment. In the event of any such transfer, the Trustee shall, within five (5) days after making such transfer, provide written notice to the School Board of the amount and date of such transfer and the School Board shall, if the deficiency in any Lease Payment Account is not the result of a failure of the School Board to appropriate moneys as contemplated by Section 3.5 of the Master Lease, pay within thirty (30) days of receipt of notice of such transfer from the Trustee, as Supplemental Payments, an amount necessary to restore the balance in such Reserve Account to the appropriate Reserve Account Requirement applicable thereto. In the event of any deficiency in the value of the Reserve Account pursuant to Section 405 hereof, the Trustee shall, within five (5) days of such valuation, provide written notice to the School Board of such deficiency and the School Board shall pay within thirty (30) days of receipt of notice of such deficiency from the Trustee, as Supplemental Payments, an amount necessary to restore the balance in such Reserve Account to the appropriate Reserve Account Requirement applicable thereto.

(c) Whenever the amount in any Reserve Account, together with the amount in the related Lease Payment Account, is sufficient to pay in full the interest portion and principal portion of the Basic Lease Payments represented by all Outstanding Certificates of a Series in accordance with their terms, the funds

on deposit in such Reserve Account shall be transferred to the related Lease Payment Account. Any provision of the Trust Agreement to the contrary notwithstanding, so long as there shall be held in any Lease Payment Account an amount sufficient to pay in full the interest portion and principal portion of all Basic Lease Payments represented by all Outstanding Certificates of a Series in accordance with their terms, no deposits shall be required to be made into the Reserve Account established in relation to such Series.

(d) Any amounts on deposit in a Reserve Account in excess of the Reserve Account Requirement applicable thereto shall be transferred to the Lease Payment Account relating to the Series of Certificates secured by such Reserve Account.

(e) Any income or interest earned by, or increment to any Reserve Account due to the investment thereof paid into the applicable Lease Payment Account established for the particular Series of Certificates secured by such Reserve Account pursuant to Section 408(b) hereof shall be credited toward the interest portion of Basic Lease Payments represented by such Series next coming due, and the Trustee shall (to the extent reasonably ascertainable) notify the School Board thirty (30) days before each Lease Payment Date of the funds to be available for such transfer.

(f) Notwithstanding the foregoing, in lieu of the required deposits into the related Reserve Account, the Trustee is hereby authorized to accept and the Issuer may cause to be deposited into the Reserve Account pursuant to Section 3.1 of the Master Lease, a Reserve Account Letter of Credit/Insurance Policy either in lieu of any cash amount required to be deposited therein in connection with the issuance of any Series of Certificates or in substitution for the full amounts then on deposit therein or in an amount equal to the difference between the amount required to be deposited and the sum, if any, then on deposit in the Reserve Account, which Reserve Account Letter of Credit/Insurance Policy shall be payable (upon the giving of notice as required thereunder) on any Payment Date on which a deficiency exists which cannot be remedied by moneys in any other fund or account held pursuant to the Trust Agreement and available for such purpose. If any such Reserve Account Letter of Credit/Insurance Policy is substituted for moneys on deposit in the Reserve Account, or if on a valuation date there are excess moneys in the Reserve Account, the excess moneys in the Reserve Account shall be transferred to and deposited in the related Lease Payment Account. If a disbursement is made from a Reserve Account Letter of Credit/Insurance Policy, the School Board shall be obligated to either reinstate the maximum limits of such Reserve Account Letter of Credit/Insurance Policy immediately following such disbursement or to deposit into the Reserve Account, as provided in Section 3.1 of the Master Lease for restoration of withdrawals from the Reserve Account, funds in the

- 30 -

- 31 -

amount of the disbursement made under such Reserve Account Letter of Credit/Insurance Policy.

In the event that upon the occurrence of any deficiency in a Lease Payment Account, the Reserve Account is then funded with a Reserve Account Letter of Credit/Insurance Policy, the Trustee shall, on a Payment Date to which such deficiency relates, draw upon or cause to be paid under the Account Letter of Credit/Insurance Policy an amount sufficient to remedy such deficiency, in accordance with the terms and provisions of the Reserve Account Letter of Credit/Insurance Policy as applicable, and any corresponding reimbursement or other agreement governing the Reserve Account Letter of Credit/Insurance Policy; provided, however, that if at the time of such deficiency the Reserve Account is only partially funded with a Reserve Account Letter of Credit/Insurance Policy, prior to drawing on the Reserve Account Letter of Credit/Insurance Policy, as applicable, the Trustee shall first apply any cash and securities on deposit in the Reserve Account to remedy the deficiency in accordance with the Section 4.05(b) and, if after such application a deficiency still exists, the Trustee shall make up the balance of the deficiency by drawing on the Reserve Account Letter of Credit/Insurance Policy, as provided in this sentence. Amounts drawn on the Reserve Account Letter of Credit/Insurance Policy shall be applied as set forth in Section 4.05(b). Any amounts drawn under a Reserve Account Letter of Credit/Insurance Policy shall be reimbursed to the provider thereof in accordance with the terms and provisions of the reimbursement or other agreement governing such Reserve Account Letter of Credit/Insurance Policy.

#### 406. Prepayment Accounts.

(a) Except as may be otherwise provided in the Supplemental Trust Agreement authorizing the issuance of a Series of Certificates, the Trustee shall apply moneys in each Prepayment Account as provided in this Section 406. Amounts in a Prepayment Account shall be applied within 35 days after deposit therein, to the prepayment of Certificates of the related Series.

(b) The Trustee shall deposit in each Prepayment Account as received, all moneys, if any, paid to it for such purpose by the School Board pursuant to provisions of Section 7.2 of the Master Lease. In the event of the occurrence of an Event of Mandatory Prepayment pursuant to an election under Section 5.4(b) of the Master Lease, the Trustee shall deposit in the related Prepayment Account Net Proceeds for such purpose. Also, in the event of the occurrence of an Event of Mandatory Prepayment at the election of a Credit Facility Issuer as a result of termination of all Leases for the reasons referred to in Section 4.1(b) or 4.1(c) of the Master Lease, the Trustee shall deposit in the related Prepayment Account moneys paid by the School Board and the related Credit Facility Issuer for such purpose, and shall transfer to the

related Prepayment Account moneys on hand in the related Lease Payment Account and not needed to pay the principal portion and interest portion due or past due represented by the related Series of Certificates, sufficient to pay the Prepayment Price of such Series of Certificates pursuant to Section 404 hereof. All of said moneys shall be set aside in the corresponding Prepayment Account for the purpose of prepaying a principal amount of the related Series of Certificates corresponding to the principal portion of Basic Lease Payments prepaid or to the principal portion of the Purchase Option Price of all or a portion of the related Facilities, and shall be applied on or after the Prepayment Date to the payment of such principal amount of the related Series of Certificates, together with the accrued interest relating thereto, upon presentation and surrender of such Certificates.

#### 407. Deposits of Money.

(a) All moneys deposited under the provisions of this Trust Agreement with the Trustee shall be held in trust and applied only in accordance with the provisions of this Trust Agreement, and the Project Fund established by this Trust Agreement shall be a trust fund for the purposes thereof.

(b) All moneys held under this Trust Agreement by the Trustee shall be invested in accordance with Section 408 hereof, provided, however, that it shall not be necessary for the Trustee to give or obtain security for the deposit of any moneys held in trust and set aside by it for the payment of the principal portion or Prepayment Price of or interest portion of the Basic Lease Payments represented by any Certificates, or to give security for any moneys which shall be represented by Investment Securities purchased as an investment of such moneys.

(c) All moneys deposited with the Trustee shall be credited to the particular account to which such moneys belong.

#### 408. Investment of Certain Accounts.

(a) Moneys held in each Acquisition Account, Capitalized Interest Account, Lease Payment Account, Reserve Account and Prepayment Account shall be invested and reinvested by the Trustee, solely as directed by an Authorized School Board Representative, to the fullest extent practicable in Investment Securities which mature not later than such times as shall be necessary to provide moneys when needed for payments to be made from such Accounts, provided that moneys in each Acquisition Account shall not be invested in Investment Securities maturing more than three (3) years after the date of investment, and provided, further, that moneys in each Reserve Account shall be invested in Investment Securities with maturities not longer than five (5) years. The Trustee shall make all such investments of moneys held by it only as directed in accordance with instructions (which may be standing instructions)

- 32 -

- 33 -

confirmed in writing, received from an Authorized School Board Representative and the Trustee shall have no responsibility for determining whether Investment Securities are legal under State law for investment of the School Board's funds.

(b) Subject to the first sentence of Section 409, interest (net of that which represents a return of accrued interest paid in connection with the purchase of any investments and net of amounts deemed Excess Earnings) earned on any moneys or investments in an Acquisition Account shall be either (i) at the direction of an Authorized School Board Representative retained in such account until delivery of a Certificate of Acceptance, or (ii) automatically transferred to the related Lease Payment Account without need for any requisition or other direction and, together with interest earnings on investments in such Lease Payment Account, applied on the next occurring Lease Payment Date as a credit against the Basic Lease Payment then due on such date under the related Lease and deemed to be payment of the interest portion thereof. Interest earned on any moneys or investments in each Cost of Issuance Sub-account shall be deposited in the related Acquisition Account. Interest and other income received by the Trustee from investments of moneys on deposit in each Reserve Account (net of amounts deemed by the School Board to be Excess Earnings) and the related Capitalized Interest Account, if any, shall, prior to delivery of a Certificate of Acceptance, be deposited in the Acquisition Account, and after such date, be deposited in the related Lease Payment Account; provided, however, that all interest and other income received by the Trustee on investment of a Reserve Account shall be retained therein in the event that amounts on deposit in such Reserve Account are less than the Reserve Account Requirement applicable thereto. Interest earned on moneys and investments in a Prepayment Account shall be applied on the next ensuing Prepayment Date toward payment of amounts due to the related Certificate holders, in accordance with the provisions of Article III hereof. The School Board shall give written notice to the Trustee after each calculation period of amounts deemed by the School Board to be Excess Earnings and the Trustee may rely conclusively on such notice for purposes of determining the Excess Earnings amount hereunder.

(c) Nothing in this Trust Agreement shall prevent any Investment Securities acquired as investments of funds held under this Trust Agreement from being issued or held in book-entry form on the books of the Department of the Treasury of the United States of America.

409. **Valuation and Sale of Investments.** Obligations purchased as an investment of moneys in any Account created under the provisions of this Trust Agreement shall be deemed at all times to be a part of such Account and any profit realized from the liquidation of such investment shall be credited to, and any loss resulting from the liquidation of such investment shall be charged

- 34 -

## ARTICLE V

### COVENANTS, DEFAULT AND LIMITATIONS OF LIABILITY

501. **Trustee to Perform each Lease.** The Trustee covenants and agrees with the Certificate holders and each Credit Facility Issuer, if any, to perform or cause to be performed all obligations and duties imposed on it as assignee of the Corporation of each Lease, and to enforce each Lease against the School Board.

502. **Notice of Nonpayment.** In the event of delinquency in the payment when due of Basic Lease Payments by the School Board pursuant to a Lease, the Trustee shall give notice to the School Board on the Business Day following the day payment was due, that such Basic Lease Payments have not been received. In the event of a delinquency in the payment when due of Additional Lease Payments or Supplemental Payments by the School Board pursuant to a Lease, the Trustee shall give notice to the School Board on the Business Day following the day payment was due (if payment was due to the Trustee) or on the Business Day following the date of receipt of notice of nonpayment from the party to whom such Additional Lease Payment or Supplemental Payment was due (if payment was due to a payee other than the Trustee).

503. **Events of Default.** Each of the following events is hereby declared to be an event of default hereunder:

(a) Payment of any installment of interest represented by any Certificate shall not be made when the same shall become due and payable; or

(b) Payment of any principal, whether at maturity or upon call for redemption, or any redemption premium with respect to any Certificate shall not be made when the same shall become due and payable; or

(c) An "Event of Default" shall occur and be continuing under Section 8.1 of the Master Lease.

504. **Remedies on Default or Non-Appropriation.** Upon the occurrence of an event of default by the School Board with respect to any Lease under Section 8.1 of the Master Lease, or upon termination of the Lease Term of all Leases as a result of nonappropriation, the Trustee, with the consent or at the direction of each Credit Facility Issuer insuring a Series of Certificates, and upon receipt of indemnity, shall be entitled to enforce the rights and exercise the remedies provided in the Master Lease, as appropriate and shall pursue one or more of such remedies at the direction of the Holders of a majority in aggregate principal amount of the Certificates of each Series Outstanding which is affected by such remedies, subject to the provisions of Section 707 hereof.

- 36 -

to, the computation of net interest earned on the moneys and investments of such Account.

In computing the amount in any Account created under the provisions of this Trust Agreement for any purpose provided in this Trust Agreement, obligations purchased as an investment of moneys therein shall be valued at the amortized cost of such obligations plus accrued interest. Such computation shall be determined as and when needed. Investments in the Reserve Account shall be valued annually.

Except as otherwise provided in this Trust Agreement, the Trustee shall sell at the best price reasonably obtainable or present for redemption or transfer as provided in the next sentence any obligation so purchased as an investment whenever it shall be requested in writing by the Authorized School Board Representative so to do or whenever it shall be necessary in order to provide moneys to meet any payment or transfer from any Account or sub-account held by it. In lieu of such sale or presentment for redemption, the Trustee may, in making the payment or transfer from any Account mentioned in the preceding sentence, transfer such investment obligations or interest appertaining thereto if such investment obligations shall mature or be collectible at or prior to the time the proceeds thereof shall be needed and such transfer of investment obligations may be made in book-entry form. The Trustee shall not be liable or responsible for making any such investment in the manner provided above.

- 35 -

Any amounts collected following an event of default or non-appropriation shall be applied in accordance with the provisions of this Section and if all amounts due on the Certificates or otherwise hereunder have been fully paid (or provision for payment thereof has been made), such amounts shall be paid to the School Board.

(a) All such moneys collected in connection with a particular Lease shall be deposited into one or more special accounts established by the Trustee for the Series of Certificates relating thereto and applied:

First: To the payment of the reasonable costs of the Trustee related to such Lease, including counsel fees, any disbursements of the Trustee and its reasonable compensation;

Second: To the payments related to such Lease, if any, required to be paid by the Treasury Department of the United States under the Code;

Third: To the payment to the persons entitled thereto of all installments of the interest then due represented by all Series of Certificates related to such Lease in the order of such maturity of the installments of such interest portion, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due represented by such installment, to the persons entitled thereto, without any discrimination or preference;

Fourth: To the payment to the persons entitled thereto of the unpaid principal portion or Prepayment Price of all Series of Certificates related to such Lease which shall have become due whether at maturity or by call for prepayment in the order of their due dates and, if the amount available shall not be sufficient to pay in full all Certificates due on any date, then to the payment thereof ratably, according to the amount of principal portion, or Prepayment Price due on such date, to the persons entitled thereto, without any discrimination or preference; and

Fifth: To the payment of any ground rent or other amounts then due and payable under the corresponding Ground Lease, if any.

(b) If, at the election of a Credit Facility Issuer, an Event of Extraordinary Prepayment shall have occurred, the Trustee shall send notice of such extraordinary prepayment as required under Section 314 and shall apply all such moneys in accordance herewith and with the applicable Supplemental Trust Agreement.

Except as otherwise provided in Section 305(a) hereof, in the case of partial payment of Basic Lease Payments, whenever moneys are to be applied by the Trustee pursuant to the provisions

- 37 -



of this Section, such moneys shall be applied by the Trustee at such times, and from time to time, as the Trustee in its sole discretion shall determine, having due regard for the amount of such moneys available for application and the likelihood of additional moneys becoming available for such application in the future. Whenever the Trustee shall exercise such discretion in applying such moneys, it shall fix the date (which shall be on a Lease Payment Date unless the Trustee shall deem another date more suitable) upon which such application is to be made, and upon such date interest on the amounts of principal to be paid on such date shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the fixing of any such date.

#### 505. Account and Reports.

(a) The Trustee shall keep a copy of this Trust Agreement and all Supplemental Trust Agreements and proper books of record and account in which complete and correct entries shall be made of its transactions relating to each Project and each Account established under this Trust Agreement, which shall be subject to the inspection of the Corporation and the School Board during normal business hours and upon reasonable notice and which shall be maintained by the Trustee at the expense of the School Board for a period of six (6) years following termination of this Trust Agreement.

(b) The Trustee shall advise the Corporation and the School Board promptly after the end of each month of its transactions during such month relating to each Account held by it under this Trust Agreement.

506. Liability to Certificate Holders for Payment. Except as otherwise provided in this Trust Agreement, the Trustee shall have no obligation or liability to the Certificate holders with respect to the School Board's obligation to pay Basic Lease Payments when due, or with respect to the performance by the School Board of any other covenants made by it in the Master Lease. The Trustee shall not be liable or responsible because of the failure of the Corporation or the School Board or of any of its employees or agents to make any collections or deposits or to perform any act herein required of the Corporation or the School Board or because of the loss of any money arising through the insolvency or the act or default or omission of any depository. The Trustee shall not be responsible for the application of any of the proceeds of Certificates or any other money deposited with it and paid out, withdrawn or transferred hereunder if such application, payment, withdrawal or transfer shall be made in accordance with the provisions of this Trust Agreement. The immunities and exemption from liability of the Trustee hereunder shall extend to its directors, officers, employees and agents.

507. Possession and Enjoyment. With respect to each Project, from and after the acceptance by the School Board of the Facilities comprising such Project in accordance with the terms of the Master

Lease, the Trustee hereby agrees that it will not interfere with the Lease Terms and that the School Board shall, during such Lease Terms, peaceably and quietly have and hold and enjoy such Facilities, without suit, trouble or hindrance from the Trustee, except as expressly set forth in such Leases.

508. Warranties. THE TRUSTEE, BY ACCEPTANCE OF THE TRUST AGREEMENT, AND THE CORPORATION, BY DELIVERY OF THE LEASES, MAKE NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE TITLE TO, VALUE, DESIGN, CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE OR FITNESS FOR USE OF ANY OF THE FACILITIES, OR PORTION THEREOF, OR AS TO WHETHER THE QUALITY OR CAPACITY OF THE MATERIAL OR WORKMANSHIP IN SUCH FACILITIES OR ANY WARRANTY THAT SUCH FACILITIES WILL SATISFY THE REQUIREMENTS OF ANY LAW, RULE, SPECIFICATIONS OR CONTRACT WHICH PROVIDES FOR SPECIFIC MACHINERY, OPERATORS OR SPECIAL METHODS OR ANY OTHER WARRANTY OF ANY KIND WHATSOEVER. In no event shall the Trustee be liable for any incidental, indirect, special or consequential damage in connection with or arising out of any Lease or the existence, furnishing, functioning or the School Board's use of any item, product or service provided for in any Lease.

## ARTICLE VI

### CONCERNING THE TRUSTEE

601. Employment of Trustee. In consideration of the recitals hereinabove set forth and for other valuable consideration, the Trustee hereby agrees to receive, hold, invest and disburse the moneys to be paid to it pursuant to the Master Lease for credit to the various funds and accounts established by this Trust Agreement; to prepare, execute, deliver and deal with the Certificates; and to apply and disburse the Trust Estate and other moneys received pursuant to the Master Lease to the Certificate holders subject to the limitations set forth in this Trust Agreement; and to perform certain other functions, all as expressly provided in and subject to the express terms and conditions of, this Trust Agreement. Prior to the occurrence of any Event of Default hereunder and after the curing of all such Events of Default that may have occurred, the Trustee shall perform only such duties of the Trustee as are specifically set forth in this Trust Agreement.

#### 602. Trustee Acceptance of Duties.

(a) The Trustee shall signify its acceptance of the duties and obligations imposed upon it by this Trust Agreement by executing and delivering this Trust Agreement, and by executing such acceptance the Trustee shall be deemed to have accepted such duties and obligations with respect to all the Certificates thereafter to be delivered, but only, however, upon the express terms and conditions set forth herein.

(b) At any and all reasonable times the Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect all books, papers and records of the School Board pertaining to each Project and each Lease, and to take such memoranda from and with regard thereto as may be desired.

(c) The Trustee shall not be required to give bond or surety in respect of the execution of said trusts powers or otherwise in respect of this Trust Agreement.

(d) Before taking any action referred to in Article V, the Trustee may require that a satisfactory indemnity bond be furnished for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability which is adjudicated to have resulted from its failure to comply with the standard of care prescribed by Section 612 hereof or liability which is adjudicated to have resulted from its negligence or willful misconduct. Notwithstanding any other provision contained herein, the Trustee shall be under no obligation to institute any suit or to undertake any remedial proceeding in the Event of a Default under this Trust Agreement or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of any of the trusts hereby created

or in the enforcement of any rights and powers hereunder, including its acceptance or possession of the Facilities, until it shall be indemnified to its reasonable satisfaction against any and all reasonable costs, expenses, outlays and reasonable counsel fees and other reasonable disbursements, and against all liability, including any liability in connection with any hazardous waste on any Facility Site.

(e) The Trustee shall not be liable for any error of judgment made in good faith by any officer of the Trustee, unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts.

(f) The recitals, statements and representations in this Trust Agreement or in the Certificates, save only the Trustee's execution of the Certificates, have been made by the Corporation and not by the Trustee; and the Trustee shall be under no responsibility for the correctness thereof. The Trustee shall not be responsible for the validity, priority, recording or filing of this Trust Agreement, the Master Lease, or the Assignment Agreements, or for insuring the Facilities or collecting any insurance moneys, or for the validity of the execution by the Corporation of this Trust Agreement or of any supplements hereto or instruments of further assurance, or for the sufficiency of the Trust Estate, or for the value or title of the Facilities or as to the maintenance of the security hereof, except as otherwise expressly provided herein.

(g) Except as to the acceptance of the trusts created hereunder, the Trustee shall have no responsibility in respect of the due execution or acknowledgment of this Trust Agreement by the Corporation, the validity or sufficiency of this Trust Agreement, or the validity of the Certificates or the issuance thereof.

#### 603. Evidence on Which Trustee May Act.

(a) The Trustee, upon receipt of any notice, resolution, request, consent, order, certificate, report, opinion, bond or other paper or document furnished to it pursuant to any provision of this Trust Agreement shall be protected in acting upon any such instrument reasonably believed by it to be genuine and to have been signed or presented by the proper party or parties. The Trustee may, but shall not be obligated to, consult with recognized counsel in the field of commercial banking and corporate trust administration, who may or may not be counsel to the School Board, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it under this Trust Agreement in good faith and in accordance herewith.

(b) Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Trust Agreement, such matter (unless other evidence in respect thereof be therein specifically prescribed) may be deemed to be conclusively proved and established

by a certificate of an Authorized School Board Representative, and such certificate shall be full warranty for any action taken or suffered in good faith under the provisions of this Trust Agreement upon the faith thereof. But in its discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable.

(c) Except as otherwise expressly provided hereunder, any request, order, notice or other direction required or permitted to be furnished pursuant to any provision hereof by the School Board to the Trustee shall be sufficiently executed in the name of the School Board by an Authorized School Board Representative.

(d) The Trustee shall not be deemed to have notice of any Event of Default hereunder except a default in the payment of Lease Payments, unless the Trustee shall have actual knowledge thereof or be specifically notified thereof in writing.

(e) The Trustee may buy, sell, own, hold and deal in any of the Certificates, and may join in any action which any Certificate holder may be entitled to take with like effect as if the Trustee were not a party to this Trust Agreement. The Trustee, either as principal or agent, may also engage in or have an interest in any financial or other transaction with the School Board or Corporation, and may act as depository, trustee, or agent for any committee or body of Certificate holders or other obligations of the School Board as freely as if it were not Trustee hereunder.

(f) The Trustee shall not be answerable or accountable except for the performance of its duties and obligations as are specifically set forth in this Trust Agreement and except for its own willful misconduct or negligence. The permissive right of the Trustee to do things enumerated in this Trust Agreement shall not be construed as a duty.

(g) No provision of this Trust Agreement shall be construed to relieve the Trustee from liability for its own negligent action, willful misconduct or negligent failure to act. However, in no event shall the Trustee be liable to any party: (i) for any losses on investments made in accordance with Section 408 hereof; (ii) for special, indirect or consequential damages including loss of profits or business, arising under or in connection with this Trust Agreement regardless of the form of action; (iii) for the use of the proceeds of sale of any Certificates; (iv) for compliance by the School Board with any covenant regarding the yield on investments made in accordance with Section 408 hereof.

(h) The Trustee may exercise any powers hereunder and perform any duties required of it through attorneys, agents, receivers, officers or employees, and shall be entitled to advice of counsel concerning its duties hereunder and all questions hereunder. Except as otherwise provided herein, the Trustee shall not be answerable for the exercise of any discretion or power hereunder

- 42 -

notice as provided in Section 605 or after a vacancy in the office of the Trustee shall have occurred by reason of its removal as provided in Section 606 or by reason of its inability to act, a successor Trustee may be appointed by the Holders of a majority in principal amount of each Series of Certificates then Outstanding, excluding any Certificates held by or for the account of the School Board, by an instrument or concurrent instruments in writing signed, and acknowledged by such Certificate holders or by their attorneys-in-fact duly authorized and delivered to such successor Trustee, notification thereof being given to the Corporation, the School Board and the predecessor. For purposes of this Article VI, "appointment" of a successor Trustee shall be deemed to occur upon designation, acceptance and commencement of performance of duties by the successor Trustee.

(b) Any Trustee appointed under the provisions of this Section in succession to the Trustee shall be a bank or trust company or national banking association, having capital stock and surplus aggregating at least \$50,000,000, if there be such bank or trust company or national banking association willing and able to accept the office on reasonable and customary terms and authorized by law to perform all the duties imposed upon it by this Trust Agreement.

(c) Each Credit Facility Issuer shall be furnished with written notice of the resignation or removal of the Trustee, Paying Agent and Registe and of the appointment of, and acceptance of duties by, any successor thereto.

608. Transfer of Rights in Property to Successor Trustee. Any successor Trustee appointed under this Trust Agreement shall execute, acknowledge and deliver to its predecessor Trustee, and also to the Corporation and the School Board an instrument accepting such appointment, and thereupon such successor Trustee, without any further act, deed or conveyance, shall become fully vested with all moneys, estates, properties, rights, powers, duties and obligations of such predecessor Trustee, with like effect as if originally named as Trustee; but the Trustee ceasing to act shall nevertheless, on the written request of the Corporation, the School Board or the successor Trustee execute, acknowledge and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor Trustee all the right, title and interest of the predecessor Trustee in and to any property held by it under this Trust Agreement and shall pay over, assign and deliver to the successor Trustee any money or property subject to the trusts and conditions herein set forth together with any paid but unearned fees. Should any deed, conveyance or instrument in writing from the School Board and the Corporation be required by such successor Trustee for more fully and certainly vesting in and confirming to such successor Trustee any such estates, rights, power and duties, any and all such deeds, conveyances and instruments in writing shall, on request, and as far

nor for any act or failure to act in connection with the trust hereunder, except only its own willful misconduct or negligence.

604. Compensation to Trustee. The School Board has agreed in the Master Lease to pay to the Trustee reasonable fees and expenses as agreed to between the School Board and the Trustee. The Trustee shall have a lien for the foregoing on the Trust Estate.

605. Resignation of Trustee. The Trustee may at any time resign and be discharged of the duties and obligations created by this Trust Agreement by giving not less than 60 days written notice to the Corporation, the School Board and the Holders of all Certificates outstanding specifying the date when such resignation shall take effect, and such resignation shall take effect upon the day specified in such notice unless previously a successor shall have been appointed by the School Board or the Certificate holders as provided in Section 607, in which event such resignation shall take effect immediately on the appointment of such successor provided, however, that in the event no successor has been appointed, the Trustee shall continue to serve until such appointment. The Trustee may petition a court of competent jurisdiction for the appointment of a successor.

606. Removal of Trustee. Prior to the occurrence of an event of default, or termination of the Lease Term of all Leases as a result of nonappropriation, the Trustee may be removed at any time by an instrument or concurrent instruments in writing appointing a successor, filed with the Trustee, and signed by the Corporation and the School Board, with cause, or by the Holders of a majority in principal amount of each Series of Certificates then Outstanding or their attorneys-in-fact duly authorized with or without cause, or by the Credit Facility Issuers insuring a majority in principal amount of each Series of Certificates then Outstanding with cause. After the occurrence of an event of default, or termination of the Lease Term of all Leases as a result of nonappropriation, the Trustee may be so removed with or without cause by the Holders of a majority in principal amount of each Series of Certificates then Outstanding or their attorneys-in-fact duly authorized, or by the Credit Facility Issuers insuring a majority in principal amount of each Series of Certificates then Outstanding.

#### 607. Appointment of Successor Trustee.

(a) In case at any time the Trustee shall resign or shall be removed or shall become incapable of acting, or shall be adjudged a bankrupt or insolvent, or if a receiver, liquidator or conservator of the Trustee, or of its property, shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, a successor may be appointed by the School Board, as long as the School Board is not in default under the Master Lease and the Master Lease is in full force and effect. In the event that no appointment of a successor Trustee shall be made pursuant to the foregoing provisions within 45 days after the Trustee shall have given to the School Board written

- 43 -

as may be authorized by law, be executed, acknowledged and delivered by the School Board and the Corporation.

609. Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, provided such company shall be a bank or trust company organized under the laws of a state of the United States or a national banking association and shall be authorized by law to perform all the duties imposed upon it by this Trust Agreement, shall be the successor to the Trustee without the execution or filing of any paper or the performance of any further act.

610. Addition of Authorized Signature. In case any of the Certificates contemplated to be delivered under this Trust Agreement shall have been executed but not delivered, any successor Trustee may adopt the authorized signature of any predecessor Trustee so executing such Certificates and deliver such Certificates so executed; and in case any of the said Certificates shall not have been executed, any successor Trustee may execute such Certificates in the name of the predecessor Trustee, or in the name of the successor Trustee, and in all such cases such certificate shall have the full force which it is anywhere in said Certificates or in this Trust Agreement provided that the certificate of the Trustee shall have.

611. Indemnification to Trustee. The School Board has in Section 5.7 of the Master Lease agreed, to the extent permitted by law, including the provisions of Section 768.28 Florida Statutes, to indemnify and save the Trustee harmless from and against all liabilities, including consequential damages and reasonable legal fees and expenses arising out of the administration of the trusts pursuant to this Trust Agreement, and all matters concerning the Trustee's duties and obligations with respect to the Leases and the Assignment Agreements including the issuance of the Certificates, except in the case of liability, obligations and damages arising out of the Trustee's negligence or willful misconduct.

612. Obligation to Act on Defaults. If any Event of Default shall have occurred and be continuing, the Trustee shall, subject to the provisions of Section 501, exercise such of the rights and remedies vested in it by this Trust Agreement and shall use the same degree of care in their exercise as a prudent man would exercise or use in the circumstances in the conduct of his own affairs; provided that if in the opinion of the Trustee such action may tend to involve expense or liability, it shall not be obligated to take such action unless it is furnished with indemnity satisfactory to it.

613. Intervention by Trustee. The Trustee may intervene, and upon the written request of Certificate holders of a majority in aggregate principal amount of each Series of Certificates then

- 44 -

- 45 -

Outstanding and receipt of indemnity shall intervene, on behalf of Certificate holders or the related Credit Facility Issuer in any judicial proceeding to which the School Board or the Corporation is a party and which in the opinion of the Trustee and its attorneys has a substantial bearing on the interests of Certificate holders. The rights and obligations of the Trustee under this Section are subject to the approval of a court of competent jurisdiction.

**614. Third Party Beneficiaries.** Each Credit Facility Issuer is hereby expressly recognized as a third party beneficiary to this Trust Agreement and, so long as the Credit Facility issued by such Credit Facility Issuer is in effect and the Credit Facility Issuer is properly honoring drawings thereunder, it shall be entitled to enforce the obligations to the Credit Facility Issuer hereunder of the Corporation and the Trustee and of the School Board to the Credit Facility Issuer under the Master Lease.

## ARTICLE VII

### AMENDMENTS

**701. Mailing.** Any provision in this Article for the mailing of a notice or other paper to Certificate holders of a Series of Certificates shall be fully complied with if it is mailed postage prepaid only (i) to each Holder of Certificates of such Series then Outstanding at his/her address, if any, appearing upon the registry books of the Trustee, (ii) to the Credit Facility Issuer with respect to such Series of Certificates and (iii) to the Trustee.

**702. Power of Amendment.** The Trust Agreement and the rights and obligations provided hereby may be modified or amended at any time by a Supplemental Trust Agreement, entered into between the Trustee and the Corporation (with the written consent of the School Board so long as the Lease Term of the Master Lease shall remain in effect and no default shall have occurred thereunder) without the consent of any Certificate holders, but only (1) to cure any ambiguity, supply any omission, or cure or correct any defect or inconsistent provision in this Trust Agreement, or (2) to insert such provisions clarifying matters which they deem necessary or desirable and which are not contrary to or inconsistent with this Trust Agreement as theretofore in effect, or (3) to issue one or more Series of Certificates pursuant to Article III hereof, or (4) to permit a Series of Certificates to be issued in book-entry form without physical certificates, or (5) to make any other modification or amendment that in the judgment of the Trustee (upon the advice of counsel, if requested) will not have a material adverse effect on the interests of any of the Certificate holders. Any other modification or amendment of this Trust Agreement and of the rights and obligations of the Corporation and of the Holders of the Certificates hereunder, may be made by a Supplemental Trust Agreement, entered into between the Trustee and the Corporation with the written consent given, as provided in Section 703 hereof but subject to Section 707 hereof, of the Holders of at least a majority in principal amount of the Certificates Outstanding of each Series at the time such consent is given and who are affected by such modifications or amendments and the written consent of the School Board so long as the Lease Term of the Master Lease shall remain in effect and no default shall have occurred thereunder; provided, however, that if any such modification or amendment will, by its terms, not take effect so long as any affected Certificates remain Outstanding, the consent of the Holders of such Certificates shall not be required and such Certificates shall not be deemed to be Outstanding for the purpose of any calculation of Outstanding Certificates under this Section. No such modification or amendment shall permit a change in the terms of prepayment or maturity of the principal portion of any Outstanding Certificates or of any installment of the interest portion thereon or a reduction in the principal portion or the Prepayment Price thereof or in the interest portion thereon or in the consents required for such modifications or amendments without the consent of the Holders of such Certificates, or shall change or modify any of the rights or

- 46 -

obligations of the Trustee without its written assent thereto. The Trustee shall be entitled to receive an opinion of counsel as to whether or not, in accordance with the foregoing powers of amendment, Certificates of any particular Series or maturity would be affected by any modification or amendment of this Trust Agreement. Copies of all amendments hereto shall be provided to the Rating Agencies, whether effected pursuant to Section 702 or Section 703 hereof.

**703. Consent of Certificate Holders.** The Trustee and the Corporation (at the direction of the School Board so long as the Lease Term of the Master Lease shall remain in effect and no default shall have occurred thereunder) may at any time enter into a Supplemental Trust Agreement making a modification or amendment permitted by the provisions of Section 702 to take effect when and as provided in this Section but subject to Section 707 hereof. A copy of such Supplemental Trust Agreement (or brief summary thereof or reference thereto in form approved by the Trustee), together with a request to affected Certificate holders for their consent thereto in form satisfactory to the Trustee, shall be mailed by the Trustee to such Certificate holders (but failure to mail such copy and request shall not affect the validity of the Supplemental Trust Agreement when consented to as provided in this Section). Such Supplemental Trust Agreement shall not be effective unless and until (a) there shall have been filed with the Trustee (a) the written consents of Holders of the percentages of Outstanding Certificates specified in Section 702 and (b) an Opinion of Counsel stating that such Supplemental Trust Agreement has been duly and lawfully entered into by the parties thereto and filed with the School Board, the Trustee and the Corporation in accordance with the provisions of this Trust Agreement, is authorized or permitted by this Trust Agreement, and is valid and binding upon the parties thereto in accordance with its terms. Each such consent shall be effective only if accompanied by proof of the Holder, at the date of such consent, of the Certificates with respect to which such consent is given, which proof shall be such as is permitted by Section 802. A certificate or certificates executed by the Trustee and filed with the School Board and the Corporation stating that it has examined such proof and that such proof is sufficient in accordance with Section 802 shall be conclusive that the consents have been given by the Holders of the Certificates described in such certificate or certificates of the Trustee. Any such consent shall be binding upon the Holder of the Certificates giving such consent and, anything in Section 802 to the contrary notwithstanding, upon any subsequent Holder of such Certificates and of any Certificates issued in exchange therefor (whether or not such subsequent Holder thereof has notice thereof) unless such consent is revoked in writing by the Holder of such Certificates giving such consent or a subsequent Holder thereof by filing such revocation with the Trustee, prior to the time when the written statement of the Trustee hereinafter in this Section 703 provided for is filed. The fact that a consent has not been revoked may likewise be proved by a certificate of the Trustee filed with the School Board and the Corporation to the effect that no revocation

- 48 -

thereof is on file with the Trustee. At any time after the Holders of the required percentages in principal amount of Certificates shall have filed their consents to the Supplemental Trust Agreement, the Trustee shall make and file with the School Board and the Corporation a written statement that the Holders of such required percentages in principal amount of Certificates have filed such consent. Such written statements shall be conclusive that such consents have been so filed. At any time thereafter notice, stating in substance that the Supplemental Trust Agreement (which may be referred to as a Supplemental Trust Agreement entered into by the parties thereto on a stated date, a copy of which is on file with the Trustee) has been consented to by the Holders of the required percentages in principal amount of Certificates and will be effective as provided in this Section 703, may be given to Certificate holders by the Trustee by mailing such notice to Certificate holders (but failure to mail such notice shall not prevent such Supplemental Trust Agreement from becoming effective and binding as in this Section 703 provided). A record, consisting of the certificates or statements required or permitted by this Section 703 to be made by the Trustee, shall be proof of the matters therein stated. Such Supplemental Trust Agreement making such amendment or modification shall be deemed conclusively binding upon the School Board and the Corporation, the Trustee and the Holders of all Certificates affected by such Supplemental Trust Agreement at the expiration of forty (40) days after the filing with the Trustee of the proof of the mailing of such last mentioned notice, except in the event of a final decree of a court of competent jurisdiction setting aside such Supplemental Trust Agreement in a legal action or equitable proceeding for such purpose commenced within such forty (40) day period; provided, however, that the Trustee, the School Board and the Corporation during such forty (40) day period and any such further period during which any such action or proceeding may be pending shall be entitled in their absolute discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Trust Agreement as they may deem expedient.

**704. Modifications by Unanimous Consent.** The terms and provisions of this Trust Agreement applicable to a Series of Certificates and the rights and obligations of the Trustee and the Corporation and of the Holders of the Certificates of such Series hereunder may be modified or amended, with the written consent of the School Board in any respect upon entering into by the parties thereto of a Supplemental Trust Agreement and the consent of the Holders of all the Certificates then Outstanding of such Series, such consent to be given as provided in Section 703 except that no notice to Certificate holders by mailing shall be required.

**705. Exclusion of Certificates.** Certificates owned or held by or for the account of the School Board shall not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Certificates provided for in this Article VII, and the School Board shall not be entitled with respect to such Certificates to give any consent or take any other action

- 49 -

provided for in this Article. At the time of any consent or other action taken under this Article, the School Board shall furnish the Trustee a certificate of an Authorized School Board Representative, upon which the Trustee may rely, describing all Certificates so to be excluded.

706. **Notation on Certificates.** Certificates executed and delivered after the effective date of any action taken as in this Article VII provided may, and if the Trustee so determines shall, bear a notation by endorsement or otherwise in form approved by the School Board, the Corporation and the Trustee as to such action, and in that case upon demand of the Holder of any Certificate Outstanding at such effective date and presentation of his/her Certificate for the purpose at the designated corporate trust office of the Trustee or upon any transfer or exchange of any Certificate Outstanding at such effective date, suitable notation shall be made on such Certificate or upon any Certificates issued upon any such transfer or exchange by the Trustee as to any such action. If the School Board, the Corporation and the Trustee shall so determine, new Certificates so modified as in the opinion of the Trustee, the Corporation and the School Board to conform to such action shall be prepared, executed and delivered, and upon demand of the Holder of any Certificate then Outstanding shall be exchanged, without cost to such Certificate holder, for Certificates of the same maturity then Outstanding, upon surrender of such Certificates.

707. **Credit Facility Issuers Deemed Certificate Holders.** Notwithstanding any other provisions of this Trust Agreement, including without limitation this Article VII, whenever the consent of a Certificate holder shall be required under this Trust Agreement for any purpose except those modifications or amendments effecting a change in the terms of prepayment or maturity of the principal portion of any Outstanding Certificates or of any instalment of the interest portion thereon or a reduction in the principal portion thereon or of the requirement that such modifications or amendments not be made without the consent of the Holders of such Certificates, any Certificate insured or guaranteed by a Credit Facility shall be deemed to be owned by the Credit Facility Issuer issuing such Credit Facility, so long as such Credit Facility Issuer has not defaulted on the obligations under its Credit Facility.

- 50 -

have been deposited with the Trustee as escrow holder moneys consisting of either cash in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with the moneys, if any, deposited with the Trustee as escrow holder at the same time, shall be sufficient, to pay when due the principal portion or Prepayment Price, if applicable, and interest portion due and to become due with respect to said Certificates on or prior to the prepayment date or maturity date thereof, as the case may be, and (c) in the event said Certificates are not by their terms subject to prepayment within the next succeeding 60 days, the School Board shall have given the Trustee in form satisfactory to it, instructions to mail a notice to the Holders of such Certificates that the deposit required by (b) above has been made with the Trustee as escrow holder and that said Certificates are deemed to have been paid in accordance with this Section 801 and stating such maturity or Prepayment Date upon which moneys are expected to be available for the payment of the principal or Prepayment Price, if applicable, of said Certificates, other than Certificates which have been purchased by the Trustee at the direction of the School Board or purchased or otherwise acquired by the School Board and delivered to the Trustee as hereinafter provided prior to the mailing of the notice of prepayment referred to in clause (a) above. The Trustee shall, if so directed by the School Board (i) prior to the maturity date of Certificates deemed to have been paid in accordance with this Section 801 which are not to be prepaid prior to their maturity date or (ii) prior to the mailing of the notice of prepayment referred to in clause (a) above with respect to any Certificates deemed to have been paid in accordance with this Section 801 which are to be prepaid on any date prior to their maturity, apply moneys deposited with the Trustee as escrow holder in respect of such Certificates or sell Defeasance Securities so deposited with the Trustee and apply the proceeds thereof to the purchase of such Certificates, and the Trustee shall immediately thereafter cancel all such Certificates so purchased; provided, however, that the moneys and Defeasance Securities remaining on deposit with the Trustee after the purchase and cancellation of such Certificates shall be sufficient to pay when due the principal or Prepayment Price, if applicable, of, and interest portion due or to become due with respect to all Certificates, in respect of which such moneys and Defeasance Securities are being held by the Trustee on or prior to the Prepayment Date or maturity date thereof, as the case may be. If, at any time (i) prior to the maturity date of Certificates deemed to have been paid in accordance with this Section 801 which are not to be prepaid prior to their maturity date or (ii) prior to the mailing of the notice of prepayment referred to in clause (a) with respect to any Certificates deemed to have been paid in accordance with this Section 801 which are to be prepaid on any date prior to their maturity, the School Board shall purchase or otherwise acquire any such Certificates and deliver such Certificates to the Trustee prior to their maturity date or Prepayment Date, as the case may be, the Trustee shall immediately cancel all such Certificates so delivered; such delivery of Certificates to the Trustee shall be accompanied by

- 52 -

## ARTICLE VIII

### MISCELLANEOUS

#### 801. Defeasance.

(a) If the principal portion or Prepayment Price of all Certificates, if applicable, and the interest portion due or to become due thereon, shall be paid at the times and in the manner stipulated in such Certificates and in this Trust Agreement, and all amounts owing to the Trustee under this Trust Agreement shall have been paid, then the pledge of the Trust Estate and all covenants, agreements and other obligations of the School Board under this Trust Agreement in favor of such Certificates shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Trustee shall cause statements for such period or periods as shall be requested by the School Board to be prepared and filed with the School Board and, upon the request of the School Board, shall execute and deliver to the School Board all such instruments as may be desirable to evidence such discharge and satisfaction, and the Trustee shall pay over or deliver to the School Board all moneys or securities held by it pursuant to this Trust Agreement which are not required for the payment of the principal portion or Prepayment Price, if applicable, and interest portion due or to become due with respect to such Certificates not theretofore surrendered for such payment or prepayment or for the payment of amounts owing to any Credit Facility Issuer under a Reimbursement Agreement or as ground rent under any Ground Lease.

(b) Certificates for the payment or prepayment of which moneys shall have been set aside sufficient to pay the principal portion, the Prepayment Price, if applicable, and interest portion to become due to maturity or earlier prepayment, shall be held in trust by the Trustee as escrow holder (through deposit by the School Board of funds for such payment or prepayment of the Purchase Option Price of one or more Facilities pursuant to Section 7.3 of the Master Lease or otherwise) shall be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section 801 except that the obligation of the School Board to make, or cause to be made, Basic Lease Payments from such set-aside amounts shall continue. Any Outstanding Certificates shall, prior to the maturity or Prepayment Date thereof, be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section 801 if the Trustee shall receive an Opinion of Counsel to that effect and (a) in case any of said Certificates are to be prepaid on any date prior to their maturity, the School Board shall have given to the Trustee irrevocable instructions in writing from an Authorized School Board Representative to mail as provided in Article III a notice of prepayment of such Certificates (other than Certificates which have been purchased by the Trustee at the direction of the School Board or purchased or otherwise acquired by the School Board and delivered to the Trustee as hereinafter provided prior to the mailing of such notice of prepayment) on said date, (b) there shall

- 51 -

directions from the School Board to the Trustee as to the manner in which such Certificates are to be applied against the obligation to pay or prepay Certificates deemed paid in accordance with this Section 801. The directions given by the School Board to the Trustee referred to in the preceding sentences shall also specify the portion, if any, of such Certificates so purchased or delivered and cancelled to be applied against the obligation to pay Certificates deemed paid in accordance with this Section 801 upon their maturity date or dates and the portion, if any, of such Certificates so purchased or delivered and cancelled to be applied against the obligation to prepay Certificates deemed paid in accordance with this Section 801 on any date or dates prior to their maturity. In the event that on any date as a result of any purchases, acquisitions and cancellations of Certificates as provided in this Section 801 the total amount of moneys and Defeasance Securities remaining on deposit with the Trustee under this Section 801 is in excess of the total amount which would have been required to be deposited with the Trustee on such date in respect of the remaining Certificates in order to satisfy subclause (b) of this subsection of Section 801, the Trustee shall, if requested by the School Board, pay the amount of such excess to the School Board free and clear of any trust, lien, pledge or assignment securing said Certificates or otherwise existing under this Trust Agreement. Except as otherwise provided in this subsection of Section 801, neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section 801 nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal portion or Prepayment Price, if applicable, and interest portion represented by said Certificates; provided that any cash received from such principal or interest payments on such Defeasance Securities deposited with the Trustee, (A) to the extent such cash will not be required at any time for such purpose, as verified by a certificate delivered to the Trustee by a firm of independent certified public accountants acceptable to the Trustee, shall be paid over to the School Board as received by the Trustee, free and clear of any trust, lien or pledge securing said Certificates or otherwise existing under this Trust Agreement, and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Securities maturing at times and in amounts sufficient to pay when due the principal or Prepayment Price, if applicable, and interest represented by said Certificates on or prior to such prepayment date or maturity date thereof, as the case may be, and interest earned from such reinvestment shall be paid over to the School Board, as received by the Trustee, free and clear of any trust, lien, pledge or assignment securing said Certificates or otherwise existing under this Trust Agreement.

(c) Anything in this Trust Agreement to the contrary notwithstanding, any moneys held by the Trustee in trust for the payment of any of the Certificates which remain unclaimed for six (6) years after the date when such Certificates have become due and payable, either at their stated maturity dates or by call for-

- 53 -



prepayment, if such moneys were held by the Trustee at such date, or for six (6) years after the date of deposit of such moneys if deposited with the Trustee after the said date when such Certificates became due and payable, shall, at the written request of the School Board be repaid by the Trustee to the School Board, as its absolute property and free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Certificate holders shall look only to the School Board for the payment of such Certificates; provided, however, that before being required to make any such payment to the School Board, the Trustee shall, at the expense of the School Board, cause to be published at least twice, at an interval of not less than seven (7) days between publications, in an Authorized Newspaper, a notice that said moneys remain unclaimed and that, after a date named in said notice, which date shall not be less than thirty (30) days after the date of the first publication of such notice, the balance of such moneys then unclaimed will be returned to the School Board.

**802. Evidence of Signatures of Certificate Holders and Ownership of Certificates.**

(a) Except as otherwise provided in Section 707 hereof, any request, consent, revocation of consent or other instrument which this Trust Agreement may require or permit to be signed and executed by the Certificate holders may be in one or more instruments of similar tenor, and shall be signed or executed by such Certificate holders in person or by their attorneys appointed in writing. Proof of (i) the execution of any such instrument, or of an instrument appointing any such attorney, or (ii) the holding by any person of the Certificates, shall be sufficient for any purpose of this Trust Agreement (except as otherwise herein expressly provided) if made in the following manner, or in any other manner satisfactory to the Trustee, which may nevertheless in its discretion require further or other proof in cases where it deems the same desirable: the fact and date of the execution by any Certificate holder or his/her attorney of such instruments may be proved by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a partner of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate or affidavit shall also constitute sufficient proof of his/her authority.

(b) The ownership of Certificates and the amount, numbers and other identification, and date of holding the same shall be proved by the register maintained by the Trustee.

(c) Any request or consent by the Holder of any Certificate shall bind all future Holders of such Certificate or any

Certificates issued in exchange therefor or in lieu thereof in respect of anything done or suffered to be done by the School Board, the Corporation or the Trustee in accordance therewith.

**803. Moneys Held for Particular Certificates.** Subject to Section 801(c) hereof, the amounts held by the Trustee for the payment of the interest portion, principal portion or Prepayment Price due on any date with respect to particular Certificates shall, on and after such date and pending such payment, be set aside on its books and held in trust by it for the Holders of the Certificates entitled thereto.

**804. Preservation and Inspection of Documents.** All documents received by the Trustee under the provisions of this Trust Agreement shall be retained in its possession and shall be subject during normal business hours and upon reasonable prior notice to the inspection of the School Board and the Corporation, and any Certificate holder and their agents and their representatives, any of whom may at their own expense make copies thereof.

**805. Parties Interest Herein.** Subject to Section 614, nothing herein, expressed or implied, is intended or shall be construed to confer upon, or to give to, any person or corporation, other than the Corporation, the Trustee and the Holders of the Certificates, remedies or claims under or by reason hereof or any covenant, condition or stipulation thereof; provided that with respect to the provisions hereof which require the Trustee to give notice to the School Board, obtain the School Board's consent, pay or deliver to the School Board any moneys held by the Trustee hereunder or grant to the School Board any right or privilege whatsoever, such provisions shall also be for the benefit of the School Board and upon the failure of the Trustee to comply therewith, the School Board shall have such rights, remedies and claims as are provided hereunder or by reason hereof or by law. All covenants, stipulations, promises and agreements herein contained by and on behalf of the Corporation shall be for the sole and exclusive benefit of the School Board, the Corporation, the Trustee and the Holders of the Certificates.

**806. Severability.** If any one or more of the covenants or agreements provided in this Trust Agreement on the part of the Corporation or the Trustee to be performed should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Trust Agreement.

**807. Recording and Filing.** The School Board shall be responsible for the recording and filing of instruments or documents of further assurance, if any, as may be required by law in order to effectively convey the interests contemplated by this Trust Agreement.

- 54 -

**808. Notices.** Unless otherwise specified herein, all notices, requests, demands or other communications (other than payments by the School Board) to or upon the respective parties listed below shall be deemed to have been given (i) in the case of notice by letter, when delivered to the addressee by hand or on the third day after deposit in the mails, by first class mail, postage prepaid, return receipt requested, (ii) in the case of notice by cable, when delivered to the cable company, charges prepaid, (iii) in the case of notice by telex or bank wire, when sent, answer back received, and (iv) if given by telephone, when communicated to the person or to the holder of the office specified as the person or officeholder to whose attention communications are to be given, addressed to them as follows or to such other address as any of the parties may designate by written notice to the other party:

**Corporation:**

Palm Beach School Board Leasing Corp.  
3340 Forest Hill Boulevard  
West Palm Beach, Florida 33406  
Attention: President

**School Board:**

The School Board of Palm Beach County, Florida  
3340 Forest Hill Boulevard  
West Palm Beach, Florida 33406  
Attention: Superintendent of Schools

**Trustee:**

NationsBank of Florida, N.A.  
One Financial Plaza, 13th Floor  
Fort Lauderdale, Florida 33394  
Attention: Corporate Trust Department

**Rating Agencies:**

Moody's Investor Service, Inc.  
99 Church Street  
New York, New York  
Attention: Public Finance Department

Standard & Poor's Ratings Group  
25 Broadway  
New York, New York  
Attention: Municipal Department

**Credit Facility Issuers:**

As set forth on the Schedule applicable to the Series of Certificates.

- 56 -

Notice shall also be given by the School Board to the Rating Agencies of the occurrence of any one or more of the following: (i) the appointment of a Successor Trustee, (ii) the expiration or termination of a Credit Facility, (iii) the prepayment or defeasance of any of the Outstanding Certificates in accordance with Section 801 or 802 hereof or (iv) a material modification of or amendment to this Trust Agreement, the Master Lease, any Ground Lease, any Assignment Agreement, any Lease Schedule or any Credit Facility.

**809. Applicable Law.** This Trust Agreement shall be construed and governed in accordance with the laws of the State of Florida.

**810. Binding on Successors.** This Trust Agreement shall be binding upon and inure to the benefit of the parties, the Certificate holders and each Credit Facility Issuer and their respective successors and assigns.

**811. Captions.** Captions preceding the text of the several Articles and Sections hereof, and the table of contents, are solely for convenience of reference and shall not constitute a part of this Trust Agreement or affect its meaning, construction or effect.

**812. Legal Holidays.** Unless otherwise provided herein if the date for making any payment or the last date for performance of any act or the exercising of any right, as provided in this Trust Agreement, is not a Business Day such payment may be made or act performed or right exercised on the next succeeding Business Day with the same force and effect as if done on the nominal date provided herein, and no interest shall accrue on such payments for the period after such date.

**813. Execution in Counterparts.** This Trust Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

- 57 -

IN WITNESS WHEREOF, the parties have executed this Master Trust Agreement by their duly authorized officers as of the date and year first written above.

(SEAL)

PALM BEACH SCHOOL BOARD  
LEASING CORP.

Attest: C. Monica Uhlhorn  
C. Monica Uhlhorn  
Secretary

By: Jody Gleason  
Jody Gleason  
Vice President

(SEAL)

NATIONSBANK OF FLORIDA, N.A.,  
as Trustee

By: Michael J. Marra  
Michael J. Marra  
Assistant Vice President

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

I, Carmen M. Zopf, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Jody Gleason and C. Monica Uhlhorn, personally known to me to be the same persons whose names are, respectively, as Vice President and Secretary, of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being hereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of November, 1994.

NOTARY PUBLIC  
SEAL OF OFFICE:

Carmen M. Zopf  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as Commissioned.)



CARMEN M. ZOPF  
MY COMMISSION EXPIRES  
MARCH 10, 1995  
SIGNED THRU NOTARY PUBLIC UNDERWRITERS

☐ Personally known to me, or off. license  
☒ Produced identification: (Type of Identification Produced)  
☐ DID take an oath, or ☒ DID NOT take an oath.

- 58 -

- 59 -

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

I, Carmen M. Zopf, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Michael J. Marra, personally known to me to be the same person whose name is, as Assistant Vice President of NationsBank of Florida, N.A., a national banking association, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she/he, being hereunto duly authorized, signed, sealed with the seal of said association, and delivered the said instrument as the free and voluntary act of said association and as her/his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of November, 1994.

Carmen M. Zopf  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC  
SEAL OF OFFICE:



CARMEN M. ZOPF  
MY COMMISSION EXPIRES  
MARCH 10, 1995  
SIGNED THRU NOTARY PUBLIC UNDERWRITERS

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☐ Personally known to me, or off. license  
☒ Produced identification: (Type of Identification Produced)  
☐ DID take an oath, or ☒ DID NOT take an oath.

- 60 -

#### EXHIBIT A

#### FORM OF CERTIFICATE OF PARTICIPATION

##### Front of Certificate

REGISTERED  
NUMBER \_\_\_\_\_ \$ \_\_\_\_\_

##### CERTIFICATE OF PARTICIPATION SERIES \_\_\_\_\_

Evidencing an Undivided Proportionate Interest of the  
Owner Hereof in Basic Lease Payments to be Made by  
THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA  
as Lessee, Pursuant to a Master Lease Purchase Agreement  
with Palm Beach School Board Leasing Corp., as Lessor

INTEREST RATE \_\_\_\_\_ MATURITY DATE \_\_\_\_\_ ORIGINAL  
ISSUE DATE \_\_\_\_\_ CUSIP NO. \_\_\_\_\_

REGISTERED OWNER:

PRINCIPAL SUM:

DOLLARS

THIS IS TO CERTIFY THAT the registered owner named above is the owner of this Certificate of Participation, Series \_\_\_\_\_ (this "Certificate"), evidencing an undivided proportionate interest in Basic Lease Payments (as set forth in Schedule No. \_\_\_\_\_ to the hereinafter mentioned Master Lease Purchase Agreement (collectively, the "Series \_\_\_\_\_ Lease")) to be made by the School Board of Palm Beach County, Florida (the "School Board") acting as the governing body of the School District of Palm Beach County, Florida (the "District") pursuant to the Master Lease Purchase Agreement, dated as of November 1, 1994 (the "Master Lease"), between Palm Beach School Board Leasing Corp., a not-for-profit corporation duly organized and existing under the laws of the State of Florida, as lessor (the "Corporation"), and the School Board, as lessee. Under a Series \_\_\_\_\_ Assignment Agreement dated as of \_\_\_\_\_, (the "Assignment Agreement") entered into by and between the Corporation and NationsBank of Florida, N.A., Fort Lauderdale, Florida, as trustee (such bank and any successor thereto hereinafter called the "Trustee"), the Corporation has transferred to the Trustee, for the benefit of the Certificate Holders, all of its rights under the Series \_\_\_\_\_ Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to the Series \_\_\_\_\_ Facilities under Section 6.1 of the Master Lease and its right to receive notices under the Master Lease) including its rights to receive

A-1

Basic Lease Payments thereunder, with respect to the Series \_\_\_\_\_ Facilities identified in said Schedule No. \_\_\_\_\_ (the "Series Facilities").

The registered owner of this Certificate ("Certificate Holder") is entitled to receive, subject to the terms of the Master Lease and the Trust Agreement (hereinafter defined), on the maturity date specified above (the "Maturity Date"), unless prepaid prior thereto as provided herein, the principal sum specified above, representing the portion of the Basic Lease Payments designated as principal and coming due on the Maturity Date, and to receive on February 1 and August 1 of each year, commencing \_\_\_\_\_, to and including the final Maturity Date or the date of prepayment, whichever is earlier, the interest portion of the Basic Lease Payments payable to Certificate Holders on such dates. Said amounts are payable in lawful money of the United States of America. The amounts representing principal portion and Prepayment Price shall be payable at the designated corporate trust office of the Trustee and the amounts representing interest portion shall be payable by check or draft of the Trustee mailed to the registered owner at the address of the registered owner as it shall appear on the registration books maintained by the Trustee as of the 15th day of the month next preceding the month in which such payment is due. Such interest portion may be paid by wire transfer to the registered owners of \$1,000,000 or more upon their request in writing received at least 15 days prior to any Payment Date.

The Basic Lease Payments are payable from funds appropriated by the School Board for such purpose from current or other funds authorized by law and regulations of the State of Florida Department of Education. The School Board is not legally required to appropriate moneys for this purpose. NEITHER THE SCHOOL BOARD, THE DISTRICT, THE STATE OF FLORIDA, NOR ANY POLITICAL SUBDIVISION THEREOF SHALL BE OBLIGATED TO PAY, EXCEPT FROM APPROPRIATED FUNDS, ANY SUMS DUE UNDER THE SERIES \_\_\_\_\_ LEASE FROM ANY SOURCE OF TAXATION, AND THE FULL FAITH AND CREDIT OF THE SCHOOL BOARD AND THE DISTRICT IS NOT PLEDGED FOR PAYMENT OF SUCH SUMS DUE THEREUNDER AND SUCH SUMS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE SCHOOL BOARD OR THE DISTRICT WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

THE TRUSTEE HAS NO OBLIGATION OR LIABILITY TO MAKE PAYMENTS WITH RESPECT TO THIS CERTIFICATE EXCEPT FROM FUNDS RECEIVED BY IT PURSUANT TO THE TRUST AGREEMENT REFERRED TO ON THE REVERSE HEREOF.

REFERENCE IS HEREBY MADE TO THE FURTHER PROVISIONS OF THIS CERTIFICATE SET FORTH ON THE REVERSE HEREOF, WHICH FURTHER PROVISIONS SHALL FOR ALL PURPOSES HAVE THE SAME EFFECT AS IF SET FORTH HEREIN.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required by the Constitution and laws of the State of Florida and the Trust Agreement to exist, to have happened and to have been performed precedent to and in connection with the

A-2

#### Back of Certificate

Capitalized terms used herein but not otherwise defined herein shall have the meaning given to such terms in the Trust Agreement.

All amounts payable by the Trustee with respect to this Certificate shall be paid from (i) the Basic Lease Payments received by the Trustee from the School Board pursuant to the terms of the Series \_\_\_\_\_ Lease, (ii) all amounts from time to time deposited in the funds and accounts created under the Master Trust Agreement dated as of November 1, 1994, between the Corporation and the Trustee (as the same may be amended and supplemented from time to time, the "Trust Agreement"), including investment earnings; (iii) any proceeds received by the Trustee upon the sale, re-letting or other disposition of the Series \_\_\_\_\_ Facilities or the pursuit of any other remedy pursuant to the Master Lease, and (iv) Net Proceeds resulting from any insurance or other financial guaranty claim or payment or any claim or condemnation award payable with respect to the Series \_\_\_\_\_ Facilities pursuant to the Master Lease and the Trust Agreement, but only to the extent that the Trustee shall have actually received sufficient income or proceeds from the Trust Estate (defined in the Trust Agreement) to make such payments. It is provided in the Master Lease that the cost and expense of the performance by the School Board of its obligations thereunder including, without limitation, the payment of all Basic Lease Payments and all other amounts required to be paid by the School Board thereunder, shall be subject to and dependent upon appropriations being duly made from time to time by the School Board for such purposes or other amounts being lawfully available therefor. The payment of the principal portion and interest portion of the Basic Lease Payments represented by the Certificates is not a liability or charge upon the credit of the Trustee or the Corporation, and neither the Trustee nor the Corporation has any obligation to make such payments, other than the Trustee's obligation to make such payments from the income from and proceeds of the sources described above.

This Certificate has been executed by the Trustee pursuant to the Trust Agreement. Copies of the Trust Agreement and the Series \_\_\_\_\_ Lease are on file at the principal corporate trust office of the Trustee, and reference to the Trust Agreement and the Series \_\_\_\_\_ Lease and any and all supplements or amendments thereto is made for a description of the funds and accounts established under the Trust Agreement for the purpose of securing the Certificates, the agreements and covenants of the School Board in the Series \_\_\_\_\_ Lease with respect to the Series \_\_\_\_\_ Project and Basic Lease Payments to be made by the School Board, the nature, extent and manner of enforcement of such agreements and covenants, the rights and remedies of the Certificate Holders with respect thereto, certain limitations relating to the issuance of additional Series of Certificates under the Trust Agreement, the manner in which the terms of the Trust Agreement may be amended, and the other terms and conditions upon which the Certificates are delivered thereunder.

A-4

execution and delivery of this Certificate have happened and have been performed in due time, form and manner as required by law.

IN WITNESS WHEREOF, this Certificate has been executed by the manual signature of an Authorized Signatory of the Trustee, not in its individual capacity, but solely as Trustee under the Trust Agreement.

NATIONSBANK OF FLORIDA, N.A.,  
as Trustee

By: \_\_\_\_\_

A-3

Reference is hereby made to the Trust Agreement and any and all supplements, modifications or amendments thereof for a description of the pledge of the Trust Estate and assignment and covenants securing the Certificates, the nature, extent and manner of enforcement of such pledge, the rights and remedies of the Holders of the Certificates with respect thereto, the terms and conditions upon which the Holders of the Certificates shall cease to be entitled to any lien, benefit or security under the Trust Agreement and for the other terms and provisions thereof and the pledge of the Trust Estate and the terms and conditions upon which all covenants of the Trustee to the Holders of such Certificates shall thereupon cease, terminate and become void and be discharged and satisfied. All covenants, agreements and obligations of the School Board under the Series \_\_\_\_\_ Lease with respect to the Series \_\_\_\_\_ Facilities or a portion thereof may be discharged and satisfied prior to the maturity or prepayment of this Certificate if moneys or certain specified securities have been deposited with the Trustee in the manner provided in the Trust Agreement.

This Certificate shall be issued initially pursuant to a book-entry-only system administered by The Depository Trust Company, New York, New York ("DTC"), which shall act as securities depository for the Certificates, with no physical distribution of certificates to be made. Any provisions of the Trust Agreement or this Certificate requiring physical delivery of Certificates shall, under the book-entry-only system, be deemed to be satisfied by a notation on the records maintained by DTC of ownership interests of its participants ("DTC Participants") and other institutions that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly ("Indirect Participants"). DTC Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Certificates ("Beneficial Owners").

This Certificate shall initially be issued in the name of Cede & Co. as nominee for DTC, and so long as this Certificate is held in book-entry-only form Cede & Co. shall be considered the registered owner for all purposes hereof, including the payment of principal and interest portions of Basic Lease Payments represented by this Certificate. Payment to DTC Participants shall be the responsibility of DTC. Payments by DTC Participants to Indirect Participants, and by DTC Participants and Indirect Participants to individual Beneficial Owners shall be the responsibility of DTC Participants and Indirect Participants and not of DTC, the Trustee, the Corporation or the School Board.

This Certificate shall be transferable upon the registration books of the Trustee, which shall be kept at the principal corporate trust office of the Trustee upon payment of any charges required. Except when registration of the Certificates is being maintained by persons to a book-entry-only system, the Certificate Holder may transfer this Certificate in person or by such Certificate Holder's attorney duly authorized in writing, upon surrender

A-5

hereof together with a written instrument of transfer satisfactory to the Trustee duly executed by the Certificate Holder or such Certificate Holder's duly authorized attorney. Upon the transfer of this Certificate, the Trustee shall deliver in the name of the transferee a new Certificate or Certificates of the same aggregate principal amount and maturity as the surrendered Certificate. The Trustee may deem and treat the person in whose name this Certificate is registered upon the register of the Trustee as the absolute owner hereof for all purposes, and all such payments so made to any such Certificate Holder or upon such Certificate Holder's order shall be valid and effective to satisfy and discharge the liability upon such Certificate to the extent of the sum or sums so paid, and the Trustee shall not be affected by any notice to the contrary.

The Certificates shall be delivered in registered form in the denominations of \$5,000 or any integral multiple of \$5,000. The Certificates, upon surrender thereof at the designated corporate trust office of the Trustee with a written instruction satisfactory to the Trustee, duly executed by the Certificate Holder or such Certificate Holder's attorney duly authorized in writing, may, at the option of the Certificate Holder and upon payment by such Certificate Holder of any charges which the Trustee may make as provided in the Trust Agreement, be exchanged for an equal aggregate principal amount of registered Certificates of the same maturity of any other authorized denominations.

**Optional Prepayment:** Certificates maturing on or before August 1, \_\_\_\_\_, shall not be subject to prepayment at the option of the School Board.

Certificates maturing after August 1, \_\_\_\_\_, shall be subject to prepayment on or after August 1, \_\_\_\_\_, if the School Board elects to prepay the principal portion of Basic Lease Payments due under the Series \_\_\_\_\_ Leases in whole at any time, or in part on any Interest Payment Date, and if in part, in such order of maturity of Certificates corresponding to the due dates of the principal portion of the Basic Lease Payments under the Series \_\_\_\_\_ Lease(s) as shall be designated by the School Board to be prepaid, and by lot within a maturity in such manner as the Trustee may determine, at the Prepayment Price expressed as a percentage of the principal portion of Basic Lease Payments represented by the Certificates or portions thereof to be prepaid as set forth opposite such period in the following table, plus the interest accrued to the Prepayment Date:

Prepayment Period  
(Both Dates Inclusive)

Prepayment  
Price

August 1, \_\_\_\_\_ through July 31, \_\_\_\_\_  
August 1, \_\_\_\_\_ through July 31, \_\_\_\_\_  
August 1, \_\_\_\_\_ and thereafter

1

END OF PREPAYMENT TABLE

A-6

such manner as the Trustee shall deem fair and appropriate. The portion of any Certificate of a denomination of more than \$5,000 to be prepaid shall be in the principal amount of \$5,000 or an integral multiple thereof, and, in selecting portions of such Certificates for prepayment, the Trustee shall treat each such Certificate as representing that number of Certificates in \$5,000 denominations which is obtained by dividing the principal amount of such Certificate to be prepaid in part by \$5,000. Interest represented by Certificates so prepaid shall be paid from the amount then available to prepay Certificates.

When prepayment of Certificates is required pursuant to the Trust Agreement, the Trustee shall give notice of the prepayment of such Certificates, which notice shall specify the maturities of the Certificates to be prepaid, the CUSIP numbers (which shall be for informational purposes only and shall not affect the validity of such notice) the prepayment date and the place or places where amounts due upon such prepayment will be payable and, if less than all of the Certificates are to be prepaid, the letters and numbers or other distinguishing marks of such Certificates to be prepaid, and, in the case of Certificates to be prepaid in part only, such notice shall also specify the respective portions of the principal amount thereof to be prepaid. Such notice shall further state that on such date there shall become due and payable upon each Certificate to be prepaid the Prepayment Price thereof, or the Prepayment Price of the specified portions of the principal thereof in the case of Certificates to be prepaid in part only, together with interest accrued to the prepayment date, and that from and after such date interest thereon shall cease to accrue and be payable. The Trustee shall mail a copy of such notice, postage prepaid, not less than 30 days before the prepayment date in the case of optional prepayment, extraordinary prepayment resulting from damage, destruction or condemnation of Facilities or mandatory sinking fund prepayment for the Certificates to be prepaid and not less than 5 days nor more than 10 days before the Prepayment Date in the case of extraordinary prepayment resulting from termination of all Leases as a result of nonappropriation or default by the School Board, to the Certificate Holders of any Certificates or portions thereof which are to be prepaid, at their last addresses appearing upon the registry books, but any defect in the notice to a particular Certificate Holder shall not affect the validity of the proceedings for the prepayment of other Certificates. Notice, to the extent available, of such prepayment shall be provided to any depository not less than two days prior to mailing of such notice.

THE OBLIGATION OF THE SCHOOL BOARD TO MAKE BASIC LEASE PAYMENTS UNDER SCHEDULE NO. \_\_\_\_\_ OF THE MASTER LEASE IS A SPECIAL AND LIMITED OBLIGATION, SUBJECT TO ANNUAL APPROPRIATION BY THE SCHOOL BOARD, AS FURTHER PROVIDED ON THE FRONT OF THIS CERTIFICATE.

Form of Opinion of Special Tax Counsel

Statement of Insurance

END OF PREPAYMENT TABLE

A-8

**Extraordinary Prepayment:** (i) Certificates shall be subject to prepayment in whole or in part at any time and if in part, in inverse order of maturity or on a proportional basis, as shall be designated by the School Board, and by lot within a maturity in such manner as the Trustee shall determine to be fair and appropriate, in an amount equal to the principal portion of Basic Lease Payments prepaid under the Series \_\_\_\_\_ Lease(s), at a Prepayment Price of par plus the interest accrued to the Prepayment Date, if (A) there are Net Proceeds equal to or greater than ten percent (10%) of the remaining principal portion of the Basic Lease Payments relating to the Series \_\_\_\_\_ Facilities as a result of damage, destruction or condemnation of any portion of the Series \_\_\_\_\_ Facilities and an election is made by the School Board under Section 5.4(b) of the Master Lease to apply the amount to the prepayment in part of the principal portions of Basic Lease Payments relating to the Series \_\_\_\_\_ Facilities and represented by the Certificates, or (B) there shall remain in the Series 1994A Acquisition Account an amount greater than the amount of Basic Lease Payments coming due in the immediately following Fiscal Year under the Series \_\_\_\_\_ Lease(s), upon delivery by the School Board of a Certificate of Acceptance indicating completion of the acquisition, construction, installation and payment of all costs of the Series \_\_\_\_\_ Facilities.

(ii) At the election of the Series \_\_\_\_\_ Credit Facility Issuer, Certificates shall be subject to prepayment in whole at any time, at a Prepayment Price of par plus the interest accrued to the Prepayment Date, if the Lease Term of all Leases is terminated for the reasons referred to in Section 4.1(b) or 4.1(c) of the Master Lease.

**Mandatory Sinking Fund Prepayment:** Certificates maturing on August 1, \_\_\_\_\_ are subject to mandatory prepayment prior to maturity in part, from payments of the principal portion of Basic Lease Payments as set forth in the Series \_\_\_\_\_ Lease, through the operation of a sinking fund on each August 1 in the years and in the following amounts set forth below at a Prepayment Price of par plus the interest accrued to the Prepayment Date.

August 1 of the Year

Principal Amount

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_\*

\* Final Maturity.

If less than all the Certificates of like maturity shall be called for prepayment, the particular Certificates or portions thereof to be prepaid shall be selected by lot by the Trustee in

END OF PREPAYMENT TABLE

A-7

#### ASSIGNMENT

For value received \_\_\_\_\_ the undersigned does hereby sell, assign and transfer unto the within-mentioned Certificate and hereby irrevocably constitutes and appoints \_\_\_\_\_ attorney, to transfer the same on the Certificate register of the Trustee with full power of substitution in the premises.

Dated: \_\_\_\_\_  
Signature Guaranteed: \_\_\_\_\_

NOTE: The signature on this Assignment must correspond with the name as written on the face of the within-mentioned Certificate in every particular without alteration or enlargement or any change whatsoever

Social Security or Other  
Identifying Number of  
Transferee: \_\_\_\_\_

The following abbreviations, when used in the inscription on the face of the within Certificate, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common  
TEN ENT - as tenants by the entireties  
JT TEN - as joint tenants with the rights of survivorship and not as tenants in common

UNIFORM GIFT MIN ACT - \_\_\_\_\_ Custodian \_\_\_\_\_ (Minor)  
\_\_\_\_\_ under Uniform Gifts to Minors  
Act \_\_\_\_\_ (State)

Additional abbreviations may also be used though not in the above list.

END OF PREPAYMENT TABLE

A-9

EXHIBIT B

REQUISITION NO. \_\_\_\_\_

\$ \_\_\_\_\_

CERTIFICATES OF PARTICIPATION  
SERIES \_\_\_\_\_

Evidencing Undivided Proportionate Interest of the  
Owners Thereof in Basic Payments to be Made by  
THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA  
As Lessee, Pursuant to a Master Lease Purchase Agreement  
with Palm Beach School Board Leasing Corp., as Lessor

TO: NationsBank of Florida, N.A.  
Trustee under the Master Trust Agreement dated as of  
November 1, 1994, with Palm Beach School Board Leasing  
Corp. ("Trust Agreement").

This Requisition is made pursuant to Section 402(c) to pay  
Costs of the Series \_\_\_\_\_ Facilities.

The Trustee is hereby directed to pay sums out of the Series  
\_\_\_\_\_ Acquisition Account as follows:

Name & Address of Payee	Purpose of Payment	Amount
----------------------------	--------------------	--------

TOTAL \_\_\_\_\_

B-1

The undersigned hereby certifies that (a) each obligation,  
item of cost or expense herein has been properly incurred, (b) each  
obligation, item of cost or expense herein is an item of the Cost  
of the Series \_\_\_\_\_ Facilities and has not been the basis of any  
previous withdrawal, and (c) such payment will not cause the  
balance remaining in the Series Acquisition Account after such pay-  
ment to be less than the amount necessary to pay the remaining  
estimated Costs to be paid from the Series \_\_\_\_\_ Acquisition  
Account, or sufficient other moneys are available therefor.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Authorized School Board  
Representative

B-2

EXHIBIT C

REQUISITION NO. \_\_\_\_\_

\$ \_\_\_\_\_

CERTIFICATES OF PARTICIPATION  
SERIES \_\_\_\_\_

Evidencing Undivided Proportionate Interests of the  
Owners Thereof in Basic Lease Payments to be made by  
THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA  
As Lessee, Pursuant to a Master Lease Purchase Agreement  
with Palm Beach School Board Leasing Corp., as Lessor

TO: NationsBank of Florida, N.A.  
Trustee under the Master Trust Agreement dated as of  
November 1, 1994, with Palm Beach School Board Leasing  
Corp. ("Trust Agreement")

This Requisition is made pursuant to Section 402(d) to pay  
Costs of Issuance of the Certificates.

The Trustee is hereby directed to pay sums out of the Cost of  
Issuance Subaccount in the Series \_\_\_\_\_ Acquisition Account as  
follows:

Payee	Purpose of Payment	Amount
-------	--------------------	--------

TOTAL \$ \_\_\_\_\_

The undersigned hereby certifies that each payment obligation  
has been properly incurred, is a Cost of Issuance and has not been  
the basis of a previous withdrawal.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Authorized School Board  
Representative

C-1

[THIS PAGE INTENTIONALLY LEFT BLANK]

---

---

**SERIES 2025A SUPPLEMENTAL TRUST AGREEMENT**

**by and between**

**PALM BEACH SCHOOL BOARD LEASING CORP.**

**and**

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.  
(successor in interest to NationsBank of Florida, N.A.)**

**as Trustee**

**Dated as of May 1, 2025**

---

## TABLE OF CONTENTS

	PAGE
ARTICLE I DEFINITIONS .....	6
SECTION 101.    DEFINITIONS .....	6
ARTICLE II THE SERIES 2025A CERTIFICATES .....	10
SECTION 201.    AUTHORIZATION, PURPOSE, TERMS OF SERIES 2025A CERTIFICATES .....	10
SECTION 202.    FULL BOOK-ENTRY OF SERIES 2025A CERTIFICATES .....	11
SECTION 203.    ISSUANCE OF SERIES 2025A CERTIFICATES .....	13
ARTICLE III PREPAYMENTS .....	13
SECTION 301.    NO OPTIONAL PREPAYMENT OF SERIES 2025A CERTIFICATES .....	13
SECTION 302.    NO EXTRAORDINARY PREPAYMENT OF SERIES 2025A CERTIFICATES .....	13
ARTICLE IV ESTABLISHMENT OF ACCOUNTS; APPLICATION OF SERIES 2025A CERTIFICATE PROCEEDS; DISBURSEMENTS .....	14
SECTION 401.    ESTABLISHMENT OF ACCOUNTS .....	14
SECTION 402.    APPLICATION OF PROCEEDS OF SERIES 2025A CERTIFICATES AND OTHER LEGALLY AVAILABLE MONEYS .....	16
ARTICLE V MISCELLANEOUS PROVISIONS RELATING TO SERIES 2025A CERTIFICATES .....	16
SECTION 501.    RESERVED .....	16
SECTION 502.    PROVISIONS OF TRUST AGREEMENT NOT OTHERWISE MODIFIED .....	16
SECTION 503.    COUNTERPARTS .....	16
SECTION 504.    HEADINGS .....	16
SECTION 505.    LAWS .....	17
SECTION 506.    NOTICES .....	17
SECTION 507.    AMENDMENT OF TRUST AGREEMENT .....	17

i

### **SERIES 2025A SUPPLEMENTAL TRUST AGREEMENT**

**THIS SERIES 2025A SUPPLEMENTAL TRUST AGREEMENT**, dated as of May 1, 2025 (the “Series 2025A Supplemental Trust Agreement”), supplementing the Master Trust Agreement, dated as of November 1, 1994 (the “Trust Agreement”), by and between **PALM BEACH SCHOOL BOARD LEASING CORP.** (the “Corporation”), a not-for-profit corporation, duly organized and existing under the laws of the State of Florida, as lessor under the within mentioned Master Lease, and **THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.** (successor in interest to NationsBank of Florida, N.A.), a national banking association duly organized and existing under the laws of the United States of America and having corporate trust offices in Jacksonville, Florida, as trustee (the “Trustee”).

### **WITNESSETH:**

**WHEREAS**, The School Board of Palm Beach County, Florida (the “School Board”), has deemed it to be in its best interest to lease purchase certain real and personal property from time to time and has entered into a Master Lease Purchase Agreement, dated as of November 1, 1994, as amended May 12, 2020, (as so amended, the “Master Lease”), between the Corporation, as lessor, and the School Board, as lessee; and

**WHEREAS**, pursuant to the Master Lease, the School Board may from time to time, by execution of a Schedule to the Master Lease, direct the Corporation to acquire, construct and lease purchase to the School Board the items of real or personal property described in such Schedule (which items of property are collectively referred to herein as “Facilities”); and

**WHEREAS**, provision for the payment of the cost of acquiring, constructing and installing such Facilities may be made by the issuance and sale from time to time of one or more Series (as defined in the Trust Agreement) of Certificates of Participation issued under the Trust Agreement (the “Certificates”), which shall be secured by and be payable from Basic Lease Payments to be made by the School Board pursuant to the Master Lease and related Schedules; and

**WHEREAS**, the Trustee, at the direction of the Corporation, has issued series of Certificates of Participation from time to time to provide funds for the lease purchase financing of certain Facilities and the refinancing of the lease purchase of other Facilities; and

**WHEREAS**, the School Board and the Corporation have entered into Transaction Ground Leases (as defined herein) and the Original Transaction Leases (as defined herein), pursuant to which the School Board leases certain real and personal property to the Corporation (the “Series 2006A-1 Facilities,” the “Series 2007A-1 Facilities,” the “Series 2007B Facilities,” and the “Series 2007E-1 Facilities,” as applicable) and leases such Facilities and subleases from the Corporation the real property on which such Facilities are located; and

**WHEREAS**, the Corporation has entered into the Master Trust Agreement to provide for the issuance of series of Certificates of Participation from time to time, representing undivided proportionate interests in the principal portion and interest portion of the basic lease payments to be made by the School Board under the Master Lease and the Schedule or Schedules relating to such series of Certificates; and

SECTION 508.    NO BROKER CONFIRMATIONS .....	17
SECTION 509.    CONTINUING DISCLOSURE .....	17
SECTION 510.    PATRIOT ACT REQUIREMENTS OF TRUSTEE .....	18
SECTION 511.    ELECTRONIC MEANS OF INSTRUCTION TO TRUSTEE .....	18

ii

**WHEREAS**, to provide funds for the acquisition and/or construction of the Series 2006A Facilities, Certificates of Participation, Series 2006A were issued in the aggregate principal amount of \$222,015,000 (the “Series 2006A Certificates”) pursuant to the Master Trust Agreement, as supplemented by a Series 2006A Supplemental Trust Agreement dated as of May 1, 2006 (the “Series 2006A Supplemental Trust Agreement,” and together with the Trust Agreement, the “Series 2006A Trust Agreement”); and

**WHEREAS**, the Corporation assigned substantially all of its interest in the Series 2006A Ground Lease dated as of May 1, 2006 and the Original Series 2006A-1 Lease (as defined herein) to the Trustee pursuant to a Series 2006A Assignment Agreement dated as of May 1, 2006; and

**WHEREAS**, to provide funds for the acquisition and/or construction of the Series 2007A-1 Facilities and the Series 2007A-2 Facilities, Certificates of Participation, Series 2007A were issued in the aggregate principal amount of \$268,545,000 (the “Series 2007A Certificates”) pursuant to the Master Trust Agreement, as supplemented by a Series 2007A Supplemental Trust Agreement dated as of February 1, 2007 (the “Series 2007A Supplemental Trust Agreement,” and together with the Trust Agreement, the “Series 2007A Trust Agreement”); and

**WHEREAS**, the Corporation assigned substantially all of its interest in the Series 2007A Ground Lease dated as of February 1, 2007, as amended as of April 1, 2015, and the Original Series 2007A-1 Lease (as defined herein) to the Trustee pursuant to a Series 2007A Assignment Agreement dated as of February 1, 2007; and

**WHEREAS**, to provide funds for the acquisition and/or construction of the Series 2007B Facilities, Certificates of Participation, Series 2007B were issued in the aggregate principal amount of \$119,400,000 (the “Series 2007B Certificates”) pursuant to the Master Trust Agreement, as supplemented by a Series 2007B Supplemental Trust Agreement dated as of March 1, 2007 (the “Series 2007B Supplemental Trust Agreement”); and

**WHEREAS**, the Corporation assigned substantially all of its interest in the Series 2007B Ground Lease dated as of March 1, 2007, as amended as of April 1, 2008 and July 1, 2011 and the Original Series 2007B Lease (as defined herein) to the Trustee pursuant to a Series 2007B Assignment Agreement dated as of March 1, 2007; and

**WHEREAS**, to provide funds for the acquisition and/or construction of the Series 2007E Facilities, Certificates of Participation, Series 2007E were issued in the aggregate principal amount of \$147,390,000 (the “Series 2007E Certificates”) pursuant to the Master Trust Agreement, as supplemented by a Series 2007E Supplemental Trust Agreement dated as of October 1, 2007 (the “Series 2007E Supplemental Trust Agreement”); and

**WHEREAS**, the Corporation assigned substantially all of its interest in the Series 2007E Ground Lease dated as of October 1, 2007 and the Original Series 2007E Leases (as defined herein) to the Trustee pursuant to a Series 2007E Assignment Agreement dated as of October 1, 2007; and



**WHEREAS**, pursuant to the provisions of Section 7.3 of the Master Lease and Section 302 of the Trust Agreement, the Corporation and the School Board may direct the Trustee to issue refunding Certificates; and

**WHEREAS**, as a result of a decline in interest rates, the School Board refinanced a portion of its obligations under Schedule 2006A-1, and refunded a portion of the Series 2006A Certificates, from a portion of the proceeds of the issuance of \$145,535,000 Certificates of Participation, Series 2015B (the "Series 2015B Certificates"), by amending and restating Schedule 2006A-1, and entering into a Series 2015B Supplemental Trust Agreement dated as of January 1, 2015; and

**WHEREAS**, the School Board refinanced a portion of its obligations under the Original Series 2007A-1 Lease and refunded a portion of the Series 2007A Certificates from a portion of the proceeds of the issuance of \$33,280,000 Certificates of Participation, Series 2014C (the "Series 2014C Certificates"), by amending and restating Schedule 2007A-1, and entering into a Series 2014C Supplemental Trust Agreement dated as of July 1, 2014 and an Amendment to Series 2007A Supplemental Trust Agreement dated as of July 1, 2014; and

**WHEREAS**, the School Board refinanced an additional portion of its obligations under the Original Series 2007A-1 Lease and the Original Series 2007E Leases and refunded a portion of the Series 2007A Certificates and a portion of the Series 2007E Certificates from a portion of the proceeds of the issuance of \$221,640,000 Certificates of Participation, Series 2015D (the "Series 2015D Certificates"), by amending and restating Schedule 2007A-1, Schedule 2007E-1 and Schedule 2007E-2, and entering into a Series 2015D Supplemental Trust Agreement dated as of April 1, 2015; and

**WHEREAS**, the School Board refinanced an additional portion of its obligations under the Original Series 2007A-1 Lease and refunded all of the School Board's outstanding Series 2014C Certificates maturing on or after August 1, 2031 through the amendment and restatement of Schedule 2007A-1 and the issuance, pursuant to a Series 2024A Supplemental Trust Agreement dated as of May 1, 2024, of refunding Certificates of Participation, Series 2024A, in the aggregate principal amount of \$33,820,000 (the "Series 2024A Certificates"), representing undivided proportionate interests of the owners thereof in a portion of the Basic Lease Payments to be made by the School Board pursuant to the Original Series 2007A-1 Lease, as amended in connection with the issuance of the Series 2024A Certificates; and

**WHEREAS**, the School Board refinanced its obligations under the Original Series 2007B Lease and on August 1, 2011, refunded the outstanding Series 2007B Certificates through the amendment and restatement of Schedule 2007B, as amended and restated as of July 1, 2011, and the issuance, pursuant to a Series 2011A Supplemental Trust Agreement, of refunding Certificates of Participation, Series 2011A, in an aggregate principal amount of \$112,425,000 (the "Series 2011A Certificates"), representing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the Original Series 2007B Lease; and

**WHEREAS**, the School Board refinanced an additional portion of its obligations under the Series 2007B Lease by refunding a portion of the Series 2011A Certificates through the

3

**WHEREAS**, the School Board may defease the Series 2015D Certificates maturing on August 1, 2025 (the "Defeased Series 2015D Certificates" and, together with the Defeased Series 2015B Certificates, the "Defeased Certificates"); and

**WHEREAS**, pursuant to the provisions of Sections 7.4 of the Master Lease and Section 302 of the Master Trust Agreement, the Corporation and the School Board may direct the Trustee to issue refunding Certificates; and

**WHEREAS**, the Trustee has received an order from an Authorized Corporation Representative relating to the issuance of refunding Certificates of Participation, Series 2025A (the "Series 2025A Certificates"); and

**WHEREAS**, the School Board has determined that it is in the best interest of the District to (i) refinance a portion of its obligations under each of the Transaction Leases, each as previously amended and restated, by amending and restating Schedule 2006A-1 ("Amended and Restated Schedule 2006A-1" and together with the Master Lease, the "Series 2006A-1 Lease"), Schedule 2007A-1 ("Amended and Restated Schedule 2007A-1" and together with the Master Lease, the "Series 2007A-1 Lease"), Schedule 2007B ("Amended and Restated Schedule 2007B" and together with the Master Lease, the "Series 2007B Lease"), Schedule 2007E-1 ("Amended and Restated Schedule 2007E-1" and together with the Master Lease, the "Series 2007E-1 Lease"), and refunding, on a current basis, a portion of the outstanding Series 2015B Certificates, a portion of the outstanding Series 2015C Certificates, and a portion of the outstanding Series 2015D Certificates, and (ii) defease the Defeased Certificates (defined herein) in connection with such refinancing; and

**WHEREAS**, to accomplish such refinancing, the Corporation is entering into this Series 2025A Supplemental Trust Agreement providing for the issuance of the Series 2025A Certificates in the aggregate principal amount of \$[PAR], for the purpose of, together with other legally available moneys, defeasing the Defeased Certificates and refunding (i) the Series 2015B Certificates maturing on August 1, 2026 through 2031, inclusive (the "Refunded Series 2015B Certificates"), (ii) the Series 2015C Certificates maturing on August 1, 2030, 2031 and 2032, inclusive (the "Refunded Series 2015C Certificates") and (iii) the Series 2015D Certificates maturing on August 1, 2026 through 2032, inclusive (the "Refunded Series 2015D Certificates"), which Series 2025A Certificates will represent undivided proportionate interests in the principal portion and interest portion of a portion of the Basic Lease Payments to be made by the School Board pursuant to the Transaction Leases equally and ratably with (i)-(v) below:

- (i) the Series 2006A-1 Lease equally and ratably with the portion of any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2006A-1 Lease,
- (ii) the Series 2007A-1 Lease equally and ratably with the portion of the Series 2024A Certificates allocable to the Series 2007A-1 Lease, and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007A-1 Lease,

further amendment and restatement of Schedule 2007B, as amended and restated as of October 1, 2015, and the issuance, pursuant to a Series 2015C Supplemental Trust Agreement, of refunding Certificates of Participation, Series 2015C, in an aggregate principal amount of \$62,970,000 (the "Series 2015C Certificates"), representing undivided proportionate interests of the owners thereof in a portion of the Basic Lease Payments to be made by the School Board pursuant to the Series 2007B Lease; and

**WHEREAS**, the School Board refinanced an additional portion of its obligations under the Series 2007B Lease by refunding a portion of the Series 2011A Certificates through the further amendment and restatement of Schedule 2007B, as amended and restated as of December 1, 2017, and the issuance, pursuant to a Series 2017B Supplemental Trust Agreement, of refunding Certificates of Participation, Series 2017B, in an aggregate principal amount of \$41,945,000, representing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by the School Board pursuant to the Series 2007B Lease; and

**WHEREAS**, Schedule 2006A-2, Schedule 2007A-2 and Schedule 2007E-2 terminated at the end of their respective terms; and

**WHEREAS**, the Series 2006A Certificates, the Series 2007A Certificates, the Series 2007B Certificates, the Series 2007E Certificates, the Series 2011A Certificates and the Series 2014C Certificates are no longer outstanding; and

**WHEREAS**, as a result of the current favorable market conditions for refinancing obligations such as the School Board's obligations under Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1, and in order to achieve savings, the School Board has determined to refinance an additional portion of its obligations under Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1 by further amending and restating Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1; and

**WHEREAS**, the Series 2015B Certificates maturing on or after August 1, 2026, which represent a portion of the obligations of the School Board under Schedule 2006A-1, are initially callable on August 1, 2025 and may be refunded on a tax-exempt basis not earlier than 90 days prior to August 1, 2025; and

**WHEREAS**, the Series 2015C Certificates, which represent a portion of the obligations of the School Board under Schedule 2007B, are initially callable on August 1, 2025 and may be refunded on a tax-exempt basis not earlier than 90 days prior to August 1, 2025; and

**WHEREAS**, the Series 2015D Certificates maturing on or after August 1, 2026, which represent a portion of the obligations of the School Board under Schedule 2007A-1 and Schedule 2007E-1, are initially callable on August 1, 2025 and may be refunded on a tax-exempt basis not earlier than 90 days prior to August 1, 2025; and

**WHEREAS**, the School Board may defease the Series 2015B Certificates maturing on August 1, 2025 (the "Defeased Series 2015B Certificate"); and

4

- (iii) the Series 2007B Lease equally and ratably with the portion of the Series 2017B Certificates allocable to the Series 2007B Lease, and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007B Lease, and

- (iv) the Series 2007E-1 Lease equally and ratably with the portion of any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007E-1 Lease, and

**WHEREAS**, in connection with the refunding of the Refunded Certificates, the Corporation will defease (i) the Series 2015B Certificates maturing on August 1, 2025 (the "Defeased Series 2015B Certificates") and (ii) the Series 2015D Certificates maturing on August 1, 2025 (the "Defeased Series 2015D Certificates" and together with the Defeased Series 2015B Certificates, the "Defeased Certificates"); and

**WHEREAS**, a portion of the proceeds of the Series 2025A Certificates will be deposited to escrow deposit funds with The Bank of New York Mellon Trust Company, N.A., as escrow agent (the "Escrow Agent") under a Series 2015B, Series 2015C and Series 2015D Escrow Deposit Agreement (the "Escrow Deposit Agreement") dated as of the date of issuance of the Series 2025A Certificates, by and between the School Board and the Escrow Agent and invested in Government Obligations (as defined therein) until used to pay the Refunded Series 2015B Certificates, the Refunded Series 2015C Certificates and the Refunded Series 2015D Certificates on their respective payment dates and prepayment date, as the case may be; and

**WHEREAS**, the School Board will cause the deposit with the Escrow Agent of available moneys in an amount sufficient to pay on August 1, 2025, the unpaid Basic Lease Payments represented by the Defeased Certificates; and

**WHEREAS**, the Series 2025A Certificates shall be secured in the manner provided in the Master Trust Agreement and shall have the terms and provisions contained in this Series 2025A Supplemental Trust Agreement; and

**WHEREAS**, all things necessary to make the Series 2025A Certificates, when executed by the Trustee and issued as provided herein and in the Master Trust Agreement, the valid, binding and legal obligations according to the terms thereof, have been done and performed, and the creation, execution and delivery of this Series 2025A Supplemental Trust Agreement, and the creation, execution and issuance of the Series 2025A Certificates subject to the terms thereof, have in all respects been duly authorized;

**NOW, THEREFORE, THIS SERIES 2025A SUPPLEMENTAL TRUST AGREEMENT WITNESSETH:**

## ARTICLE I

### DEFINITIONS

**SECTION 101. DEFINITIONS.** Words and terms that are defined in the Trust Agreement or the Master Lease shall have the same meanings ascribed to them when used

5

C-102

6



herein, unless the context or use indicates a different meaning or intent. In addition to the words and terms elsewhere defined in this Series 2025A Supplemental Trust Agreement, the following words and terms as used in this Series 2025A Supplemental Trust Agreement shall have the following meaning unless the context or use indicates another or different meaning or intent:

“**Business Day**” shall mean a day other than (a) a Saturday, Sunday or day on which banks in the State of New York or banks located in each of the cities in which the designated corporate office of the Trustee is located are required or authorized by law or executive order to close for business, or (b) a day on which The New York Stock Exchange is closed or the payment system of the Federal Reserve System is not operational.

“**Closing Date**” means the date of delivery of the Series 2025A Certificates to the Series 2025A Underwriters against payment therefor.

“**Disclosure Agreement**” means that certain Disclosure Dissemination Agent Agreement (Series 2025A Certificates), dated the Closing Date, executed and delivered by the School Board and Digital Assurance Certification LLC in connection with the issuance of the Series 2025A Certificates.

“**Electronic Means**” shall mean the following communications methods: e-mail, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder.

“**Escrow Deposit Agreement**” shall mean the Series 2015B, 2015C and 2015D Escrow Deposit Agreement, dated the Closing Date entered into by and between the School Board and the Trustee, as Escrow Agent.

“**Interest Payment Date**” shall mean (a) each February 1 and August 1, commencing August 1, 2025, (b) with respect to any Series 2025A Certificates which are to be prepaid, any date on which such prepayment is made, and (c) the Maturity Date.

“**Maturity Date**” shall mean August 1, 2032.

“**Moody’s**” shall mean Moody’s Ratings, a corporation organized and existing under the laws of the State of Delaware, its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “Moody’s” shall be deemed to refer to any other nationally recognized securities rating agency designated by the School Board, with notice to the Trustee.

“**Original Series 2006A-1 Lease**” means Schedule 2006A-1, dated as of May 1, 2006, together with the Master Lease.

“**Original Series 2007A-1 Lease**” means Schedule 2007A-1, dated as of February 1, 2007, together with the Master Lease.

“**Original Series 2007B Lease**” means Schedule 2007B, dated as of March 1, 2007, together with the Master Lease.

7

“**Series 2006A-1 Lease**” shall mean Amended and Restated Schedule 2006A-1 together with the Master Lease.

“**Series 2007A-1 Lease**” shall mean Amended and Restated Schedule 2007A-1 together with the Master Lease.

“**Series 2007B Lease**” shall mean Amended and Restated Schedule 2007B together with the Master Lease.

“**Series 2007E-1 Lease**” shall mean Amended and Restated Schedule 2007E-1 together with the Master Lease.

“**Series 2025A Certificates**” shall mean the \$[PAR] Certificates of Participation Series 2025A, Evidencing Undivided Proportionate Interests of the Owners thereof in Basic Lease Payments to be made by the School Board of Palm Beach County, Florida, as Lessee, pursuant to a Master Lease Purchase Agreement with Palm Beach School Board Leasing Corp., as Lessor.

“**Series 2025A Cost of Issuance Account**” shall mean the Series 2025A Cost of Issuance Account within the Project Fund established in Section 401 hereof.

“**Series 2025A Interest**” shall mean the interest portion of Basic Lease Payments represented by the Series 2025A Certificates.

“**Series 2025A Principal**” shall mean the principal portion of Basic Lease Payments represented by the Series 2025A Certificates.

“**Series 2025A Underwriters**” shall mean BofA Securities, Inc., as representative, on behalf of itself and J.P. Morgan Securities LLC, Morgan Stanley & Co., LLC, Raymond James & Associates, Inc. and RBC Capital Markets, LLC, and any of the underwriters named in the Certificate Purchase Contract dated [Sale Date] relating to the Series 2025A Certificates.

“**Special Tax Counsel**” shall mean Greenberg Traurig, P.A. or another counsel experienced in matters relating to the validity of, and the exclusion from gross income for federal income tax purposes of interest on, obligations of states and their political subdivisions.

“**Transaction Assignments**” means collectively, the Series 2006A Assignment Agreement, the Series 2007A Assignment Agreement, the Series 2007B Assignment Agreement and the Series 2007E Assignment Agreement.

“**Transaction Ground Leases**” means collectively, the Series 2006A Ground Lease, the Series 2007A Ground Lease, the Series 2007B Ground Lease and the Series 2007E Ground Lease.

“**Transaction Leases**” means collectively, the Series 2006A-1 Lease, the Series 2007A-1 Lease, the Series 2007B Lease and the Series 2007E-1 Lease.

9

“**Original Series 2007E-1 Lease**” means Schedule 2007E-1, dated as of October 1, 2007, together with the Master Lease.

“**Original Series 2007E-2 Lease**” means Schedule 2007E-2, dated as of October 1, 2007, together with the Master Lease.

“**Original Series 2007E Leases**” means collectively, the Original Series 2007E-1 Lease and the Original Series 2007E-2 Lease.

“**Original Transaction Leases**” means collectively, the Original Series 2006A-1 Lease, the Original Series 2007A-1 Lease, the Original Series 2007B Lease and the Original Series 2007E-1 Lease.

“**Rating Agency**” shall mean each of Moody’s, S&P, and any other nationally recognized rating service which, at the request of the School Board, shall have provided a rating on any Outstanding Series 2025A Certificates.

“**Prepayment Date**” shall mean, with respect to the Refunded Certificates, August 1, 2025.

“**Prepayment Price**” shall mean, with respect to the Refunded Certificates, 100% of the principal amount thereof, plus accrued interest to the Prepayment Date.

“**Record Date**” shall mean the fifteenth calendar day, whether or not a Business Day, of the month preceding an Interest Payment Date.

“**Refunded Certificates**” means collectively, the Refunded Series 2015B Certificates, the Refunded Series 2015C Certificates and the Refunded Series 2015D Certificates.

“**Refunded Series 2015B Certificates**” shall mean the Series 2015B Certificates maturing on and after August 1, 2026.

“**Refunded Series 2015C Certificates**” shall mean the Series 2015C Certificates maturing on August 1, 2030, 2031 and 2032.

“**Refunded Series 2015D Certificates**” shall mean the Series 2015D Certificates maturing on and after August 1, 2026.

“**Rule**” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, and as the same may be further amended from time to time.

“**S&P**” shall mean S&P Global Ratings, and its successors and assigns, if such successors and assigns continue to perform the services of a securities rating agency, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “**S&P**” shall be deemed to refer to any other nationally recognized securities rating agency designated by the School Board, with notice to the Trustee.

8

## ARTICLE II

### THE SERIES 2025A CERTIFICATES

**SECTION 201. AUTHORIZATION, PURPOSE, TERMS OF SERIES 2025A CERTIFICATES.** There is hereby created a Series of Certificates to be issued under the Series 2025A Trust Agreement to be known as “Certificates of Participation, Series 2025A, Evidencing Undivided Proportionate Interests of the Owners thereof in Basic Lease Payments to be made by The School Board of Palm Beach County, Florida, as Lessee, pursuant to a Master Lease Purchase Agreement with Palm Beach School Board Leasing Corp., as Lessor”. The Series 2025A Certificates are issued, together with other legally available moneys, for the purpose of (i) providing funds for refinancing a portion of the obligations of the School Board under the Transaction Leases by providing funds for the payment or prepayment of the basic lease payments and additional lease payments due and to become due represented by the Refunded Certificates on their respective payment dates, or on the prepayment date, as applicable, and (ii) paying Costs of Issuance of the Series 2025A Certificates.

The principal portion of Basic Lease Payments represented by the Series 2025A Certificates due at maturity (or upon prepayment thereof, whichever is earlier), shall represent undivided proportionate interests in a portion of the principal portion of the Basic Lease Payments due on each of the dates set forth on each of the Transaction Leases, to and including the maturity (or earlier Prepayment Date) of the Series 2025A Certificates equally and ratably with the portion of any other Certificates representing an interest in a portion of the Basic Lease Payments to be made by the School Board pursuant to the respective Transaction Lease.

The interest portion represented by the Series 2025A Certificates shall be payable on each Interest Payment Date as set forth herein. Said interest shall represent undivided proportionate interests of the owners thereof in a portion of the interest portion of Basic Lease Payments to be made by the School Board under the Transaction Leases, to and including the maturity (or earlier Prepayment Date) of the Series 2025A Certificates equally and ratably with the portion of any other Certificates representing an interest in a portion of the Basic Lease Payments to be made by the School Board pursuant to the respective Transaction Lease.

Unless the Corporation shall otherwise direct in writing, the Series 2025A Certificates shall be lettered and numbered in such manner as the Trustee shall deem adequate and appropriate.

The Series 2025A Certificates shall be dated as of the Closing Date and shall also show the date of authentication thereof. The interest portion of Basic Lease Payments represented by the Series 2025A Certificates shall be payable from the Interest Payment Date next preceding the date of execution and delivery to which payment has been made or provided for, unless a Series 2025A Certificate is issued prior to August 1, 2025, in which case such Series 2025A Certificate shall represent the right to receive interest from the Closing Date. The Series 2025A Certificates shall initially be issued in the aggregate principal amount of \$[PAR], shall mature on August 1 in the years and in the principal amounts set forth below, and shall represent the right to receive interest at the annual rates, calculated on the basis of a 360-day

10

year comprised of twelve 30-day months, set forth opposite such years and amounts, respectively.

<u>Maturity (August 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2026	\$	%
2027		
2028		
2029		
2030		
2031		
2032		

The interest portion of Basic Lease Payments represented by the Series 2025A Certificates shall be payable semiannually on August 1 and February 1 of each year to and including the date of maturity or prepayment, whichever is earlier, commencing on August 1, 2025.

The Series 2025A Certificates shall be delivered in registered form in denominations of \$5,000 or any integral multiple of \$5,000. Subject to the provisions of the Trust Agreement, the Series 2025A Certificates shall be substantially in the form set forth in Exhibit A of the Master Trust Agreement.

The principal portion (or Prepayment Price (as defined in the Master Trust Agreement)) of the Series 2025A Certificates shall be payable at the designated corporate trust office of the Trustee. Except as otherwise provided in connection with the maintenance of a book entry only system of registration of the Series 2025A Certificates, the interest portion represented by the Series 2025A Certificates shall be payable by check or draft of the Trustee mailed to the Series 2025A Certificate holder thereof at the address of such Series 2025A Certificate holder shown on the registration records maintained by the Trustee as of the Record Date next preceding the Interest Payment Date. Such interest portion may be paid by wire transfer within the United States to the registered owners of \$1,000,000 or more in aggregate principal amount of Series 2025A Certificates upon their request in writing received no later than the Record Date next preceding any Interest Payment Date. The Trustee may charge the Series 2025A Certificate holder a reasonable fee for the cost of the wire transfer.

#### **SECTION 202. FULL BOOK-ENTRY OF SERIES 2025A CERTIFICATES¶**

Notwithstanding the provisions set forth in Section 2.01 hereof or Section 4.06 of the Master Trust Agreement, the Series 2025A Certificates shall be initially issued in the form of a separate single certificated fully registered Series 2025A Certificate for each of the maturities of the Series 2025A Certificates. Upon initial issuance, the ownership of each such Series 2025A Certificate shall be registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). Except as provided in this Section, all of the outstanding Series 2025A Certificates shall be registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of DTC. As long as the Series 2025A

11

in the registration books kept by the Trustee in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names owners shall designate, in accordance with the provisions hereof. In such event, the School Board shall issue and the Trustee shall authenticate, transfer and exchange Series 2025A Certificates of like principal amount and maturity, in denominations of \$5,000 or any integral multiple thereof to the owners thereof in accordance with the provisions of the Trust Agreement. The foregoing notwithstanding, until such time as participation in the book-entry only system is discontinued, the provisions set forth in the Blanket Issuer Letter of Representations to be executed by the School Board and delivered to DTC shall apply to the payment of principal of and interest on the Series 2025A Certificates.

**SECTION 203. ISSUANCE OF SERIES 2025A CERTIFICATES¶** The Series 2025A Certificates shall be issued upon delivery to the Trustee of the documents referred to in Section 304 of the Master Trust Agreement and the payment of the purchase price therefor, and upon delivery of the following additional documents:

- The Escrow Deposit Agreement providing for the payment of the Basic Lease Payments represented by, and the prepayment price on the applicable prepayment date of, the Refunded Certificates; and
- A report by a firm of independent certified public accountants acceptable to the Trustee as to the adequacy of the Defacance Securities and cash, if any, deposited with the Trustee as Escrow Agent for payment of the Basic Lease Payments represented by, and the prepayment price of, the Refunded Certificates; and
- An opinion of Special Tax Counsel to the effect that the Refunded Certificates are deemed to have been paid within the meaning of Section 801 of the Master Trust Agreement.

#### **ARTICLE III**

##### **PREPAYMENTS**

#### **SECTION 301. NO OPTIONAL PREPAYMENT OF SERIES 2025A CERTIFICATES¶**

The Series 2025A Certificates are not subject to prepayment prior to maturity at the option of the School Board.

#### **SECTION 302. NO EXTRAORDINARY PREPAYMENT OF SERIES 2025A CERTIFICATES¶**

The Series 2025A Certificates are not subject to extraordinary prepayment prior to maturity.

13

Certificates shall be registered in the name of Cede & Co., all payments of interest on the Series 2025A Certificates shall be made by the Trustee by check or draft or by wire transfer to Cede & Co., as owner of the Series 2025A Certificates.

With respect to Series 2025A Certificates registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of DTC, the School Board, the Corporation and the Trustee shall have no responsibility or obligation to any participant in the DTC book-entry program or to any indirect participant (collectively, a "Participant"). Without limiting the immediately preceding sentence, the School Board, the Corporation and the Trustee shall have no responsibility or obligation with respect to (A) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest on the Series 2025A Certificates, (B) the delivery to any Participant or any other Person other than a Certificate Owner, as shown in the registration books kept by the Trustee, of any notice with respect to the Series 2025A Certificates, including any notice of prepayment, or (C) the payment to any Participant or any other Person, other than a Certificate Owner, as shown in the registration books kept by the Trustee, of any amount with respect to principal of, premium, if any, or interest on the Series 2025A Certificates or any consent given or other action taken by DTC as Certificate Owner. The School Board, the Corporation and the Trustee may treat and consider the Person in whose name each Series 2025A Certificate is registered in the registration books kept by the Trustee as the absolute owner of such Series 2025A Certificate for the purpose of payment of principal of, premium, if any, and interest with respect to such Series 2025A Certificate, for providing notices with respect to such Series 2025A Certificate, for the purpose of registering transfers with respect to such Series 2025A Certificate, for the purpose of providing notices of prepayment, and for all other purposes whatsoever. The Trustee shall pay all principal of, premium, if any, and interest on the Series 2025A Certificates only to or upon the order of the respective owners, as shown in the registration books kept by the Trustee, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the School Board's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2025A Certificates to the extent of the sum or sums so paid. No Person other than an owner, as shown in the registration books kept by the Trustee, shall receive a certificated Series 2025A Certificate evidencing the obligation of the School Board to make payments of principal of, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the School Board of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in the Trust Agreement with respect to transfers during certain time periods, the words "Cede & Co." herein shall refer to such new nominee of DTC; and upon receipt of such notice, the School Board shall promptly deliver a copy of the same to the Trustee.

Upon (A) receipt by the School Board of written notice from DTC (i) to the effect that a continuation of the requirement that all of the outstanding Series 2025A Certificates be registered in the registration books kept by the Trustee in the name of Cede & Co., as nominee of DTC, is not in the best interest of the beneficial owners of the Series 2025A Certificates or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, or (B) determination by the School Board, in its sole discretion, that such book-entry only system is burdensome to the School Board, the Series 2025A Certificates shall no longer be restricted to being registered

12

#### **ARTICLE IV**

##### **ESTABLISHMENT OF ACCOUNTS; APPLICATION OF SERIES 2025A CERTIFICATE PROCEEDS; DISBURSEMENTS**

#### **SECTION 401. ESTABLISHMENT OF ACCOUNTS¶**

(a) There is hereby established within the Project Fund the Series 2025A Cost of Issuance Account, more particularly described in Section 402 of the Trust Agreement.

(b) (i) The Series 2006A Trust Agreement has established the Series 2006A Lease Payment Account and the Series 2006A Prepayment Account within the Project Fund, as more particularly described in Sections 404 and 406, respectively, of the Master Trust Agreement and Section 401 of the Series 2006A Supplemental Trust Agreement.

(ii) The Series 2007A Trust Agreement has established the Series 2007A Lease Payment Account and the Series 2007A Prepayment Account within the Project Fund, as more particularly described in Sections 404 and 406, respectively, of the Master Trust Agreement and Section 401 of the Series 2007A Supplemental Trust Agreement.

(iii) The Series 2007B Trust Agreement has established the Series 2007B Lease Payment Account and the Series 2007B Prepayment Account within the Project Fund, as more particularly described in Sections 404 and 406, respectively, of the Master Trust Agreement and Section 401 of the Series 2007B Supplemental Trust Agreement.

(iv) The Series 2007E Trust Agreement has established the Series 2007E Lease Payment Account and the Series 2007E Prepayment Account within the Project Fund, as more particularly described in Sections 404 and 406, respectively, of the Master Trust Agreement and Section 401 of the Series 2007E Supplemental Trust Agreement.

If on any Payment Date, the amount of all Basic Lease Payments represented by the Series 2025A Certificates due and payable exceeds the amount on hand in the Series 2006A Lease Payment Account, the Series 2007A Lease Payment Account, the Series 2007B Lease Payment Account and the Series 2007E Lease Payment Account available for such purpose, except as provided in Section 405(a) of the Master Trust Agreement, the Trustee shall apply the moneys on hand therein in accordance with the priorities set forth in the Master Trust Agreement.

(c) Subject to paragraph (a) above, the moneys on deposit in the Accounts and Subaccounts described herein shall be disbursed by the Trustee in the manner and for the purposes described in the Master Trust Agreement.

(i) Moneys in the Series 2006A Lease Payment Account shall be paid in accordance with Section 404 of the Master Trust Agreement equally and ratably to the holders of the portion of the Series 2025A Certificates allocable to the Series 2006A-1 Lease and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2006A-1 Lease. Moneys in the Series 2006A Prepayment Account shall be paid in accordance with Section 406 of the Master Trust Agreement equally and

14

ratably to the holders of the portion of the Series 2025A Certificates allocable to the Series 2006A-1 Lease and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2006A-1 Lease.

(ii) Moneys in the Series 2007A Lease Payment Account shall be paid in accordance with Section 404 of the Master Trust Agreement equally and ratably to the holders of the portion of the Series 2025A Certificates and Outstanding Series 2024A Certificates allocable to the Series 2007A-1 Lease, and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007A-1 Lease. Moneys in the Series 2007A Prepayment Account shall be paid in accordance with Section 406 of the Master Trust Agreement equally and ratably to the holders of the portion of the Series 2025A Certificates and the Outstanding Series 2024A Certificates allocable to the Series 2007A-1 Lease, and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007A-1 Lease.

(iii) Moneys in the Series 2007B Lease Payment Account shall be paid in accordance with Section 404 of the Master Trust Agreement equally and ratably to the holders of the portion of the Series 2025A Certificates and Outstanding Series 2017B Certificates allocable to the Series 2007B Lease and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007B Lease. Moneys in the Series 2007B Prepayment Account shall be paid in accordance with Section 406 of the Master Trust Agreement equally and ratably to the holders of the portion of the Series 2025A Certificates and Outstanding Series 2017B Certificates allocable to the Series 2007B Lease, and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007B Lease.

(iv) Moneys in the Series 2007E Lease Payment Account shall be paid in accordance with Section 404 of the Master Trust Agreement equally and ratably to the holders of the portion of the Series 2025A Certificates allocable to the Series 2007E-1 Lease, and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007E-1 Lease. Moneys in the Series 2007E Prepayment Account shall be paid in accordance with Section 406 of the Master Trust Agreement equally and ratably to the holders of the portion of the Series 2025A Certificates allocable to the Series 2007E-1 Lease, and any other Certificates representing an interest in the Basic Lease Payments to be made by the School Board pursuant to the Series 2007E-1 Lease.

15

**SECTION 505. LAWS** This Series 2025A Supplemental Trust Agreement shall be construed and governed in accordance with the laws of the State of Florida, without giving effect to principles of conflict of laws.

**SECTION 506. NOTICES** Notwithstanding Section 808 of the Master Trust Agreement, copies of all notices required to be given to the Trustee pursuant to the Trust Agreement shall be given to the Trustee at the following address:

The Bank of New York Mellon Trust Company, N.A.  
4655 Salisbury Road, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32256  
Attention: Corporate Trust Department

**SECTION 507. AMENDMENT OF TRUST AGREEMENT** With respect only to the Series 2025A Certificates,

Section 504(a) of the Trust Agreement is hereby amended by renumbering the current clause Fifth as clause Sixth, and adding as clause Fifth the following:

Fifth: To the payment to the persons entitled thereto of the unpaid Additional Lease Payments related to such Lease which shall have become due and, if the amount available shall not be sufficient to pay in full all such amounts then to the payment thereof ratably, according to the amount due on such date to the persons entitled thereto, without any discrimination or preference.

**SECTION 508. NO BROKER CONFIRMATIONS** With respect to the Series 2025A Certificates, the Corporation and the School Board hereby agree that broker confirmations of investments are not required to be issued by the Trustee for each month in which a monthly statement is rendered or made available by the Trustee.

**SECTION 509. CONTINUING DISCLOSURE** Pursuant to the Transaction Leases, the School Board has undertaken all responsibility for compliance with continuing disclosure requirements with respect to the Series 2025A Certificates, and neither the Corporation nor the Trustee shall have liability to the owners of the Series 2025A Certificates or any other person with respect to the Rule. Notwithstanding any other provision of the Series 2025A Trust Agreement, failure of the School Board to comply with the Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may (and, at the written request of any Series 2025A Underwriters or the Holders of at least 25% aggregate principal amount of Outstanding Series 2025A Certificates and the delivery of indemnity satisfactory to the Trustee, shall) or any owner of the Series 2025A Certificates or Beneficial Owner of the Series 2025A Certificates may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the School Board to comply with its obligations under the Transaction Leases. For purposes of this Section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2025A Certificates (including persons holding the Series 2025A Certificates through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2025A Certificates for federal income tax purposes.

17

**SECTION 402. APPLICATION OF PROCEEDS OF SERIES 2025A CERTIFICATES AND OTHER LEGALLY AVAILABLE MONEYS** The Trustee shall deposit from net proceeds of the sale of the Series 2025A Certificates the amount of \$[ ] together with \$[ ] of other available moneys, as follows:

- The Trustee shall deposit in the Escrow Deposit Fund created for the Refunded Series 2015B Certificates and the Defeased Series 2015B Certificates pursuant to the Escrow Deposit Agreement, \$[ ] derived from the proceeds of the Series 2025A Certificates and \$[ ] of other available moneys which is to be invested in Government Obligations or held uninvested in cash.
- The Trustee shall deposit in the Escrow Deposit Fund created for the Refunded Series 2015C Certificates pursuant to the Escrow Deposit Agreement, \$[ ] derived from the proceeds of the Series 2025A Certificates and \$[ ] of other available moneys which is to be invested in Government Obligations or held uninvested in cash.
- The Trustee shall deposit in the Escrow Deposit Fund created for the Refunded Series 2015D Certificates and the Defeased Series 2015D Certificates pursuant to the Escrow Deposit Agreement, \$[ ] derived from the proceeds of the Series 2025A Certificates and \$[ ] of other available moneys which is to be invested in Government Obligations or held uninvested in cash.
- The Trustee shall deposit from proceeds of the Series 2025A Certificates, amount of \$[ ] in the Series 2025A Cost of Issuance Account.

## ARTICLE V

### MISCELLANEOUS PROVISIONS RELATING TO SERIES 2025A CERTIFICATES

#### SECTION 501. RESERVED

**SECTION 502. PROVISIONS OF TRUST AGREEMENT NOT OTHERWISE MODIFIED** Except as expressly modified or amended hereby, the Trust Agreement shall remain in full force and effect. To the extent of any conflict between the terms of the Trust Agreement and this Series 2025A Supplemental Trust Agreement, the terms hereof shall control.

**SECTION 503. COUNTERPARTS** This Series 2025A Supplemental Trust Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

**SECTION 504. HEADINGS** Any heading preceding the text of the several Articles hereof, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this Series 2025A Supplemental Trust Agreement, nor shall they affect its meaning, construction or effect.

16

**SECTION 510. PATRIOT ACT REQUIREMENTS OF TRUSTEE** To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identified each person who opens an account. For a non-individual person such as business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

**SECTION 511. ELECTRONIC MEANS OF INSTRUCTION TO TRUSTEE** The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Series 2025A Supplemental Trust Agreement or the Transaction Leases as related to the Series 2025A Certificates and delivered using Electronic Means; provided, however, that the School Board, the Corporation and/or such other party giving such instructions (the "Sender") shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the Sender whenever a person is to be added or deleted from the listing. If the Sender elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The Sender understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. Each Sender shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the Sender and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Sender. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. Each Sender agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions that the method(s) selected by the Sender for use by the Sender and the other parties who may give instructions to the Trustee under this Series 2025A Supplemental Trust Agreement; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

18

**IN WITNESS WHEREOF**, the parties have executed this Series 2025A Supplemental Trust Agreement by their duly authorized officers as of the date and year first written above.

(SEAL)

**PALM BEACH SCHOOL BOARD  
LEASING CORP.**

Attest: \_\_\_\_\_  
Michael J. Burke  
Secretary

By: \_\_\_\_\_  
Karen Brill  
President

(SEAL)

**THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., as Trustee**

By: \_\_\_\_\_  
Vice President

The School Board of Palm Beach County, Florida hereby consents to the execution of this Series 2025A Supplemental Trust Agreement by the parties hereto and agrees to abide by the terms applicable to it herein.

[THIS PAGE INTENTIONALLY LEFT BLANK]

**THE SCHOOL BOARD OF PALM  
BEACH COUNTY, FLORIDA**

By: \_\_\_\_\_  
Karen Brill  
Chair

CFN 20060336635  
OR BK 20442 PG 1845  
RECORDED 06/07/2006 12:28:35  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLE  
Pgs 1845 - 1855; (11pgs)

This instrument was prepared by and when  
recorded should be returned to:

Robert C. Gang, Esq.  
Greenberg Traurig, P.A.  
1221 Brickell Avenue  
Miami, Florida 33131

(This space reserved for Clerk)

W/c #42

**SERIES 2006A  
ASSIGNMENT AGREEMENT**

**BETWEEN**

**PALM BEACH SCHOOL BOARD LEASING CORP.**

**AND**

**THE BANK OF NEW YORK TRUST COMPANY, N.A.  
(successor in interest to NationsBank of Florida, N.A.)  
As Trustee**

**Dated as of May 1, 2006**

## TABLE OF CONTENTS

	Page
Section 1. Recitals .....	1
Section 2. Assignment .....	2
Section 3. Administrative Provisions .....	4
Section 4. Non-Recourse .....	5

## SERIES 2006A ASSIGNMENT AGREEMENT

**THIS SERIES 2006A ASSIGNMENT AGREEMENT** (this "Agreement"), made and entered into as of this 1<sup>st</sup> day of May, 2006, by and between the PALM BEACH SCHOOL BOARD LEASING CORP., a not-for-profit corporation organized under the laws of the State of Florida (the "Corporation"), and THE BANK OF NEW YORK TRUST COMPANY, N.A., Jacksonville, Florida (successor in interest to NationsBank of Florida, N.A.), as trustee (the "Trustee");

WITNESSETH THAT, in the joint and mutual exercise of their powers, and in consideration of \$10.00 and other good and valuable consideration and the mutual covenants herein contained, the parties hereto recite and agree as follows:

### Section 1. Recitals.

1.01 The School Board of Palm Beach County, Florida (the "School Board"), and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended or supplemented from time to time, the "Master Lease"), and have executed Schedules 2006A-1 and 2006A-2 the Master Lease, each dated as of May 1, 2006, which Master Lease together with each separate schedule constitutes a separate lease (individually, the "Series 2006A-1 Lease" and the "Series 2006A-2 Lease" and collectively, the "Series 2006A Lease"), the former with respect to certain educational facilities and sites being financed and the latter with respect to certain improvements and certain educational facilities being financed, and have entered into a Series 2006A Ground Lease dated as of May 1, 2006 (as the same may be amended or supplemented from time to time, the "Series 2006A Ground Lease"), with respect to the Series 2006A-1 Facility Sites (hereinafter defined).

1.02 Pursuant to the Series 2006A Lease, the School Board and the Corporation have agreed that (i) there shall be acquired, constructed, installed and equipped for lease-purchase to the School Board certain educational facilities and sites as described in Schedule 2006A-1 to the Master Lease (the "Series 2006A-1 Facilities"), such facilities being located on certain lands described in Schedule 2006A-1 (which, together with the improvements thereon are hereinafter collectively referred to as the "Series 2006A-1 Facility Sites") and (ii) there shall be acquired, constructed, installed and equipped for lease-purchase to the School Board certain improvements and there shall be financed certain educational facilities and equipment as described in Schedule 2006A-2 to the Master Lease (the "Series 2006A-2 Facilities" and collectively with the "Series 2006A-1 Facilities, the "Series 2006A Facilities"). Schedules 2006A-1 and 2006A-2 set forth Lease Payments (collectively, the "Series 2006A Lease Payments") to be paid by the School Board for the Series 2006A Facilities. The School Board has agreed to lease-purchase the Series 2006A Facilities from the Corporation.

1.03 The Corporation and the Trustee have entered into a Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2006A Supplemental Trust Agreement dated as of May 1, 2006 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), which acknowledges and contemplates the execution of this Agreement in conjunction therewith. This Agreement is made for the purpose of enabling the Trustee to act as lessor under the Series 2006A Lease.

1.04 The Corporation desires to sell, assign and convey all of its right, title and interest as

1

lessee of the Series 2006A-1 Facility Sites under the Series 2006A Ground Lease, and as sublessor of the Series 2006A-1 Facility Sites and lessor of the Series 2006A Facilities under the Series 2006A Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to certain of the Series 2006A Facilities under Section 6.1 of the Master Lease, Section 8.B. of Schedule 2006A-2 and Section 4 of the Series 2006A Ground Lease and its right to receive notices under the Master Lease), to the Trustee for the benefit of the holders of the Series 2006A Certificates to be issued under the Trust Agreement.

1.05 The Trustee is willing to accept this assignment on the terms and conditions hereinafter provided.

1.06 Each of the parties has authority to enter into this Agreement and has taken all actions necessary to authorize its execution by the officers signing it.

All terms capitalized but not defined herein shall have the meanings given to them in the Trust Agreement and the Series 2006A Lease.

### Section 2. Assignment.

2.01 The Corporation hereby absolutely and unconditionally sells, assigns and conveys to the Trustee, without recourse, for the benefit of all of the Series 2006A Certificate holders, all of its right, title and interest under the Series 2006A Ground Lease and the Series 2006A Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to certain of the Series 2006A Facilities under Section 6.1 of the Master Lease, Section 8.B. of Schedule 2006A-2 and Section 4 of the Series 2006A Ground Lease and its rights to receive notices under the Master Lease), including, without limitation, all Series 2006A Lease Payments and other amounts required to be paid by the School Board under the Series 2006A Lease. Said assignment is absolute and unconditional and the Corporation shall have no right to receive or recover the right, title and interest herein assigned. Said assignment is not given as additional security and is not intended to be nor shall it be construed to be a mortgage, or other security agreement of any nature whatsoever, and the Corporation will hereafter have no further right or interest in and to the right, title and interest herein assigned, or any part thereof, or the interest or profits and other proceeds that may be derived therefrom of any kind whatsoever. Accordingly, upon execution of this Agreement, the Corporation shall deliver to the Trustee executed counterparts of the Series 2006A Ground Lease and the Series 2006A Lease. Delivery to the Trustee of such documents shall make the sale, assignment and conveyance of the Series 2006A Ground Lease and the Series 2006A Lease herein made, complete and effective for all purposes. Title to the Series 2006A-1 Facility Sites shall remain vested in the School Board throughout their Lease Terms; title to the Series 2006A-1 Facilities shall remain vested in the Corporation throughout their Lease Terms, and title to the Series 2006A-2 Facilities shall remain vested in the School Board throughout their Lease Terms; provided, however, that upon termination of the Lease Terms as a result of nonappropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall, upon request of the Trustee, transfer title to such Series 2006A Facilities to the Trustee, or to any Permitted Transferee designated by the Trustee.

2.02 With respect to the sale, assignment and conveyance of the rights and interests contemplated hereunder to the Trustee, the Corporation represents, warrants and covenants to and with the Trustee and the Series 2006A Certificate holders that, upon the date of execution of this Agreement and the effective date of the sale, assignment and conveyance of the Corporation's rights under the Series 2006A Ground Lease and the Series 2006A Lease, the facts stated below are and will be true and correct:

A. The Corporation is a not-for-profit corporation duly organized, validly existing and in good standing under the laws of the State of Florida, with corporate powers and authority to own its property and carry on its business as now being conducted, and is qualified wherever necessary to perform its obligations under the Series 2006A Ground Lease, the Series 2006A Lease, the Trust Agreement and this Agreement.

B. The Corporation has full power, authority and legal right to enter into and perform its obligations under the Series 2006A Ground Lease, the Series 2006A Lease, the Trust Agreement and this Agreement; the execution, delivery and performance of the Series 2006A Ground Lease, the Series 2006A Lease, the Trust Agreement and this Agreement by the Corporation have been duly authorized by all necessary corporate actions on the part of the Corporation, and all required approvals and consents have heretofore been duly obtained; and the Series 2006A Ground Lease, the Series 2006A Lease, this Agreement and the Trust Agreement are in full force and effect.

C. The execution, delivery and performance of the Series 2006A Ground Lease, the Series 2006A Lease, the Trust Agreement and this Agreement do not contravene any provision of the Articles of Incorporation or Bylaws of the Corporation, and do not and will not conflict with, violate or result in any breach of or constitute a default under any agreement or instrument to which the Corporation is a party or by which it or any of its property is bound or any constitutional or statutory provision, or order, rule, regulation, decree or ordinance of any Federal or State court, government or governmental body having jurisdiction over the Corporation or any of its properties and by which the Corporation or any of its property is bound.

D. The Series 2006A Ground Lease, the Series 2006A Lease, this Agreement and the Trust Agreement are in full force and effect and the Corporation is not in default thereunder; the Series 2006A Ground Lease, the Series 2006A Lease, this Agreement and the Trust Agreement are legal, valid and binding obligations of the Corporation, enforceable against the Corporation in accordance with their respective terms, all such enforcement being subject to certain laws relating to bankruptcy, reorganization, moratorium and creditors' rights generally, and to principles of equity in the event that equitable remedies are sought.

E. The Series 2006A Ground Lease and the Series 2006A Lease delivered to the Trustee are duly executed duplicate originals and, together with all Exhibits thereto, comprise the entire writing, obligation and agreement between the Corporation and School Board respecting the Series 2006A-1 Facility Sites and the Series 2006A Facilities.

F. The Corporation has complied and will at all times hereafter comply with and duly perform its obligations under the Series 2006A Ground Lease, the Series 2006A Lease, the Trust Agreement and this Agreement.

G. Except as disclosed in the Offering Statement dated May 11, 2006, prepared in connection with the offering of the Series 2006A Certificates, there is no pending, or, to the knowledge of the Corporation, threatened action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or governmental agency in any way affecting the ability of the Corporation to perform its obligations under the Series 2006A Ground Lease, the Series 2006A Lease, the Trust Agreement or this Agreement.

H. The Series 2006A Ground Lease and the Series 2006A Lease being herein assigned are free and clear of all claims, liens, security interests and encumbrances arising

through any act or omission of the Corporation or any person claiming by, through or under it, except the rights of the School Board under the Series 2006A Lease and the Series 2006A Ground Lease, including the fact that fee title to the Series 2006A-1 Facility Sites is vested in the School Board.

2.03 Except as otherwise set forth in Section 2.01, from and after the date of delivery to the Trustee of this Agreement, the Corporation shall have no further rights or interest under the Series 2006A Ground Lease or the Series 2006A Lease or in any Series 2006A Lease Payments or other moneys due with respect thereto or to become due under the Series 2006A Lease.

2.04 The Corporation agrees to execute and deliver to the Trustee upon request by the Trustee, any documents deemed necessary by the Trustee to further evidence or perfect the assignment and conveyance herein made with respect to the Series 2006A Ground Lease and the Series 2006A Lease.

2.05 The Corporation hereby irrevocably constitutes and appoints the Trustee, its successors and assigns, as its lawful attorney, with full power of substitution and resubstitution, to collect and to sue on behalf of the Corporation in the name of the Corporation or otherwise in any court for any Series 2006A Lease Payment or other amounts due under the Series 2006A Lease, or any part thereof, to withdraw or settle any claims, suits or proceedings pertaining to or arising out of the Series 2006A Lease upon any terms, all without the assent of the Corporation; and, further, to take possession of and to endorse in the name of the Corporation any instrument for the payment of moneys received on account of the Series 2006A Lease Payments or other amounts due under the Series 2006A Lease.

2.06 The Corporation agrees that it will authorize and direct the School Board to pay to the Trustee, its successors and assigns, all Series 2006A Lease Payments and all other amounts coming due under the Series 2006A Lease.

2.07 Upon request of the Trustee, the Corporation agrees to cooperate in the Trustee's efforts to collect and cause to be remitted to the Trustee any Series 2006A Lease Payment or other amount.

2.08 In the event the Corporation receives notice from the School Board that it will exercise its option under Section 7.2 of the Master Lease to prepay the Series 2006A Lease Payments to become due thereunder or that the Series 2006A Lease will not be renewed as a result of any event of non-appropriation under the Lease, the Corporation shall notify the Trustee of this fact in writing no later than five Business Days after such receipt provided, however, that failure to provide such notice shall not create any liability on the part of the Corporation.

### Section 3. Administrative Provisions.

3.01 This Agreement shall be construed and governed in accordance with the laws of the State of Florida.

3.02 Any provision of this Agreement found to be prohibited by applicable laws shall be ineffective only to the extent of such prohibition, and shall not invalidate the remainder of this Agreement.

3.03 This Agreement may not be amended without the prior written consent of the Series 2006A Credit Facility Issuer.

3.04 This Agreement shall be binding upon and inure to the benefit of the parties hereto and

4

All covenants, stipulations, promises, agreements and obligations of the parties hereto contained in this Agreement shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the parties hereto, respectively, and not of any member, officer, employee or agent of the parties hereto in an individual capacity, and no recourse shall be had for the assignment effected by Section 2 hereof or for any claim based thereon under this Agreement against any member, officer, employee or agent of the parties hereto.

[Remainder of Page Intentionally Left Blank]

their respective successors and assigns.

3.05 This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

### Section 4. Non-Recourse.

4.01 The assignment contained in this Agreement is agreed to be non-recourse with respect to the Corporation and the Corporation shall have no liability to the Trustee, or any Certificate holders hereunder with respect to the occurrence of any event of default by the School Board under the Series 2006A Lease whether such default consists of failure to pay moneys, breach of covenant or otherwise; provided, however, that nothing contained in this Section 4 shall excuse the Corporation from performance of its obligations under Section 2.04 through 2.08 hereof.

[Remainder of Page Intentionally Left Blank]

5

IN WITNESS WHEREOF, the parties hereto have executed this Series 2006A Assignment Agreement on the date set forth below their respective signatures and as of the day and year first written above.

[SEAL]

ATTEST:

By:

Dr. Art Johnson  
Secretary

PALM BEACH SCHOOL BOARD  
LEASING CORP.

By:

Thomas E. Lynch  
President

THE BANK OF NEW YORK TRUST  
COMPANY, N.A., as Trustee

[SEAL]

By:

Barbara B. Buck  
Vice President

6

7

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Thomas E. Lynch and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22<sup>nd</sup> day of May, 2006.

NOTARY PUBLIC  
SEAL OF OFFICE:



Cheri E. Young  
MY COMMISSION # DD158497 EXPIRES  
December 4, 2009  
Bonded Through Tamm Insurance, Inc.

Cheri E. Young  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or  
Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification:

(Type of Identification Produced)

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF DUVAL )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Barbara Buck, personally known to me to be the same person whose name is, as Vice President of The Bank of New York Trust Company, N.A., as Trustee, a national banking association organized under the laws of the United States of America, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she, being thereunto duly authorized, signed on behalf of said association, and delivered the said instrument as the free and voluntary act of said association and as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 18 day of May, 2006.

NOTARY PUBLIC  
SEAL OF OFFICE:



ROXANNE R. SHAW  
MY COMMISSION # DD 486082  
EXPIRES: March 20, 2009  
Bonded Through Budget Notary Services

Roxanne R. Shaw  
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or  
Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification:

(Type of Identification Produced)



W/C 42

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

CFN 20070125776  
OR BK 21512 PG 1180  
RECORDED 03/13/2007 16:53:57  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1180 - 1189; (10pgs)

This instrument was prepared by and when recorded  
should be returned to:

Robert C. Gang, Esq.  
Greenberg Traurig, P.A.  
1221 Brickell Avenue  
Miami, Florida 33131

(This space reserved for Clerk)

**SERIES 2007A  
ASSIGNMENT AGREEMENT**

**BETWEEN**

**PALM BEACH SCHOOL BOARD LEASING CORP.**

**AND**

**THE BANK OF NEW YORK TRUST COMPANY, N.A.  
(successor in interest to NationsBank of Florida, N.A.)  
As Trustee**

**Dated as of February 1, 2007**

## TABLE OF CONTENTS

	Page
Section 1. Recitals .....	1
Section 2. Assignment .....	2
Section 3. Administrative Provisions .....	4
Section 4. Non-Recourse .....	5

## SERIES 2007A ASSIGNMENT AGREEMENT

THIS SERIES 2007A ASSIGNMENT AGREEMENT (this "Agreement"), made and entered into as of this 1<sup>st</sup> day of February, 2007, by and between the PALM BEACH SCHOOL BOARD LEASING CORP., a not-for-profit corporation organized under the laws of the State of Florida (the "Corporation"), and THE BANK OF NEW YORK TRUST COMPANY, N.A., Jacksonville, Florida (successor in interest to NationsBank of Florida, N.A.), as trustee (the "Trustee");

WITNESSETH THAT, in the joint and mutual exercise of their powers, and in consideration of \$10.00 and other good and valuable consideration and the mutual covenants herein contained, the parties hereto recite and agree as follows:

### Section 1. Recitals.

1.01 The School Board of Palm Beach County, Florida (the "School Board"), and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended or supplemented from time to time, the "Master Lease"), and have executed Schedule 2007A-1 to the Master Lease, a Memorandum of which was recorded on \_\_\_\_\_, 2007 in Official Records Book [\_\_\_\_], at Pages [\_\_\_\_], *et seq.* of the Public Records of Palm Beach County, Florida, and Schedule 2007A-2 to the Master Lease, each dated as of February 1, 2007, which Master Lease together with each separate schedule constitutes a separate lease (individually, the "Series 2007A-1 Lease" and the "Series 2007A-2 Lease" and collectively, the "Series 2007A Lease"), the former with respect to certain educational facilities and sites being financed and the latter with respect to certain improvements and certain educational facilities being financed, and have entered into a Series 2007A Ground Lease dated as of February 1, 2007 (as the same may be amended or supplemented from time to time, the "Series 2007A Ground Lease"), a Memorandum of which was recorded on \_\_\_\_\_, 2007 in Official Records Book [\_\_\_\_], at Pages [\_\_\_\_], *et seq.* of the Public Records of Palm Beach County, Florida, with respect to the Series 2007A-1 Facility Sites (hereinafter defined).

1.02 Pursuant to the Series 2007A Lease, the School Board and the Corporation have agreed that (i) there shall be acquired, constructed, installed and equipped for lease-purchase to the School Board certain educational facilities and sites as described in Schedule 2007A-1 to the Master Lease (the "Series 2007A-1 Facilities"), such facilities being located on certain lands described in Schedule 2007A-1 (which, together with the improvements thereon are hereinafter collectively referred to as the "Series 2007A-1 Facility Sites") and (ii) there shall be acquired, constructed, installed and equipped for lease-purchase to the School Board certain improvements and there shall be financed certain educational facilities and equipment as described in Schedule 2007A-2 to the Master Lease (the "Series 2007A-2 Facilities" and collectively with the "Series 2007A-1 Facilities, the "Series 2007A Facilities"). Schedules 2007A-1 and 2007A-2 set forth Lease Payments (collectively, the "Series 2007A Lease Payments") to be paid by the School Board for the Series 2007A Facilities. The School Board has agreed to lease-purchase the Series 2007A Facilities from the Corporation.

1.03 The Corporation and the Trustee have entered into a Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2007A Supplemental Trust Agreement dated as of February 1, 2007 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), which acknowledges and contemplates the execution of this Agreement in conjunction therewith. This Agreement is made for the purpose of enabling the Trustee to act as lessor under the

### Series 2007A Lease.

1.04 The Corporation desires to sell, assign and convey all of its right, title and interest as lessee of the Series 2007A-1 Facility Sites under the Series 2007A Ground Lease, and as sublessor of the Series 2007A-1 Facility Sites and lessor of the Series 2007A Facilities under the Series 2007A Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to certain of the Series 2007A Facilities under Section 6.1 of the Master Lease, Section 8.B. of Schedule 2007A-2 and Section 4 of the Series 2007A Ground Lease and its right to receive notices under the Master Lease), to the Trustee for the benefit of the holders of the Series 2007A Certificates to be issued under the Trust Agreement.

1.05 The Trustee is willing to accept this assignment on the terms and conditions hereinafter provided.

1.06 Each of the parties has authority to enter into this Agreement and has taken all actions necessary to authorize its execution by the officers signing it.

All terms capitalized but not defined herein shall have the meanings given to them in the Trust Agreement and the Series 2007A Lease.

### Section 2. Assignment.

2.01 The Corporation hereby absolutely and unconditionally sells, assigns and conveys to the Trustee, without recourse, for the benefit of all of the Series 2007A Certificate holders, all of its right, title and interest under the Series 2007A Ground Lease and the Series 2007A Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to certain of the Series 2007A Facilities under Section 6.1 of the Master Lease, Section 8.B. of Schedule 2007A-2 and Section 4 of the Series 2007A Ground Lease and its rights to receive notices under the Master Lease), including, without limitation, all Series 2007A Lease Payments and other amounts required to be paid by the School Board under the Series 2007A Lease. Said assignment is absolute and unconditional and the Corporation shall have no right to receive or recover the right, title and interest herein assigned. Said assignment is not given as additional security and is not intended to be nor shall it be construed to be a mortgage, or other security agreement of any nature whatsoever, and the Corporation will hereafter have no further right or interest or claims in and to the right, title and interest herein assigned, or any part thereof, or the interest or profits and other proceeds that may be derived therefrom of any kind whatsoever. Accordingly, upon execution of this Agreement, the Corporation shall deliver to the Trustee executed counterparts of the Series 2007A Ground Lease and the Series 2007A Lease. Delivery to the Trustee of such documents shall make the sale, assignment and conveyance of the Series 2007A Ground Lease and the Series 2007A Lease herein made, complete and effective for all purposes. Title to the Series 2007A-1 Facility Sites shall remain vested in the School Board throughout their Lease Terms; title to the Series 2007A-1 Facilities shall remain vested in the Corporation throughout their Lease Terms, and title to the Series 2007A-2 Facilities shall remain vested in the School Board throughout their Lease Terms; provided, however, that upon termination of the Lease Terms as a result of nonappropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall, upon request of the Trustee, transfer title to such Series 2007A Facilities to the Trustee, or to any Permitted Transferee designated by the Trustee.

2.02 With respect to the sale, assignment and conveyance of the rights and interests contemplated hereunder to the Trustee, the Corporation represents, warrants and covenants to and with the Trustee and the Series 2007A Certificate holders that, upon the date of execution of this Agreement

and the effective date of the sale, assignment and conveyance of the Corporation's rights under the Series 2007A Ground Lease and the Series 2007A Lease, the facts stated below are and will be true and correct:

A. The Corporation is a not-for-profit corporation duly organized, validly existing and in good standing under the laws of the State of Florida, with corporate powers and authority to own its property and carry on its business as now being conducted, and is qualified wherever necessary to perform its obligations under the Series 2007A Ground Lease, the Series 2007A Lease, the Trust Agreement and this Agreement.

B. The Corporation has full power, authority and legal right to enter into and perform its obligations under the Series 2007A Ground Lease, the Series 2007A Lease, the Trust Agreement and this Agreement; the execution, delivery and performance of the Series 2007A Ground Lease, the Series 2007A Lease, the Trust Agreement and this Agreement by the Corporation have been duly authorized by all necessary corporate actions on the part of the Corporation, and all required approvals and consents have heretofore been duly obtained; and the Series 2007A Ground Lease, the Series 2007A Lease, this Agreement and the Trust Agreement are in full force and effect.

C. The execution, delivery and performance of the Series 2007A Ground Lease, the Series 2007A Lease, the Trust Agreement and this Agreement do not contravene any provision of the Articles of Incorporation or Bylaws of the Corporation, and do not and will not conflict with, violate or result in any breach of or constitute a default under any agreement or instrument to which the Corporation is a party or by which it or any of its property is bound or any constitutional or statutory provision, or order, rule, regulation, decree or ordinance of any Federal or State court, government or governmental body having jurisdiction over the Corporation or any of its properties and by which the Corporation or any of its property is bound.

D. The Series 2007A Ground Lease, the Series 2007A Lease, this Agreement and the Trust Agreement are in full force and effect and the Corporation is not in default thereunder; the Series 2007A Ground Lease, the Series 2007A Lease, this Agreement and the Trust Agreement are legal, valid and binding obligations of the Corporation, enforceable against the Corporation in accordance with their respective terms, all such enforcement being subject to certain laws relating to bankruptcy, reorganization, moratorium and creditors' rights generally, and to principles of equity in the event that equitable remedies are sought.

E. The Series 2007A Ground Lease and the Series 2007A Lease delivered to the Trustee are duly executed duplicate originals and, together with all Exhibits thereto, comprise the entire writing, obligation and agreement between the Corporation and School Board respecting the Series 2007A-1 Facility Sites and the Series 2007A Facilities.

F. The Corporation has complied and will at all times hereafter comply with and duly perform its obligations under the Series 2007A Ground Lease, the Series 2007A Lease, the Trust Agreement and this Agreement.

G. Except as disclosed in the Offering Statement dated February 8, 2007, prepared in connection with the offering of the Series 2007A Certificates, there is no pending or, to the knowledge of the Corporation, threatened action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or governmental agency in any way affecting the ability of the Corporation to perform its obligations under the Series 2007A Ground Lease, the Series 2007A Lease, the Trust Agreement or this Agreement.

H. The Series 2007A Ground Lease and the Series 2007A Lease being herein assigned are free and clear of all claims, liens, security interests and encumbrances arising through any act or omission of the Corporation or any person claiming by, through or under it, except the rights of the School Board under the Series 2007A Lease and the Series 2007A Ground Lease, including the fact that fee title to the Series 2007A-1 Facility Sites is vested in the School Board.

2.03 Except as otherwise set forth in Section 2.01, from and after the date of delivery to the Trustee of this Agreement, the Corporation shall have no further rights or interest under the Series 2007A Ground Lease or the Series 2007A Lease or in any Series 2007A Lease Payments or other moneys due with respect thereto or to become due under the Series 2007A Lease.

2.04 The Corporation agrees to execute and deliver to the Trustee upon request by the Trustee, any documents deemed necessary by the Trustee to further evidence or perfect the assignment and conveyance herein made with respect to the Series 2007A Ground Lease and the Series 2007A Lease.

2.05 The Corporation hereby irrevocably constitutes and appoints the Trustee, its successors and assigns, as its lawful attorney, with full power of substitution and substitution, to collect and to sue on behalf of the Corporation in the name of the Corporation or otherwise in any court for any Series 2007A Lease Payment or other amounts due under the Series 2007A Lease, or any part thereof, to withdraw or settle any claims, suits or proceedings pertaining to or arising out of the Series 2007A Lease upon any terms, all without the assent of the Corporation; and, further, to take possession of and to endorse in the name of the Corporation any instrument for the payment of moneys received on account of the Series 2007A Lease Payments or other amounts due under the Series 2007A Lease.

2.06 The Corporation agrees that it will authorize and direct the School Board to pay to the Trustee, its successors and assigns, all Series 2007A Lease Payments and all other amounts coming due under the Series 2007A Lease.

2.07 Upon request of the Trustee, the Corporation agrees to cooperate in the Trustee's efforts to collect and cause to be remitted to the Trustee any Series 2007A Lease Payment or other amount.

2.08 In the event the Corporation receives notice from the School Board that it will exercise its option under Section 7.2 of the Master Lease to prepay the Series 2007A Lease Payments to become due thereunder or that the Series 2007A Lease will not be renewed as a result of any event of non-appropriation under the Lease, the Corporation shall notify the Trustee of this fact in writing no later than five Business Days after such receipt provided, however, that failure to provide such notice shall not create any liability on the part of the Corporation.

### Section 3. Administrative Provisions.

3.01 This Agreement shall be construed and governed in accordance with the laws of the State of Florida.

3.02 Any provision of this Agreement found to be prohibited by applicable laws shall be ineffective only to the extent of such prohibition, and shall not invalidate the remainder of this Agreement.

3.03 This Agreement may not be amended without the prior written consent of the Series 2007A Credit Facility Issuer.

4


IN WITNESS WHEREOF, the parties hereto have executed this Series 2007A Assignment Agreement on the date set forth below their respective signatures and as of the day and year first written above.

[SEAL]

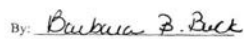
ATTEST:

By:   
Dr. Art Johnson  
Secretary

PALM BEACH SCHOOL BOARD  
LEASING CORP.

By:   
William Graham  
President

THE BANK OF NEW YORK TRUST  
COMPANY, N.A., as Trustee

By:   
Barbara Buck  
Vice President

[SEAL]

6

3.04 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

3.05 This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

### Section 4. Non-Recourse.

4.01 The assignment contained in this Agreement is agreed to be non-recourse with respect to the Corporation and the Corporation shall have no liability to the Trustee, or any Certificate holders hereunder with respect to the occurrence of any event of default by the School Board under the Series 2007A Lease whether such default consists of failure to pay moneys, breach of covenant or otherwise, provided, however, that nothing contained in this Section 4 shall excuse the Corporation from performance of its obligations under Section 2.04 through 2.08 hereof.

All covenants, stipulations, promises, agreements and obligations of the parties hereto contained in this Agreement shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the parties hereto, respectively, and not of any member, officer, employee or agent of the parties hereto in an individual capacity, and no recourse shall be had for the assignment effected by Section 2 hereof or for any claim based thereon under this Agreement against any member, officer, employee or agent of the parties hereto.

[Remainder of Page Intentionally Left Blank]

5

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of February, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:

  
NOTARY PUBLIC, STATE OF FLORIDA  
Karen J. Sides



(Name of Notary Public, Print, Stamp or Type as Commissioned)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

7

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Barbara Buck, personally known to me to be the same person whose name is, as Vice President of The Bank of New York Trust Company, N.A., as Trustee, a national banking association organized under the laws of the United States of America, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she, being thereunto duly authorized, signed on behalf of said association, and delivered the said instrument as the free and voluntary act of said association and as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26<sup>th</sup> day of February, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



*Ethel Isaacs Williams*  
NOTARY PUBLIC, STATE OF FLORIDA

*Ethel Isaacs Williams*

(Name of Notary Public, Print, Stamp or  
Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

[THIS PAGE INTENTIONALLY LEFT BLANK]

(Type of Identification Produced)

HA/A: 17782318 16-4013128 016206  
HA/A: 17782318 16-4013128 016206

W/C 42



CFN 20070144096  
OR BK 21551 PG 0155  
RECORDED 03/23/2007 16:07:23  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0155 - 164; (10pgs)

This instrument was prepared by and when recorded  
should be returned to:

Robert C. Gang, Esq.  
Greenberg Traurig, P.A.  
1221 Brickell Avenue  
Miami, Florida 33131

(This space reserved for Clerk)

**SERIES 2007B  
ASSIGNMENT AGREEMENT**

**BETWEEN**

**PALM BEACH SCHOOL BOARD LEASING CORP.**

**AND**

**THE BANK OF NEW YORK TRUST COMPANY, N.A.  
(successor in interest to NationsBank of Florida, N.A.)  
As Trustee**

**Dated as of March 1, 2007**

## TABLE OF CONTENTS

		Page
Section 1.	Recitals	1
Section 2.	Assignment	2
Section 3.	Administrative Provisions	4
Section 4.	Non-Recourse	5

## SERIES 2007B ASSIGNMENT AGREEMENT

THIS SERIES 2007B ASSIGNMENT AGREEMENT (this "Agreement"), made and entered into as of this 1<sup>st</sup> day of February, 2007, by and between the PALM BEACH SCHOOL BOARD LEASING CORP., a not-for-profit corporation organized under the laws of the State of Florida (the "Corporation"), and THE BANK OF NEW YORK TRUST COMPANY, N.A., Jacksonville, Florida (successor in interest to NationsBank of Florida, N.A.), as trustee (the "Trustee");

WITNESSETH THAT, in the joint and mutual exercise of their powers, and in consideration of \$10.00 and other good and valuable consideration and the mutual covenants herein contained, the parties hereto recite and agree as follows:

### Section 1. Recitals.

1.01 The School Board of Palm Beach County, Florida (the "School Board"), and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended or supplemented from time to time, the "Master Lease"), and have executed Schedule 2007B to the Master Lease, a Memorandum of which was recorded on \_\_\_\_\_, 2007 in Official Records Book [\_\_\_\_], at Pages [\_\_\_\_], *et seq.* of the Public Records of Palm Beach County, Florida, dated as of March 1, 2007, which Master Lease together with such schedule constitutes a separate lease (the "Series 2007B Lease") with respect to certain educational facilities and sites being financed, and have entered into a Series 2007B Ground Lease dated as of March 1, 2007 (as the same may be amended or supplemented from time to time, the "Series 2007B Ground Lease"), a Memorandum of which was recorded on \_\_\_\_\_, 2007 in Official Records Book [\_\_\_\_], at Pages [\_\_\_\_], *et seq.* of the Public Records of Palm Beach County, Florida, with respect to the Series 2007B Facility Sites (hereinafter defined).

1.02 Pursuant to the Series 2007B Lease, the School Board and the Corporation have agreed that there shall be acquired, constructed, installed and equipped for lease-purchase to the School Board certain educational facilities and sites as described in Schedule 2007B to the Master Lease (the "Series 2007B Facilities"), such facilities being located on certain lands described in Schedule 2007B (which, together with the improvements thereon are hereinafter collectively referred to as the "Series 2007B Facility Sites"). Schedule 2007B sets forth Lease Payments (the "Series 2007B Lease Payments") to be paid by the School Board for the Series 2007B Facilities. The School Board has agreed to lease-purchase the Series 2007B Facilities from the Corporation.

1.03 The Corporation and the Trustee have entered into a Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2007B Supplemental Trust Agreement dated as of March 1, 2007 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), which acknowledges and contemplates the execution of this Agreement in conjunction therewith. This Agreement is made for the purpose of enabling the Trustee to act as lessor under the Series 2007B Lease.

1.04 The Corporation desires to sell, assign and convey all of its right, title and interest as lessee of the Series 2007B Facility Sites under the Series 2007B Ground Lease, and as sublessor of the Series 2007B Facility Sites and lessor of the Series 2007B Facilities under the Series 2007B Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to

certain of the Series 2007B Facilities under Section 6.1 of the Master Lease and Section 4 of the Series 2007B Ground Lease and its right to receive notices under the Master Lease), to the Trustee for the benefit of the holders of the Series 2007B Certificates to be issued under the Trust Agreement.

1.05 The Trustee is willing to accept this assignment on the terms and conditions hereinafter provided.

1.06 Each of the parties has authority to enter into this Agreement and has taken all actions necessary to authorize its execution by the officers signing it.

All terms capitalized but not defined herein shall have the meanings given to them in the Trust Agreement and the Series 2007B Lease.

### Section 2. Assignment.

2.01 The Corporation hereby absolutely and unconditionally sells, assigns and conveys to the Trustee, without recourse, for the benefit of all of the Series 2007B Certificate holders, all of its right, title and interest under the Series 2007B Ground Lease and the Series 2007B Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to certain of the Series 2007B Facilities under Section 6.1 of the Master Lease and Section 4 of the Series 2007B Ground Lease and its rights to receive notices under the Master Lease), including, without limitation, all Series 2007B Lease Payments and other amounts required to be paid by the School Board under the Series 2007B Lease. Said assignment is absolute and unconditional and the Corporation shall have no right to receive or recover the right, title and interest herein assigned. Said assignment is not given as additional security and is not intended to be nor shall it be construed to be a mortgage, or other security agreement of any nature whatsoever, and the Corporation will hereafter have no further right or interest or claims in and to the right, title and interest herein assigned, or any part thereof, or the interest or profits and other proceeds that may be derived therefrom of any kind whatsoever. Accordingly, upon execution of this Agreement, the Corporation shall deliver to the Trustee executed counterparts of the Series 2007B Ground Lease and the Series 2007B Lease. Delivery to the Trustee of such documents shall make the sale, assignment and conveyance of the Series 2007B Ground Lease and the Series 2007B Lease herein made, complete and effective for all purposes. Title to the Series 2007B Facility Sites shall remain vested in the School Board throughout their Lease Terms and title to the Series 2007B Facilities shall remain vested in the Corporation throughout their Lease Terms, provided, however, that upon termination of the Lease Terms as a result of nonappropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall, upon request of the Trustee, transfer title to such Series 2007B Facilities to the Trustee, or to any Permitted Transferee designated by the Trustee.

2.02 With respect to the sale, assignment and conveyance of the rights and interests contemplated hereunder to the Trustee, the Corporation represents, warrants and covenants to and with the Trustee and the Series 2007B Certificate holders that, upon the date of execution of this Agreement and the effective date of the sale, assignment and conveyance of the Corporation's rights under the Series 2007B Ground Lease and the Series 2007B Lease, the facts stated below are and will be true and correct:

A. The Corporation is a not-for-profit corporation duly organized, validly existing and in good standing under the laws of the State of Florida, with corporate powers and authority to own its property and carry on its business as now being conducted, and is qualified wherever necessary to perform its obligations under the Series 2007B Ground Lease, the Series 2007B Lease, the Trust Agreement and this Agreement.

B. The Corporation has full power, authority and legal right to enter into and perform its obligations under the Series 2007B Ground Lease, the Series 2007B Lease, the Trust Agreement and this Agreement; the execution, delivery and performance of the Series 2007B Ground Lease, the Series 2007B Lease, the Trust Agreement and this Agreement by the Corporation have been duly authorized by all necessary corporate actions on the part of the Corporation, and all required approvals and consents have heretofore been duly obtained; and the Series 2007B Ground Lease, the Series 2007B Lease, this Agreement and the Trust Agreement are in full force and effect.

C. The execution, delivery and performance of the Series 2007B Ground Lease, the Series 2007B Lease, the Trust Agreement and this Agreement do not contravene any provision of the Articles of Incorporation or Bylaws of the Corporation, and do not and will not conflict with, violate or result in any breach of or constitute a default under any agreement or instrument to which the Corporation is a party or by which it or any of its property is bound or any constitutional or statutory provision, or order, rule, regulation, decree or ordinance of any Federal or State court, government or governmental body having jurisdiction over the Corporation or any of its properties and by which the Corporation or any of its property is bound.

D. The Series 2007B Ground Lease, the Series 2007B Lease, this Agreement and the Trust Agreement are in full force and effect and the Corporation is not in default thereunder; the Series 2007B Ground Lease, the Series 2007B Lease, this Agreement and the Trust Agreement are legal, valid and binding obligations of the Corporation, enforceable against the Corporation in accordance with their respective terms, all such enforcement being subject to certain laws relating to bankruptcy, reorganization, moratorium and creditors' rights generally, and to principles of equity in the event that equitable remedies are sought.

E. The Series 2007B Ground Lease and the Series 2007B Lease delivered to the Trustee are duly executed duplicate originals and, together with all Exhibits thereto, comprise the entire writing, obligation and agreement between the Corporation and School Board respecting the Series 2007B Facility Sites and the Series 2007B Facilities.

F. The Corporation has complied and will at all times hereafter comply with and duly perform its obligations under the Series 2007B Ground Lease, the Series 2007B Lease, the Trust Agreement and this Agreement.

G. Except as disclosed in the Offering Statement dated March 12, 2007, prepared in connection with the offering of the Series 2007B Certificates, there is no pending or, to the knowledge of the Corporation, threatened action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or governmental agency in any way affecting the ability of the Corporation to perform its obligations under the Series 2007B Ground Lease, the Series 2007B Lease, the Trust Agreement or this Agreement.

H. The Series 2007B Ground Lease and the Series 2007B Lease being herein assigned are free and clear of all claims, liens, security interests and encumbrances arising through any act or omission of the Corporation or any person claiming by, through or under it, except the rights of the School Board under the Series 2007B Lease and the Series 2007B Ground Lease, including the fact that fee title to the Series 2007B Facility Sites is vested in the School Board.

2.03 Except as otherwise set forth in Section 2.01, from and after the date of delivery to the

Trustee of this Agreement, the Corporation shall have no further rights or interest under the Series 2007B Ground Lease or the Series 2007B Lease or in any Series 2007B Lease Payments or other moneys due with respect thereto or to become due under the Series 2007B Lease.

2.04 The Corporation agrees to execute and deliver to the Trustee upon request by the Trustee, any documents deemed necessary by the Trustee to further evidence or perfect the assignment and conveyance herein made with respect to the Series 2007B Ground Lease and the Series 2007B Lease.

2.05 The Corporation hereby irrevocably constitutes and appoints the Trustee, its successors and assigns, as its lawful attorney, with full power of substitution and resubstitution, to collect and to sue on behalf of the Corporation in the name of the Corporation or otherwise in any court for any Series 2007B Lease Payment or other amounts due under the Series 2007B Lease, or any part thereof, to withdraw or settle any claims, suits or proceedings pertaining to or arising out of the Series 2007B Lease upon any terms, all without the assent of the Corporation; and, further, to take possession of and to endorse in the name of the Corporation any instrument for the payment of moneys received on account of the Series 2007B Lease Payments or other amounts due under the Series 2007B Lease.

2.06 The Corporation agrees that it will authorize and direct the School Board to pay to the Trustee, its successors and assigns, all Series 2007B Lease Payments and all other amounts coming due under the Series 2007B Lease.

2.07 Upon request of the Trustee, the Corporation agrees to cooperate in the Trustee's efforts to collect and cause to be remitted to the Trustee any Series 2007B Lease Payment or other amount.

2.08 In the event the Corporation receives notice from the School Board that it will exercise its option under Section 7.2 of the Master Lease to prepay the Series 2007B Lease Payments to become due thereunder or that the Series 2007B Lease will not be renewed as a result of any event of non-appropriation under the Lease, the Corporation shall notify the Trustee of this fact in writing no later than five Business Days after such receipt provided, however, that failure to provide such notice shall not create any liability on the part of the Corporation.

### Section 3. Administrative Provisions.

3.01 This Agreement shall be construed and governed in accordance with the laws of the State of Florida.

3.02 Any provision of this Agreement found to be prohibited by applicable laws shall be ineffective only to the extent of such prohibition, and shall not invalidate the remainder of this Agreement.

3.03 This Agreement may not be amended without the prior written consent of the Series 2007B Credit Facility Issuer.

3.04 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

3.05 This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

### Section 4. Non-Recourse.

4.01 The assignment contained in this Agreement is agreed to be non-recourse with respect to the Corporation and the Corporation shall have no liability to the Trustee, or any Certificate holders hereunder with respect to the occurrence of any event of default by the School Board under the Series 2007B Lease whether such default consists of failure to pay moneys, breach of covenant or otherwise; provided, however, that nothing contained in this Section 4 shall excuse the Corporation from performance of its obligations under Section 2.04 through 2.08 hereof.

All covenants, stipulations, promises, agreements and obligations of the parties hereto contained in this Agreement shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the parties hereto, respectively, and not of any member, officer, employee or agent of the parties hereto in an individual capacity, and no recourse shall be had for the assignment effected by Section 2 hereof or for any claim based thereon under this Agreement against any member, officer, employee or agent of the parties hereto.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have executed this Series 2007B Assignment Agreement on the date set forth below their respective signatures and as of the day and year first written above.

[SEAL]

ATTEST:

By:   
Dr. Art Johnson  
Secretary

**PALM BEACH SCHOOL BOARD  
LEASING CORP.**

By:   
William Graham  
President

**THE BANK OF NEW YORK TRUST  
COMPANY, N.A., as Trustee**

By:   
Barbara Buck  
Vice President

[SEAL]

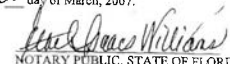
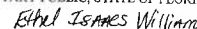
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH )

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20<sup>th</sup> day of March, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



  
NOTARY PUBLIC, STATE OF FLORIDA  
  
Ethel Isaacs Williams

(Name of Notary Public, Print, Stamp or Type as Commissioned)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

STATE OF FLORIDA                    }  
  } SS:  
COUNTY OF PALM BEACH        }

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Barbara Buck, personally known to me to be the same person whose name is, as Vice President of The Bank of New York Trust Company, N.A., as Trustee, a national banking association organized under the laws of the United States of America, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she, being thereunto duly authorized, signed on behalf of said association, and delivered the said instrument as the free and voluntary act of said association and as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of March, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



*Ethel Isaac Williams*  
NOTARY PUBLIC, STATE OF FLORIDA  
*Ethel Isaac*

(Name of Notary Public, Print, Stamp or  
Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

[THIS PAGE INTENTIONALLY LEFT BLANK]



W/C 42



CFN 20070523065  
OR BK 22259 PG 0458  
RECORDED 11/15/2007 15:58:09  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0458 - 473; (16pgs)

This instrument was prepared by and when recorded  
should be returned to:

Robert C. Gang, Esq.  
Greenberg Traurig, P.A.  
1221 Brickell Avenue  
Miami, Florida 33131

(This space reserved for Clerk)

**SERIES 2007E  
ASSIGNMENT AGREEMENT**

**BETWEEN**

**PALM BEACH SCHOOL BOARD LEASING CORP.**

**AND**

**THE BANK OF NEW YORK TRUST COMPANY, N.A.,  
As Trustee**

**Dated as of October 1, 2007**

## TABLE OF CONTENTS

		<u>Page</u>
Section 1.	Recitals .....	1
Section 2.	Assignment .....	2
Section 3.	Administrative Provisions .....	4
Section 4.	Non-Recourse .....	5

## SERIES 2007E ASSIGNMENT AGREEMENT

**THIS SERIES 2007E ASSIGNMENT AGREEMENT** (this "Agreement"), made and entered into as of this 1<sup>st</sup> day of October, 2007, by and between the PALM BEACH SCHOOL BOARD LEASING CORP., a not-for-profit corporation organized under the laws of the State of Florida (the "Corporation"), and THE BANK OF NEW YORK TRUST COMPANY, N.A., Jacksonville, Florida, as trustee (the "Trustee");

WITNESSETH THAT, in the joint and mutual exercise of their powers, and in consideration of \$10.00 and other good and valuable consideration and the mutual covenants herein contained, the parties hereto recite and agree as follows:

### Section 1. Recitals.

1.01 The School Board of Palm Beach County, Florida (the "School Board"), and the Corporation have entered into a Master Lease Purchase Agreement dated as of November 1, 1994 (as the same may be amended or supplemented from time to time, the "Master Lease"), and have executed Schedule 2007E-1 and Schedule 2007E-2 the Master Lease, each dated as of October 1, 2007, which Master Lease together with each separate schedule constitutes a separate lease (individually, the "Series 2007E-1 Lease" and the "Series 2007E-2 Lease" and collectively, the "Series 2007E Lease"), the former with respect to certain educational facilities and sites being financed and the latter with respect to certain improvements and certain educational facilities being financed, and have entered into a Series 2007E Ground Lease dated as of October 1, 2007 (as the same may be amended or supplemented from time to time, the "Series 2007E Ground Lease") with respect to the Series 2007E-1 Facility Sites (hereinafter defined).

1.02 Pursuant to the Series 2007E Lease, the School Board and the Corporation have agreed that (i) there shall be acquired, constructed, installed and equipped for lease-purchase to the School Board certain educational facilities and sites as described in Schedule 2007E-1 to the Master Lease (the "Series 2007E-1 Facilities"), such facilities being located on certain lands described in Exhibit A hereto (which, together with the improvements thereon are hereinafter collectively referred to as the "Series 2007E-1 Facility Sites") and (ii) there shall be acquired, constructed, installed and equipped for lease-purchase to the School Board certain improvements and there shall be financed certain educational facilities and equipment as described in Schedule 2007E-2 to the Master Lease (the "Series 2007E-2 Facilities" and collectively with the Series 2007E-1 Facilities, the "Series 2007E Facilities"). Schedules 2007E-1 and 2007E-2 set forth Lease Payments (collectively, the "Series 2007E Lease Payments") to be paid by the School Board for the Series 2007E-1 Facilities and Series 2007E-2 Facilities, respectively. The School Board has agreed to lease-purchase the Series 2007E Facilities from the Corporation.

1.03 The Corporation and the Trustee have entered into a Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2007E Supplemental Trust Agreement dated as of October 1, 2007 (as the same may be further amended or supplemented from time to time, the "Trust Agreement"), which acknowledges and contemplates the execution of this Agreement in conjunction therewith. This Agreement is made for the purpose of enabling the Trustee to act as lessor under the Series 2007E Lease.

1.04 The Corporation desires to sell, assign and convey all of its right, title and interest as

1

lessee of the Series 2007E-1 Facility Sites under the Series 2007E Ground Lease, and as sublessor of the Series 2007E-1 Facility Sites and lessor of the Series 2007E Facilities under the Series 2007E Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to certain of the Series 2007E Facilities under Section 6.1 of the Master Lease, Section 8.B. of Schedule 2007E-2 and Section 4 of the Series 2007E Ground Lease and its right to receive notices under the Master Lease), to the Trustee for the benefit of the holders of the Series 2007E Certificates and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease to be issued under the Trust Agreement.

1.05 The Trustee is willing to accept this assignment on the terms and conditions hereinafter provided.

1.06 Each of the parties has authority to enter into this Agreement and has taken all actions necessary to authorize its execution by the officers signing it.

All terms capitalized but not defined herein shall have the meanings given to them in the Trust Agreement and the Series 2007E Lease.

### Section 2. Assignment.

2.01 The Corporation hereby absolutely and unconditionally sells, assigns and conveys to the Trustee, without recourse, for the benefit of all of the holders of the Series 2007E Certificates and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease, all of its right, title and interest under the Series 2007E Ground Lease and the Series 2007E Lease (except for its right to indemnification under Section 5.7 of the Master Lease, its right to hold title to certain of the Series 2007E Facilities under Section 6.1 of the Master Lease, Section 8.B. of Schedule 2007E-2 and Section 4 of the Series 2007E Ground Lease and its rights to receive notices under the Master Lease), including, without limitation, all Series 2007E Lease Payments and other amounts required to be paid by the School Board under the Series 2007E Lease. Said assignment is absolute and unconditional and the Corporation shall have no right to receive or recover the right, title and interest herein assigned. Said assignment is not given as additional security and is not intended to be nor shall it be construed to be a mortgage, or other security agreement of any nature whatsoever, and the Corporation will hereafter have no further right or interest or claims in and to the right, title and interest herein assigned, or any part thereof, or the interest or profits and other proceeds that may be derived therefrom of any kind whatsoever. Accordingly, upon execution of this Agreement, the Corporation shall deliver to the Trustee executed counterparts of the Series 2007E Ground Lease and the Series 2007E Lease. Delivery to the Trustee of such documents shall make the sale, assignment and conveyance of the Series 2007E Ground Lease and the Series 2007E Lease herein made, complete and effective for all purposes. Title to the Series 2007E-1 Facility Sites shall remain vested in the School Board throughout their Lease Terms, title to the Series 2007E-1 Facilities shall remain vested in the Corporation throughout their Lease Terms and title to the Series 2007E-2 Facilities shall remain vested in the School Board throughout their Lease Terms; provided, however, that upon termination of the Lease Terms as a result of nonappropriation or default pursuant to Section 4.1(b) or 4.1(c) of the Master Lease, the Corporation shall, upon request of the Trustee, transfer title to such Series 2007E Facilities to the Trustee, or to any Permitted Transferee designated by the Trustee.

2.02 With respect to the sale, assignment and conveyance of the rights and interests contemplated hereunder to the Trustee, the Corporation represents, warrants and covenants to and with the Trustee and the holders of the Series 2007E Certificates and any other Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E

Lease that, upon the date of execution of this Agreement and the effective date of the sale, assignment and conveyance of the Corporation's rights under the Series 2007E Ground Lease and the Series 2007E Lease, the facts stated below are and will be true and correct:

A. The Corporation is a not-for-profit corporation duly organized, validly existing and in good standing under the laws of the State of Florida, with corporate powers and authority to own its property and carry on its business as now being conducted, and is qualified wherever necessary to perform its obligations under the Series 2007E Ground Lease, the Series 2007E Lease, the Trust Agreement and this Agreement.

B. The Corporation has full power, authority and legal right to enter into and perform its obligations under the Series 2007E Ground Lease, the Series 2007E Lease, the Trust Agreement and this Agreement; the execution, delivery and performance of the Series 2007E Ground Lease, the Series 2007E Lease, the Trust Agreement and this Agreement by the Corporation have been duly authorized by all necessary corporate actions on the part of the Corporation, and all required approvals and consents have heretofore been duly obtained; and the Series 2007E Ground Lease, the Series 2007E Lease, this Agreement and the Trust Agreement are in full force and effect.

C. The execution, delivery and performance of the Series 2007E Ground Lease, the Series 2007E Lease, the Trust Agreement and this Agreement do not contravene any provision of the Articles of Incorporation or Bylaws of the Corporation, and do not and will not conflict with, violate or result in any breach of or constitute a default under any agreement or instrument to which the Corporation is a party or by which it or any of its property is bound or any constitutional or statutory provision, or order, rule, regulation, decree or ordinance of any Federal or State court, government or governmental body having jurisdiction over the Corporation or any of its properties and by which the Corporation or any of its property is bound.

D. The Series 2007E Ground Lease, the Series 2007E Lease, this Agreement and the Trust Agreement are in full force and effect and the Corporation is not in default thereunder; the Series 2007E Ground Lease, the Series 2007E Lease, this Agreement and the Trust Agreement are legal, valid and binding obligations of the Corporation, enforceable against the Corporation in accordance with their respective terms, all such enforcement being subject to certain laws relating to bankruptcy, reorganization, moratorium and creditors' rights generally, and to principles of equity in the event that equitable remedies are sought.

E. The Series 2007E Ground Lease and the Series 2007E Lease delivered to the Trustee are duly executed duplicate originals and, together with all Exhibits thereto, comprise the entire writing, obligation and agreement between the Corporation and School Board respecting the Series 2007E-1 Facility Sites and the Series 2007E Facilities.

F. The Corporation has complied and will at all times hereafter comply with and duly perform its obligations under the Series 2007E Ground Lease, the Series 2007E Lease, the Trust Agreement and this Agreement.

G. Except as disclosed in the Offering Statement dated October 18, 2007 relating to the Series 2007E Certificates, there is no pending or, to the knowledge of the Corporation, threatened action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or governmental agency in any way affecting the ability of the Corporation to perform its obligations under the Series 2007E Ground Lease, the Series 2007E Lease, the Trust Agreement

or this Agreement.

H. The Series 2007E Ground Lease and the Series 2007E Lease being herein assigned are free and clear of all claims, liens, security interests and encumbrances arising through any act or omission of the Corporation or any person claiming by, through or under it, except the rights of the School Board under the Series 2007E Lease and the Series 2007E Ground Lease, including the fact that fee title to the Series 2007E-1 Facility Sites and the Series 2007E-2 Facilities is vested in the School Board.

2.03 Except as otherwise set forth in Section 2.01, from and after the date of delivery to the Trustee of this Agreement, the Corporation shall have no further rights or interest under the Series 2007E Ground Lease or the Series 2007E Lease or in any Series 2007E Lease Payments or other moneys due with respect thereto or to become due under the Series 2007E Lease.

2.04 The Corporation agrees to execute and deliver to the Trustee upon request by the Trustee, any documents deemed necessary by the Trustee to further evidence or perfect the assignment and conveyance herein made with respect to the Series 2007E Ground Lease and the Series 2007E Lease.

2.05 The Corporation hereby irrevocably constitutes and appoints the Trustee, its successors and assigns, as its lawful attorney, with full power of substitution and resubstitution, to collect and to sue on behalf of the Corporation in the name of the Corporation or otherwise in any court for any Series 2007E Lease Payment or other amounts due under the Series 2007E Lease, or any part thereof, to withdraw or settle any claims, suits or proceedings pertaining to or arising out of the Series 2007E Lease upon any terms, all without the assent of the Corporation; and, further, to take possession of and to endorse in the name of the Corporation any instrument for the payment of moneys received on account of the Series 2007E Lease Payments or other amounts due under the Series 2007E Lease.

2.06 The Corporation agrees that it will authorize and direct the School Board to pay to the Trustee, its successors and assigns, all Series 2007E Lease Payments and all other amounts coming due under the Series 2007E Lease.

2.07 Upon request of the Trustee, the Corporation agrees to cooperate in the Trustee's efforts to collect and cause to be remitted to the Trustee any Series 2007E Lease Payment or other amount.

2.08 In the event the Corporation receives notice from the School Board that it will exercise its option under Section 7.2 of the Master Lease to prepay the Series 2007E Lease Payments to become due thereunder or that the Series 2007E Lease will not be renewed as a result of any event of non-appropriation under the Lease, the Corporation shall notify the Trustee of this fact in writing no later than five Business Days after such receipt provided, however, that failure to provide such notice shall not create any liability on the part of the Corporation.

### Section 3. Administrative Provisions.

3.01 This Agreement shall be construed and governed in accordance with the laws of the State of Florida.

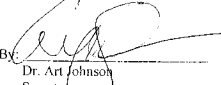
3.02 Any provision of this Agreement found to be prohibited by applicable laws shall be ineffective only to the extent of such prohibition, and shall not invalidate the remainder of this Agreement.

4


IN WITNESS WHEREOF, the parties hereto have executed this Series 2007E Assignment Agreement as of the day and year first written above.

[SEAL]

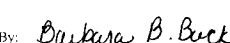
ATTEST:

By:   
Dr. Art Johnson  
Secretary

PALM BEACH SCHOOL BOARD  
LEASING CORP.

By:   
William Graham  
President

THE BANK OF NEW YORK TRUST  
COMPANY, N.A., as Trustee

By:   
Barbara Buck  
Vice President

[SEAL]

6

3.03 This Agreement may not be amended without the prior written consent of each Credit Facility issuer securing a Series of Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease. Notwithstanding the foregoing, this Agreement may be amended without the prior written consent of the Trustee and the Credit Facility Issuer for the purpose of adding or modifying a legal description and/or the permitted encumbrances for any designated Series 2007E-1 Facility Site, and the Corporation is authorized to execute any such amendments from time to time on behalf of the Trustee and to record such amendments in the Official Public Records of Palm Beach County, Florida. Copies of all amendments hereto shall be provided to the Trustee and each Credit Facility Issuer securing a Series of Certificates representing an undivided proportionate interest in a portion of the Basic Lease Payments payable under the Series 2007E Lease.

3.04 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

3.05 This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

### Section 4. Non-Recourse.

4.01 The assignment contained in this Agreement is agreed to be non-recourse with respect to the Corporation and the Corporation shall have no liability to the Trustee, or any Certificate holders hereunder with respect to the occurrence of any event of default by the School Board under the Series 2007E Lease whether such default consists of failure to pay moneys, breach of covenant or otherwise; provided, however, that nothing contained in this Section 4 shall excuse the Corporation from performance of its obligations under Section 2.04 through 2.08 hereof.

All covenants, stipulations, promises, agreements and obligations of the parties hereto contained in this Agreement shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the parties hereto, respectively, and not of any member, officer, employee or agent of the parties hereto in an individual capacity, and no recourse shall be had for the assignment effected by Section 2 hereof or for any claim based thereon against any member, officer, employee or agent of the parties hereto.

[Remainder of Page Intentionally Left Blank]

5

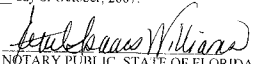
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William Graham and Dr. Art Johnson, personally known to me to be the same persons whose names are, respectively, as President and Secretary, respectively of PALM BEACH SCHOOL BOARD LEASING CORP., a Florida not-for-profit corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they, being thereunto duly authorized, signed, sealed with the seal of said corporation, and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30<sup>th</sup> day of October, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



  
NOTARY PUBLIC, STATE OF FLORIDA  
Ethel Ismael Williams

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

7

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF DUVAL )

EXHIBIT A

SERIES 2007E FACILITY SITES

1. DESCRIPTION OF REAL ESTATE

ALLAMANDA ELEMENTARY MODERNIZATION

The Southwest Quarter of the Northeast Quarter of the Southwest Quarter and the South 52.3 feet, measured at right angles, of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, less the West 60 feet thereof for road purposes.

AND

The North 360 feet of the South 412.3 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 8, Township 42 South, Range 43 East, Palm Beach County, Florida, less and excepting therefrom the West 60 feet of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 8 for an easement for ingress and egress.

Less the following described parcel:

A parcel of land lying in Section 8, Township 42 South, Range 43 East, County of Palm Beach, State of Florida. Said parcel being a portion of that certain parcel of land described in Official Record Book 2403, Page 1591, of the Public Records of Palm Beach County and said portion being more particularly described as follows:

For the portion of this description the East-West one-quarter (E-W ¼) Section Line of Section 8, Township 42 South, Range 43 East is assumed to bear North 88°16'14" West and said bearings depicted herein are related thereto.

Commencing at the center of said Section 8; Thence North 88°16'14" West along the East-West one-quarter (E-W ¼) Section Line of said Section 8 a distance of 668.47 feet;

Thence South 01°43'46" West a distance 254.13 feet to a point being the Northeast corner of said certain parcel of land and the Point of Beginning;  
Thence North 88°09'42" West along the North line of said parcel of land a distance of 221.87 feet to the point of beginning of a curve concave to the Southwest having a radius of 250.00 feet and a central angle of 10°00'00" a radial line passing through said point of curvature bears North 01°50'18" East;  
Thence departing from the North line of said parcel Easterly and Southeasterly along the arc of said curve a distance of 43.63 feet to a tangent line;  
Thence South 78°09'42" East along said tangent line a distance of 51.88 feet to the beginning of a curve concave to the Northeast having a radius of 300.00 feet and a central angle 13°03'10";

THENCE N01°03'10"W A DISTANCE OF 59.67 FEET;  
THENCE S88°56'50"W A DISTANCE OF 22.00 FEET;  
THENCE N01°03'10"W A DISTANCE OF 63.00 FEET;  
THENCE N88°56'50"E A DISTANCE OF 220.00 FEET;  
THENCE N01°03'10"W A DISTANCE OF 210.67 FEET;  
THENCE N88°56'50"E A DISTANCE OF 48.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,356 SQUARE FEET MORE OR LESS.

TOGETHER WITH

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND RUNNING THENCE WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, S88°38'40"E A DISTANCE OF 337.68 FEET;  
THENCE LEAVING SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, S01°21'20"W A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30;  
THENCE ALONG THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30 S88°59'27"E A DISTANCE OF 555.31 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S01°10'49"E ALONG THE WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 60, PAGE 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 258.15 FEET;  
THENCE LEAVING SAID WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE, S88°49'11"W A DISTANCE OF 326.03 FEET;  
THENCE S01°10'49"E A DISTANCE OF 271.73 FEET TO THE POINT OF BEGINNING.

THENCE S88°56'50"W A DISTANCE OF 59.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 59.00 FEET;  
THENCE N88°56'50"E A DISTANCE OF 18.17 FEET;  
THENCE S01°03'10"E A DISTANCE OF 24.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 29.33 FEET;  
THENCE N01°03'10"W A DISTANCE OF 24.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 11.50 FEET;  
THENCE N01°03'10"W A DISTANCE OF 18.50 FEET;  
THENCE N88°56'50"E A DISTANCE OF 9.34 FEET;  
THENCE N01°03'10"W A DISTANCE OF 22.00 FEET;  
THENCE S88°56'50"W A DISTANCE OF 9.34 FEET;  
THENCE N01°03'10"W A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,400 SQUARE FEET MORE OR LESS.

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Barbara Buck, personally known to me to be the same person whose name is, as Vice President of The Bank of New York Trust Company, N.A., as Trustee, a national banking association organized under the laws of the United States of America, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that she, being thereunto duly authorized, signed on behalf of said association, and delivered the said instrument as the free and voluntary act of said association and as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of October, 2007.

NOTARY PUBLIC  
SEAL OF OFFICE:



NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public, Print, Stamp or Type as Commissioned.)

☒ Personally known to me, or  
☐ Produced identification

(Type of Identification Produced)

Thence Easterly along the arc of said curve a distance of 68.34 feet to a reverse curve concave to the Southwest having a radius of 32.00 feet and a central angle of 92°08'12";

Thence Southeasterly along the arc of said curve a distance of 51.45 feet to a reverse curve concave to the East having a radius of 422.97 feet;

Thence Southeasterly through a central angle of 18°52'28" and along the arc of said curve a distance of 139.34 feet to the intersection with the East line of said certain parcel of land;

Thence North 02°02'39" East along said East line a distance of 184.83 feet to the Point of Beginning.

Said lands situate and lying within the City of Palm Beach Gardens, Florida  
Containing 14.8 acres, more or less

BANYAN CREEK ELEMENTARY ADDITION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND RUNNING THENCE WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, S88°38'40"E, A DISTANCE OF 337.68 FEET;

THENCE LEAVING SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, S01°21'20"W A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30;

THENCE ALONG THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S88°59'27"E A DISTANCE OF 555.31 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE AS RECORDED IN PLAT BOOK 60, PAGE 188;

THENCE LEAVING SAID SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-30, S01°10'49"E ALONG THE WESTERLY LINE OF SAID PLAT OF SABAL LAKES PHASE ONE, A DISTANCE OF 314.00 FEET;

THENCE LEAVING SAID WESTERLY LINE OF THE PLAT OF SABAL LAKES PHASE ONE CONTINUE S01°10'49"E A DISTANCE OF 25.87 FEET TO THE POINT OF BEGINNING.

THENCE N88°56'50"E A DISTANCE OF 8.19 FEET;  
THENCE S01°03'10"E A DISTANCE OF 15.33 FEET;  
THENCE N88°56'50"E A DISTANCE OF 34.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 270.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 34.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 15.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 189.33 FEET;  
THENCE S01°03'10"E A DISTANCE OF 21.33 FEET;  
THENCE S88°56'50"W A DISTANCE OF 15.00 FEET;  
THENCE S01°03'10"E A DISTANCE OF 11.00 FEET;  
THENCE S88°56'50"W A DISTANCE OF 50.00 FEET;

#### WELLINGTON ELEMENTARY ADDITION

A PORTION OF SCHOOL SITE NO. 1 OF WELLINGTON ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, IN PLAT BOOK 38, PAGE 93, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT OF SCHOOL SITE NO. 1 THENCE SOUTH 80°03'22" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 51.30 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 43°29'29" EAST, A DISTANCE OF 14.39 FEET, TO AN INTERSECTION WITH A LINE, SAID LINE BEING PARALLEL WITH AND 44.00 FEET (AS MEASURED AT RIGHT ANGLES TO) WESTERLY OF THE EASTERLY LINE OF SAID PLAT;  
THENCE, SOUTH 13°29'29" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 103.73 FEET;  
THENCE, SOUTH 76°30'31" WEST, A DISTANCE OF 29.00 FEET;  
THENCE, SOUTH 13°29'29" EAST, A DISTANCE OF 183.43 FEET;  
THENCE, SOUTH 50°30'14" WEST, A DISTANCE OF 141.02 FEET, TO AN INTERSECTION WITH A LINE, SAID LINE BEING PARALLEL WITH AND 350.00 FEET (AS MEASURED AT RIGHT ANGLES TO) SOUTHERLY OF THE NORTH LINE OF SAID PLAT;  
THENCE, SOUTH 80°03'22" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 658.17 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT, SAID POINT OF INTERSECTION BEING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5621.73 FEET (A LINE FROM SAID INTERSECTION TO THE CENTER OF SAID CURVE BEARS NORTH 76°04'41" EAST); THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°18'45" FOR AN ARC DISTANCE OF 325.01 FEET;  
THENCE NORTH 34°43'24" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PLAT, A DISTANCE OF 35.56 FEET;  
THENCE, NORTH 80°03'22" EAST, ALONG THE NORTHERLY LINE OF SAID PLAT, DISTANCE OF 773.46 FEET, TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

CONTAINING 6.26 ACRES MORE OR LESS

A-4

#### WHISPERING PINES ELEMENTARY ADDITION

A PARCEL OF LAND LYING WITHIN TRACTS 65 AND 66 BLOCK 73, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 65, BLOCK 73, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE S00°07'51"W ALONG THE EAST LINE OF SAID TRACT 65 FOR A DISTANCE OF 55.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT REQUIRED RIGHT OF WAY FOR LATERAL CANAL NO. 41 AS SHOWN ON SHEET 130 OF 240 SHEETS DATED MAY, 1969, AND ON FILE IN PALM BEACH COUNTY COURTHOUSE;  
THENCE N90°00'00"W ALONG THE SAID SOUTH LINE OF LATERAL NO. 41, A DISTANCE OF 29.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF LYONS ROAD;  
THENCE S00°07'51"W ALONG THE SAID WEST RIGHT OF WAY LINE OF LYONS ROAD FOR A DISTANCE OF 159.73 FEET;  
THENCE DEPARTING FROM SAID WEST RIGHT OF WAY N89°52'09"W FOR 234.28 FEET TO THE POINT OF BEGINNING;  
THENCE S00°07'51"W FOR 152.67 FEET;  
THENCE N89°52'09"W FOR 85.67 FEET;  
THENCE N00°07'51"E FOR 152.67 FEET;  
THENCE S89°52'09"E FOR 85.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA, CONTAINING 13,079 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

A-5

#### 06-D WEST PALM BEACH AREA ELEMENTARY

Lots 17, 18, 19, 29 and 31, HAVERHILL ACRES, AN ADDITION TO WEST PALM BEACH, FLORIDA, in Section 26, Township 43 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 20, at Page 75, of the Public Records of PALM BEACH County, Florida.

TOGETHER WITH:

THE NORTH 150 FEET OF TRACT 30, PLAT OF HAVERHILL ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A parcel of land in Section 26, Township 43 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:  
Beginning at the Southeast corner of Section 26, run thence west along the South line of said Section (a distance of) 1,679.58 feet to a point in the East line of a tract of land hereinafter referred to as "said Tract" and being the West half of the East half of the Southwest quarter of the Southeast quarter of said Section 26; thence Northerly along the East line of said Tract, and making an angle with said section line, measured from East to North 89°11'50" (a distance of) 1,073.44 feet to the Point Of Beginning and the Southeast corner of the parcel of land herein described; thence Westerly parallel to the South line of said Section 26 (a distance of) 335.98 feet to a point in the West line of said tract; thence Northerly along the above described west line (a distance of) 268.56 feet, more or less, to the Northwest corner of said tract; thence Easterly along the North line of said tract (a distance of) 336 feet to the Northeast corner of said tract (thence Southerly) 268.30 feet, more or less, to the Point of Beginning.

[THIS PAGE INTENTIONALLY LEFT BLANK]

A-6

[THIS PAGE INTENTIONALLY LEFT BLANK]

**APPENDIX D**

**FORM OF SPECIAL TAX COUNSEL OPINION**

[THIS PAGE INTENTIONALLY LEFT BLANK]



## APPENDIX D

### PROPOSED FORM OF SPECIAL TAX COUNSEL OPINION

*On the date of issuance of the Series 2025A Certificates in definitive form, Greenberg Traurig, P.A., Special Tax Counsel, proposes to render an approving opinion in substantially the following form.*

[Date of Delivery]

The School Board of Palm Beach County, Florida  
3300 Forest Hill Boulevard  
West Palm Beach, Florida 33406

Re: \$ \_\_\_\_\_ Certificates of Participation, Series 2025A, Evidencing Undivided Proportionate Interests of the Owners Thereof in Basic Lease Payments to be Made by The School Board of Palm Beach County, Florida, as Lessee, Pursuant to a Master Lease Purchase Agreement with Palm Beach School Board Leasing Corp., as Lessor

---

Ladies and Gentlemen:

We have acted as special tax counsel in connection with the issuance of \$ \_\_\_\_\_ aggregate principal amount of Certificates of Participation, Series 2025A evidencing undivided proportionate interests of the owners thereof in Basic Lease Payments to be made by The School Board of Palm Beach County, Florida, (the “School Board”), as Lessee, pursuant to a Master Lease Purchase Agreement with Palm Beach School Board Leasing Corp. (the “Corporation”), as Lessor (the “Series 2025A Certificates”). In that capacity, we have reviewed the Master Lease Purchase Agreement dated as of November 1, 1994, as amended as of May 12, 2020 (as so amended, the “Master Lease”), between the School Board and the Corporation; (a) Schedule 2006A-1 to the Master Lease dated as of May 1, 2006, as amended and restated as of May 1, 2025 (“Schedule 2006A-1”) (b) Schedule 2007A-1 to the Master Lease dated as of February 1, 2007, as amended and restated as of May 1, 2025 (“Schedule 2007A-1”), (c) Schedule 2007B to the Master Lease dated as of March 1, 2007, as amended and restated as of May 1, 2025 (“Schedule 2007B”) and (d) Schedule 2007E-1 to the Master Lease dated as of October 1, 2007, as amended and restated as of May 1, 2025 (“Schedule 2007E-1”), each attached to the Master Lease (the Master Lease, together with each of Schedule 2006A-1, Schedule 2007A-1, Schedule 2007B and Schedule 2007E-1, a “Transaction Lease,” and collectively, the “Transaction Leases”), and executed by the School Board, the Corporation and The Bank of New York Mellon Trust Company, N.A. (successor in interest to NationsBank of Florida, N.A.), as trustee (the “Trustee”), and as assignee of the Corporation, the Series 2006A Ground Lease dated as of May 1, 2006, the Series 2007A Ground Lease dated as of February 1, 2007, as amended, the Series 2007B Ground Lease dated as of March 1, 2007, as amended, the Series 2007E Ground Lease dated as of October 1, 2007, each between the School Board and the Corporation; the

Master Trust Agreement dated as of November 1, 1994, as supplemented by a Series 2025A Supplemental Trust Agreement dated as of May 1, 2025 (collectively, the “Trust Agreement”), each between the Corporation and the Trustee; the Series 2006A Assignment Agreement, dated as of May 1, 2006, the Series 2007A Assignment Agreement, dated as of February 1, 2007, the Series 2007B Assignment Agreement, dated as of March 1, 2007, and the Series 2007E Assignment Agreement, dated as of October 1, 2007, each between the Corporation and the Trustee (collectively, the “Transaction Assignment Agreements”); the form of the Series 2025A Certificates; and various other related documents and certificates. Capitalized terms used herein and not otherwise defined herein shall the meanings ascribed to them in the Trust Agreement.

The Basic Lease Payments are payable from funds appropriated by the School Board from current and other funds authorized by law and regulations of the Department of Education of the State of Florida. The School Board is not legally required to appropriate money for this purpose. None of the School Board, the School District of Palm Beach County, Florida (the “District”), the State of Florida, or any political subdivision thereof shall be obligated to pay, except from appropriated funds, any sums due under the Transaction Leases from any source of taxation, and the full faith and credit of the School Board and the District is not pledged for payment of such sums due thereunder and such sums do not constitute an indebtedness of the School Board or the District within the meaning of any constitutional or statutory provision or limitation. As to questions of fact material to our opinion, we have relied upon the representations of the School Board contained in the Transaction Leases and in the certified proceedings and other certifications of officials furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion that:

1. The Transaction Leases have each been duly authorized, executed and delivered by the School Board and, assuming due authorization, execution and delivery by the Corporation and the Trustee, constitute the valid and legally binding agreements of the School Board enforceable against the School Board in accordance with their respective terms, except as the same may be limited by bankruptcy, insolvency, reorganization, moratorium or other laws relating to or affecting generally the enforcement of creditors’ rights or by the exercise of judicial discretion in accordance with general principles of equity.

2. The Series 2025A Trust Agreement and the Transaction Assignment Agreements create a valid and enforceable pledge and assignment of the School Board’s and the Corporation’s rights in and to the respective Transaction Leases (except for certain rights to indemnification, to hold title to certain of the Series 2006A-1 Facilities, the Series 2007A-1 Facilities, the Series 2007B Facilities and the Series 2007E-1 Facilities and to receive notices and fees), and the money and securities held by the Trustee in the funds and accounts established under the Series 2025A Trust Agreement, in favor of the Trustee for the benefit of the holders of the Series 2025A Certificates.

3. The Series 2025A Certificates evidence an undivided proportionate interest of the owners thereof in a portion of the Basic Lease Payments to be made by the School Board pursuant to the Transaction Leases.

4. Under existing statutes, regulations, rulings and court decisions, subject to the assumptions stated in the following paragraph hereof, the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates is excludable from gross income for federal income tax purposes and, furthermore, the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates is not excluded from the determination of adjusted financial statement income. We express no opinion regarding other federal tax consequences resulting from the receipt or accrual of the interest portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates, or the ownership or disposition of the Series 2025A Certificates. Furthermore, no opinion is expressed with respect to the federal income tax consequences of any payments received with respect to the Series 2025A Certificates following termination of the Master Lease as a result of non-appropriation of funds or the occurrence of an Event of Default thereunder.

In rendering the opinion in the preceding paragraph, we have assumed continuing compliance by the School Board with the requirements of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder that must be met after the issuance of the Series 2025A Certificates in order that the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates be and remain excludable from gross income for federal income tax purposes. The School Board's failure to meet such requirements may cause the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates to be included in gross income for federal income tax purposes retroactively to the commencement date of the Series 2025A Certificates. The School Board has covenanted to comply with such requirements.

4. The Series 2025A Certificates and the portion of the Basic Lease Payments designated and paid as interest to the owners of the Series 2025A Certificates are not subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined therein; provided, however, that no opinion is expressed with respect to tax consequences under the laws of the State of Florida of any payments received with respect to the Series 2025A Certificates following termination of the Master Lease as a result of non-appropriation of funds or the occurrence of an event of default thereunder.

We express no opinion regarding the perfection or priority of the lien on the Trust Estate (as defined in the Trust Agreement). Further, we express no opinion regarding tax consequences

arising with respect to any payments received with respect to the Series 2025A Certificates other than as expressly set forth herein.

This opinion letter is given as of the date hereof, and we assume no obligation to revise or supplement this opinion letter to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

## **APPENDIX E**

### **FORM OF DISCLOSURE DISSEMINATION AGENT AGREEMENT**

[THIS PAGE INTENTIONALLY LEFT BLANK]

## **DISCLOSURE DISSEMINATION AGENT AGREEMENT**

### **THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA**

#### **\$[PAR AMOUNT] Certificates of Participation, Series 2025A**

This Disclosure Dissemination Agent Agreement (the "Disclosure Agreement"), dated [CLOSING DATE], 2025, is executed and delivered by The School Board of Palm Beach County, Florida (the "School Board") and Digital Assurance Certification LLC, as Disclosure Dissemination Agent (the "Disclosure Dissemination Agent" or "DAC"), for the benefit of the Holders (hereinafter defined) of the captioned Certificates (hereinafter defined) and in order to provide certain continuing disclosure with respect to the Certificates in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time (the "Rule").

The services provided under this Disclosure Agreement solely relate to the execution of instructions received from the School Board through use of the DAC system and do not constitute "advice" within the meaning of the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Act"). DAC will not provide any advice or recommendation to the School Board or anyone on the School Board's behalf regarding the "issuance of municipal securities" or any "municipal financial product" as defined in the Act and nothing in this Disclosure Agreement shall be interpreted to the contrary.

**SECTION 1. Definitions.** Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Offering Statement (hereinafter defined). The following capitalized terms shall have the following meanings:

"Annual Filing Date" means the date, set forth in Sections 2(a) and 2(f), by which the Annual Report is to be filed with the MSRB (as hereinafter defined).

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(a) of this Disclosure Agreement.

"Annual Report" means an Annual Report described in and consistent with Section 3 of this Disclosure Agreement.

"Audited Financial Statements" means the annual financial statements of the School Board for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise,

as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(b) of this Disclosure Agreement.

"Certificates" means, collectively, the \$[PAR AMOUNT] Certificates of Participation, Series 2025A as listed on the attached Exhibit A, each with the 9-digit CUSIP numbers relating thereto.

"Certification" means a written certification of compliance signed by the Disclosure Representative stating that the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure delivered to the Disclosure Dissemination Agent is the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure required to be submitted to the MSRB under this Disclosure Agreement. A Certification shall accompany each such document submitted to the Disclosure Dissemination Agent by the School Board and include the full name of the Certificates and the 9-digit CUSIP numbers for all Certificates to which the document applies.

"Disclosure Dissemination Agent" means Digital Assurance Certification LLC, acting in its capacity as Disclosure Dissemination Agent hereunder, or any successor Disclosure Dissemination Agent designated in writing by the School Board pursuant to Section 9 hereof.

"Disclosure Representative" means the Treasurer of the School Board, or such other person as the School Board shall designate in writing to the Disclosure Dissemination Agent from time to time as the person responsible for providing Information to the Disclosure Dissemination Agent.

"Failure to File Event" means the School Board's failure to file an Annual Report on or before the Annual Filing Date.

"Financial Obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of an obligation or instrument described in either clause (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Force Majeure Event" means: (i) acts of God, war, or terrorist action; (ii) failure or shut-down of the Electronic Municipal Market Access system maintained by the MSRB; or (iii) to the extent beyond the Disclosure Dissemination Agent's reasonable control, interruptions in telecommunications or utilities services, failure, malfunction or error of any telecommunications, computer or other electrical,



mechanical or technological application, service or system, computer virus, interruptions in Internet service or telephone service (including due to a virus, electrical delivery problem or similar occurrence) that affect Internet users generally, or in the local area in which the Disclosure Dissemination Agent or the MSRB is located, or acts of any government, regulatory or any other competent authority the effect of which is to prohibit the Disclosure Dissemination Agent from performance of its obligations under this Disclosure Agreement.

"Holder" means any person (a) having the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Certificates (including persons holding Certificates through nominees, depositories or other intermediaries) or (b) treated as the owner of any Certificates for federal income tax purposes.

"Information" means, collectively, the Annual Reports, the Audited Financial Statements, the Notice Event notices, the Failure to File Event notices, the Voluntary Event Disclosures and the Voluntary Financial Disclosures.

"MSRB" means the Municipal Securities Rulemaking Board, or any successor thereto, established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

"Notice Event" means any of the events enumerated in paragraph (b)(5)(i)(C) of the Rule.

"Obligated Person" means the School Board, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Certificates (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), as shown on Exhibit A.

"Offering Statement" means that Offering Statement prepared by the School Board in connection with the Certificates, as listed on Exhibit A.

"Trustee" means the institution identified as such in the document under which the Certificates were issued.

"Voluntary Event Disclosure" means information of the category specified in any of subsections (e)(vi)(1) through (e)(vi)(11) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(a) of this Disclosure Agreement.

"Voluntary Financial Disclosure" means information of the category specified in any of subsections (e)(vii)(1) through (e)(vii)(9) of Section 2 of this

Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(b) of this Disclosure Agreement.

SECTION 2. Provision of Annual Reports. (a) The School Board shall provide, annually, an electronic copy of the Annual Report and Certification to the Disclosure Dissemination Agent not later than the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Report and the Certification, the Disclosure Dissemination Agent shall provide an Annual Report to the MSRB via the Electronic Municipal Market Access System ("EMMA") not later than January 15 of each fiscal year of the School Board, commencing January 15, 2026. Such date and each anniversary thereof is the "Annual Filing Date." The Annual Report may be submitted as a single document or as separate documents comprising a package and may cross-reference other information as provided in Section 3 of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to the Annual Filing Date, the Disclosure Dissemination Agent has not received a copy of the Annual Report and Certification, the Disclosure Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the School Board of its undertaking to provide the Annual Report pursuant to Section 2(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Disclosure Dissemination Agent with an electronic copy of the Annual Report and the Certification) no later than two (2) business days prior to the Annual Filing Date, or (ii) instruct the Disclosure Dissemination Agent in writing that the School Board will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Disclosure Dissemination Agent that a Failure to File Event has occurred and to immediately send a notice to the MSRB in substantially the form attached as Exhibit B, accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(c) If the Disclosure Dissemination Agent has not received an Annual Report and Certification by 6:00 p.m. Eastern Time on the Annual Filing Date (or, if such Annual Filing Date falls on a Saturday, Sunday or holiday, then the first business day thereafter) for the Annual Report, a Failure to File Event shall have occurred and the School Board irrevocably directs the Disclosure Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit B without reference to the anticipated filing date for the Annual Report, accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(d) If Audited Financial Statements of the School Board are prepared but not available prior to the Annual Filing Date, the School Board shall, when the Audited Financial Statements are available, provide in a timely manner an electronic copy to the

Disclosure Dissemination Agent, accompanied by a Certification, for filing with the MSRB.

(e) The Disclosure Dissemination Agent shall:

(i) verify the filing specifications of the MSRB each year prior to the Annual Filing Date;

(ii) upon receipt, promptly file each Annual Report received under Sections 2(a) and 2(b) with the MSRB;

(iii) upon receipt, promptly file each Audited Financial Statement received under Section 2(d) with the MSRB;

(iv) upon receipt, promptly file the text of each Notice Event received under Sections 4(a) and 4(b)(ii) with the MSRB, identifying the Notice Event as instructed by the School Board pursuant to Section 4(a) or 4(b)(ii) (being any of the categories set forth below) when filing pursuant to Section 4(c) of this Disclosure Agreement:

1. "Principal and interest payment delinquencies";
2. "Non-Payment related defaults, if material";
3. "Unscheduled draws on debt service reserves reflecting financial difficulties";
4. "Unscheduled draws on credit enhancements reflecting financial difficulties";
5. "Substitution of credit or liquidity providers, or their failure to perform";
6. "Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax-exempt status of the Certificates";
7. "Modifications to rights of securities holders, if material";
8. "Bond calls, if material, and tender offers";
9. "Defeasances";

10. "Release, substitution, or sale of property securing repayment of the securities";

11. "Rating changes";

12. "Bankruptcy, insolvency or receivership or similar event of the Obligated Person";

13. "The consummation of a merger, consolidation or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material";

14. "Appointment of a successor or additional trustee, or the change of name of a trustee, if material";

15. "Incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect security holders, if material"; and

16. "Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties."

(v) upon receipt (or irrevocable direction pursuant to Section 2(c) of this Disclosure Agreement, as applicable), promptly file a completed copy of Exhibit B to this Disclosure Agreement with the MSRB, identifying the filing as "Failure to provide annual financial information as required" when filing pursuant to Section 2(b)(ii) or Section 2(c) of this Disclosure Agreement;

(vi) upon receipt, promptly file the text of each Voluntary Event Disclosure received under Section 7(a) with the MSRB, identifying the Voluntary Event Disclosure as instructed by the School Board pursuant to Section 7(a) (being any of the categories set forth below) when filing pursuant to Section 7(a) of this Disclosure Agreement:

1. "amendment to continuing disclosure undertaking";

2. "change in obligated person";

3. "notice to investors pursuant to bond documents";

4. "certain communications from the Internal Revenue Service, other than those communications included in the Rule";
5. "secondary market purchases";
6. "bid for auction rate or other securities";
7. "capital or other financing plan";
8. "litigation/enforcement action";
9. "change of tender agent, remarketing agent, or other on-going party";
10. "derivative or other similar transaction"; and
11. "other event-based disclosures";

(vii) upon receipt, promptly file the text of each Voluntary Financial Disclosure received under Section 7(b) with the MSRB, identifying the Voluntary Financial Disclosure as instructed by the School Board pursuant to Section 7(b) (being any of the categories set forth below) when filing pursuant to Section 7(b) of this Disclosure Agreement:

1. "quarterly/monthly financial information";
2. "change in fiscal year/timing of annual disclosure";
3. "change in accounting standard";
4. "interim/additional financial information/operating data";
5. "budget";
6. "investment/debt/financial policy";
7. "information provided to rating agency, credit/liquidity provider or other third party";
8. "consultant reports"; and
9. "other financial/operating data."

(viii) provide the School Board evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Disclosure Dissemination Agent under this Disclosure Agreement.

(f) The School Board may adjust the Annual Filing Date upon change of its fiscal year by providing written notice of such change and the new Annual Filing Date to the Disclosure Dissemination Agent, Trustee and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year. The School Board's fiscal year commences on July 1 and ends on the immediately succeeding June 30.

(g) Any Information received by the Disclosure Dissemination Agent before 6:00 p.m. Eastern time on any business day that it is required to file with the MSRB pursuant to the terms of this Disclosure Agreement and that is accompanied by a Certification and all other information required by the terms of this Disclosure Agreement will be filed by the Disclosure Dissemination Agent with the MSRB no later than 11:59 p.m. Eastern time on the same business day; provided, however, the Disclosure Dissemination Agent shall have no liability for any delay in filing with the MSRB if such delay is caused by a Force Majeure Event provided that the Disclosure Dissemination Agent uses reasonable efforts to make any such filing as soon as possible.

### SECTION 3. Content of Annual Reports.

(a) Each Annual Report shall contain Annual Financial Information with respect to the School Board, including, to the extent not set forth in the Audited Financial Statements:

1. Updates of information in the Offering Statement relating to:

a. Revenue sources as described under the headings "OPERATING REVENUES OF THE DISTRICT", and "AVAILABLE REVENUES FOR CAPITAL OUTLAY PROJECTS" and the table entitled, "Anticipated Local Option Millage Levy Required to Cover Basic Lease Payments Represented by the Outstanding Certificates and the Series 2025A Certificates";

b. The tables entitled "Assessed Value of Taxable Property," "District Millage Rates," "Property Tax Levies and Collections" and "Principal Property Tax Payers" under the heading "AD VALOREM TAXATION";

c. The tables entitled "Summary of Revenues and Expenditures – General Fund," "Summary of Capital Projects Fund Revenue and Expenditures" and "Direct and Overlapping Long-Term Debt Statement" under the heading "FINANCIAL RESULTS AND LIABILITIES OF THE DISTRICT."

(b) If available at the time of such filing, the Audited Financial Statements of the School Board for the prior fiscal year, prepared in accordance with generally accepted auditing standards, and Government Auditing Principles issued by the Comptroller General of the United States. If the School Board's Audited Financial Statements are not available by the time the Annual Report is required to be filed pursuant to Section 2(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Offering Statement, and the Audited Financial Statements shall be filed in the same manner as the Annual Report when they become available. Audited Financial Statements (if any) will be provided pursuant to Section 2(d).

Any or all of the items listed above may be included by specific reference from other documents, including Offering Statements of debt issues with respect to which the School Board is an "obligated person" (as defined by the Rule), which have been previously filed with the Securities and Exchange Commission or available on the EMMA website. If the document incorporated by reference is a final offering statement, it must be available from the MSRB. The School Board will clearly identify each such document so incorporated by reference.

The School Board will reserve the right to modify from time to time the specific type of information provided or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the School Board; provided that the School Board will agree that any such modification will be done in a manner consistent with the Rule.

#### SECTION 4. Reporting of Notice Events.

(a) The occurrence of any of the following events with respect to the Certificates constitutes a Notice Event:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements relating to the Certificates reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status

of the Certificates, or other material events affecting the tax-exempt status of the Certificates;

7. Modifications to rights of holders of the Certificates, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes on the Certificates;
12. Bankruptcy, insolvency, receivership or similar event of the Obligated Person;

**Note to subsection (a)(12) of this Section 4:** For the purposes of the event described in subsection (a)(12) of this Section 4, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

13. The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;



15. Incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect security holders, if material; and

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

The School Board shall, in a timely manner not in excess of ten (10) business days after its occurrence, notify the Disclosure Dissemination Agent in writing of the occurrence of a Notice Event. Such notice shall instruct the Disclosure Dissemination Agent to report the occurrence pursuant to subsection (c) of this Section 4 and shall be accompanied by a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the School Board desires to make, contain the written authorization of the School Board for the Disclosure Dissemination Agent to disseminate such information, and identify the date the School Board desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(b) The Disclosure Dissemination Agent is under no obligation to notify the School Board or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Disclosure Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within two (2) business days of receipt of such notice (but in any event not later than the tenth business day after the occurrence of the Notice Event, if the School Board determines that a Notice Event has occurred), instruct the Disclosure Dissemination Agent that (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Disclosure Dissemination Agent is to report the occurrence pursuant to subsection (c) of this Section 4, together with a Certification. Such Certification shall identify the Notice Event that has occurred (which should be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the School Board desires to make, contain the written authorization of the School Board for the Disclosure Dissemination Agent to disseminate such information, and identify the date the School Board desires for the Disclosure Dissemination Agent to disseminate the information, (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(c) If the Disclosure Dissemination Agent has been instructed by the School Board as prescribed in subsection (a) or (b)(ii) of this Section 4 to report the occurrence of a Notice Event, the Disclosure Dissemination Agent shall promptly file a notice of such occurrence with the MSRB, in accordance with Section 2(e)(iv) hereof. This notice will

be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

SECTION 5.        CUSIP Numbers. Whenever providing information to the Disclosure Dissemination Agent, including but not limited to Annual Reports, documents incorporated by reference to the Annual Reports, Audited Financial Statements, Notice Event notices, Failure to File Event notices, Voluntary Event Disclosures and Voluntary Financial Disclosures, the School Board shall indicate the full name of the Certificates and the 9-digit CUSIP numbers for the Certificates as to which the provided information relates.

SECTION 6.        Additional Disclosure Obligations. The School Board acknowledges and understands that other state and federal laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the School Board, and that the duties and responsibilities of the Disclosure Dissemination Agent do not extend to providing legal advice regarding such laws. The School Board acknowledges and understands that the duties of the Disclosure Dissemination Agent relate exclusively to execution of the mechanical tasks of disseminating information as described in this Disclosure Agreement.

SECTION 7.        Voluntary Filing.

(a) The School Board may instruct the Disclosure Dissemination Agent to file Voluntary Event Disclosure with the MSRB, from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Event Disclosure (which shall be any of the categories set forth in Section 2(e)(vi) of this Disclosure Agreement), include the text of the disclosure that the School Board desires to make, contain the written authorization of the School Board for the Disclosure Dissemination Agent to disseminate such information, and identify the date the School Board desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the School Board as prescribed in this Section 7(a) to file a Voluntary Event Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Event Disclosure with the MSRB in accordance with Section 2(e)(vi) hereof. This notice will be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-2.

(b) The School Board may instruct the Disclosure Dissemination Agent to file a Voluntary Financial Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Financial Disclosure (which shall be any of the categories set forth in Section 2(e)(vii) of this Disclosure Agreement), include the text of the disclosure that the School Board desires to make, contain the written authorization of the School Board for the Disclosure Dissemination Agent to disseminate such information, and identify the date the

School Board desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the School Board as prescribed in this Section 7(b) to file a Voluntary Financial Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Financial Disclosure with the MSRB in accordance with Section 2(e)(vii) hereof. This notice will be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-3.

(c) The parties hereto acknowledge that the School Board is not obligated pursuant to the terms of this Disclosure Agreement to file any Voluntary Event Disclosure pursuant to Section 7(a) hereof or any Voluntary Financial Disclosure pursuant to Section 7(b) hereof.

(d) Nothing in this Disclosure Agreement shall be deemed to prevent the School Board from disseminating any other information through the Disclosure Dissemination Agent using the means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Annual Financial Statement, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure, in addition to that required by this Disclosure Agreement. If the School Board chooses to include any information in any Annual Report, Annual Financial Statement, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure, in addition to that which is specifically required by this Disclosure Agreement, the School Board shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Annual Financial Statement, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure.

SECTION 8. Termination of Reporting Obligation. The obligations of the School Board and the Disclosure Dissemination Agent under this Disclosure Agreement shall terminate with respect to the Certificates upon the legal defeasance, prior prepayment or payment in full of all of the Certificates, when the School Board is no longer an obligated person with respect to the Certificates, or upon delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required.

SECTION 9. Disclosure Dissemination Agent. The School Board has appointed Digital Assurance Certification LLC as exclusive Disclosure Dissemination Agent under this Disclosure Agreement. The School Board may, upon thirty days written notice to the Disclosure Dissemination Agent and the Trustee, replace or appoint a successor Disclosure Dissemination Agent. Upon termination of DAC's services as Disclosure Dissemination Agent, whether by notice of the School Board or DAC, the School Board agrees to appoint a successor Disclosure Dissemination Agent or, alternately, agrees to assume all responsibilities of Disclosure Dissemination Agent under this

Disclosure Agreement for the benefit of the Holders of the Certificates. Notwithstanding any replacement or appointment of a successor, the School Board shall remain liable until payment in full for any and all sums owed and payable to the Disclosure Dissemination Agent. The Disclosure Dissemination Agent may resign at any time by providing thirty days' prior written notice to the School Board.

SECTION 10. Remedies in Event of Default. In the event of a failure of the School Board or the Disclosure Dissemination Agent to comply with any provision of this Disclosure Agreement, the Holders' rights to enforce the provisions of this Agreement shall be limited solely to a right, by action in mandamus or for specific performance, to compel performance of the parties' obligation under this Disclosure Agreement. Any failure by a party to perform in accordance with this Disclosure Agreement shall not constitute a default on the Certificates or under any other document relating to the Certificates, and all rights and remedies shall be limited to those expressly stated herein.

SECTION 11. Duties, Immunities and Liabilities of Disclosure Dissemination Agent.

(a) The Disclosure Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Disclosure Dissemination Agent's obligation to deliver the information at the times and with the contents described herein shall be limited to the extent the School Board has provided such information to the Disclosure Dissemination Agent as required by this Disclosure Agreement. The Disclosure Dissemination Agent shall have no duty with respect to the content of any disclosures or notice made pursuant to the terms hereof. The Disclosure Dissemination Agent shall have no duty or obligation to review or verify any Information or any other information, disclosures or notices provided to it by the School Board and shall not be deemed to be acting in any fiduciary capacity for the School Board, the Holders of the Certificates or any other party. The Disclosure Dissemination Agent shall have no responsibility for the School Board's failure to report to the Disclosure Dissemination Agent a Notice Event or a duty to determine the materiality thereof. The Disclosure Dissemination Agent shall have no duty to determine, or liability for failing to determine, whether the School Board has complied with this Disclosure Agreement. The Disclosure Dissemination Agent may conclusively rely upon certifications of the School Board at all times.

(b) The Disclosure Dissemination Agent may, from time to time, consult with legal counsel (either in-house or external) of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its respective duties hereunder, and shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. If the School Board has given its consent to the use of external counsel, the reasonable fees and expenses of such external counsel shall be payable by the School Board.

(c) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Agreement shall be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB.

SECTION 12. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the School Board and the Disclosure Dissemination Agent may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to both the School Board and the Disclosure Dissemination Agent to the effect that such amendment or waiver does not materially impair the interests of Holders of the Certificates and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule; provided neither the School Board or the Disclosure Dissemination Agent shall be obligated to agree to any amendment modifying their respective duties or obligations without their consent thereto.

Notwithstanding the preceding paragraph, the Disclosure Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time by giving not less than 20 days written notice of the intent to do so together with a copy of the proposed amendment to the School Board. No such amendment shall become effective if the School Board shall, within 10 days following the giving of such notice, send a notice to the Disclosure Dissemination Agent in writing that it objects to such amendment.

SECTION 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the School Board, the Trustee of the Certificates, the Disclosure Dissemination Agent, the Underwriters, and the Holders from time to time of the Certificates and shall create no rights in any other person or entity.

SECTION 14. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Florida (other than with respect to conflicts of laws).

SECTION 15. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The Disclosure Dissemination Agent and the School Board have caused this Disclosure Agreement to be executed, on the date first written above, by their respective officers duly authorized.

DIGITAL ASSURANCE CERTIFICATION  
LLC, as Disclosure Dissemination Agent

By: \_\_\_\_\_  
Brianna Steger  
Senior Vice President

THE SCHOOL BOARD OF PALM BEACH  
COUNTY, FLORIDA

By: \_\_\_\_\_  
Karen Brill  
Chair

**EXHIBIT A**  
**NAME AND CUSIP NUMBERS OF CERTIFICATES**

Name of Issuer:	THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA
Obligated Person:	The School Board of Palm Beach County, Florida
Name of Bond Issue:	Certificates of Participation, Series 2025A
Date of Issuance:	[CLOSING DATE], 2025
Date of Offering Statement:	[SALE DATE], 2025
Initial CUSIP Numbers:	See below

**EXHIBIT B**  
**NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT**

Name of Issuer: THE SCHOOL BOARD OF PALM BEACH COUNTY,  
FLORIDA

Obligated Person: The School Board of Palm Beach County, Florida

Name of Bond Issue: Certificates of Participation, Series 2025A

Date of Issuance: [CLOSING DATE], 2025

Date of Offering Statement: [SALE DATE], 2025

NOTICE IS HEREBY GIVEN that the School Board has not provided an Annual Report with respect to the above-named Certificates as required by the Disclosure Dissemination Agent Agreement, dated [CLOSING DATE], 2025, between the School Board and Digital Assurance Certification LLC, as Disclosure Dissemination Agent. The School Board has notified the Disclosure Dissemination Agent that it anticipates that the Annual Report will be filed by \_\_\_\_\_.

Dated: \_\_\_\_\_

Digital Assurance Certification LLC, as  
Disclosure Dissemination Agent, on behalf of  
the School Board

\_\_\_\_\_

cc: The School Board of Palm Beach County, Florida  
Obligated Person



## EXHIBIT C-1 EVENT NOTICE COVER SHEET

This cover sheet and accompanying "event notice" will be sent to the Municipal Securities Rulemaking Board pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) and (D).

School Board's and/or Other Obligated Person's Name: The School Board of Palm Beach County, Florida

Name of Bond Issue: Certificates of Participation, Series 2025A

School Board's Six-Digit CUSIP Number: 696550

Nine-Digit CUSIP Number(s) of the \_\_\_\_\_  
Certificates to which this event notice relates:

Number of pages of attached material event \_\_\_\_\_  
notice:

Description of Notice Event (Check One):

1. ☐ Principal and interest payment delinquencies
2. ☐ Non-Payment related defaults, if material
3. ☐ Unscheduled draws on debt service reserves reflecting financial difficulties
4. ☐ Unscheduled draws on credit enhancements reflecting financial difficulties
5. ☐ Substitution of credit or liquidity providers, or their failure to perform
6. ☐ Adverse tax opinions, IRS notices or events affecting the tax status of the  
Certificates
7. ☐ Modifications to rights of holders of Certificates, if material
8. ☐ Bond calls, if material, and tender offers
9. ☐ Defeasances
10. ☐ Release, substitution, or sale of property securing repayment of the Certificates,  
if material
11. ☐ Rating changes
12. ☐ Bankruptcy, insolvency or receivership or similar event of the Obligated  
Person
13. ☐ Merger, consolidation or acquisition of the Obligated Person, if material
14. ☐ Appointment of a successor or additional trustee, or the change of name of a  
trustee, if material
15. ☐ Incurrence of a Financial Obligation of the Obligated Person, if material, or  
agreement to covenants, events of default, remedies, priority rights, or other similar  
terms of a Financial Obligation of the Obligated Person, any of which affect  
security holders, if material

16. \_\_\_\_\_ Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties

\_\_\_\_\_ Failure to provide annual financial information as required [C6]

I hereby represent that I am authorized by the School Board or its agent to distribute this information publicly:

Signature:

\_\_\_\_\_  
Name: [C6]\_\_\_\_\_ Title: [C7]\_\_\_\_\_

Employer: Digital Assurance Certification LLC Address: [C8]\_\_\_\_\_

City, State, Zip Code:\_\_\_\_\_

Voice Telephone Number: [C9]\_\_\_\_\_

Date:\_\_\_\_\_

**EXHIBIT C-2**  
**VOLUNTARY EVENT DISCLOSURE COVER SHEET**

This cover sheet and accompanying "voluntary event disclosure" will be sent to the Municipal Securities Rulemaking Board, pursuant to the Disclosure Dissemination Agent Agreement dated as of [CLOSING DATE], 2025, between the School Board and DAC.

School Board's and/or Other Obligated Person's Name: The School Board of Palm Beach County, Florida

Name of Bond Issue: Certificates of Participation, Series 2025A

School Board's Six-Digit CUSIP Number: 696550

Nine-Digit CUSIP Number(s) of the \_\_\_\_\_  
Certificates to which this event notice relates:

Number of pages of attached material event \_\_\_\_\_  
notice:

\_\_\_\_\_ Description of Voluntary Event Disclosure (Check One):

1. "amendment to continuing disclosure undertaking";
2. "change in obligated person";
3. "notice to investors pursuant to bond documents";
4. "certain communications from the Internal Revenue Service";
5. "secondary market purchases";
6. "bid for auction rate or other securities";
7. "capital or other financing plan";
8. "litigation/enforcement action";
9. "change of tender agent, remarketing agent, or other on-going party";
10. "derivative or other similar transaction"; and
11. "other event-based disclosures."

I hereby represent that I am authorized by the School Board or its agent to distribute this information publicly:

Signature:

\_\_\_\_\_  
Name: [C6]\_\_\_\_\_ Title: [C7]\_\_\_\_\_

Employer: Digital Assurance Certification LLC Address: [C8]\_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Voice Telephone Number: [C9]\_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT C-3**  
**VOLUNTARY FINANCIAL DISCLOSURE COVER SHEET**

This cover sheet and accompanying "voluntary financial disclosure" will be sent to the Municipal Securities Rulemaking Board, pursuant to the Disclosure Dissemination Agent Agreement dated as of [CLOSING DATE], 2025, between the School Board and DAC.

School Board's and/or Other Obligated Person's Name: The School Board of Palm Beach County, Florida

Name of Bond Issue: Certificates of Participation, Series 2025A

School Board's Six-Digit CUSIP Number: 696550

Nine-Digit CUSIP Number(s) of the \_\_\_\_\_  
Certificates to which this event notice relates:

Number of pages of attached material event \_\_\_\_\_  
notice:

\_\_\_\_\_ Description of Voluntary Financial Disclosure (Check One):

1. \_\_\_\_\_ "quarterly/monthly financial information";
2. \_\_\_\_\_ "change in fiscal year/timing of annual disclosure";
3. \_\_\_\_\_ "change in accounting standard";
4. \_\_\_\_\_ "interim/additional financial information/operating data";
5. \_\_\_\_\_ "budget";
6. \_\_\_\_\_ "investment/debt/financial policy";
7. \_\_\_\_\_ "information provided to rating agency, credit/liquidity provider or other third party";
8. \_\_\_\_\_ "consultant reports"; and
9. \_\_\_\_\_ "other financial/operating data."

I hereby represent that I am authorized by the School Board or its agent to distribute this information publicly:

Signature:

\_\_\_\_\_  
Name: [C6] \_\_\_\_\_ Title: [C7] \_\_\_\_\_

Employer: Digital Assurance Certification LLC Address: [C8] \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Voice Telephone Number: [C9] \_\_\_\_\_

Date: \_\_\_\_\_



