

Exhibit J
Department-owned Inventory

1. The Concessionaire shall be responsible for the maintenance and repair of the Department-owned equipment it uses during the life of this Agreement. If such equipment is damaged or wears out beyond reasonable maintenance or repair, the Concessionaire shall notify the Department or its designee and shall replace such equipment at its sole cost and expense.
2. Upon termination or expiration of this Agreement for any reason, all Department-owned equipment shall be returned to the Department in a similar condition in which it was received by the Concessionaire, subject to normal wear and tear.
3. Existing Department-owned equipment located within the Facilities and space outlined in this Agreement, which is not desired for use by the Concessionaire, shall be jointly removed, if feasible, by the Concessionaire's staff and park staff to a location determined by the Department or its designee.
4. The below list sets forth the Department-owned equipment believed to be currently available for Concessionaire's use at the Park pursuant to the terms of this Agreement. The actual equipment and quantity of equipment present at the Park and available for Concessionaire use may differ from what is set forth below. Thus, the Concessionaire shall perform an on-site inspection to identify and request any desired Department-owned equipment for its use during the life of this Agreement. The Concessionaire shall provide its request in writing to the Department or its designee prior to commencing Services under this Agreement. The Department or its designee will approve a final, written list of Department-owned equipment authorized for use by the Concessionaire during the life of this Agreement and subject to the terms of this Agreement.
5. The Concessionaire may submit written requests to the Department or its designee for additional Department-owned equipment to be added to the approved list at any time during this Agreement, pending available equipment and/or funding. Approval or denial of such a request shall be at the sole discretion of the Department and shall be reduced to writing.

Department-owned equipment authorized for use by the Concessionaire:

DEP Property Number:	Quantity:	Equipment Description:
90050	1	Ole Joe alligator display
90054	1	Exhibit case with mastodon bone
90057	1	Historic library desk (lobby)
90066	1	Brass table
90097	1	Food cutter
90099, 90100	2	Conference tables Ed Ball Room
90107	1	Hueback commercial dryer
94636	1	Portable partition
95088	1	Dishwasher
98706	1	Wait station
98707	1	Wait pickup counter
98710	1	Chef work counter station
98711, 98712, 98713	3	Prep tables with sinks
98718, 98725	2	Hobart refrigerator

98720	1	Alto Shaam Oven
98722	1	Groen brazing pan
98723	1	Groen tilting kettle
98724	1	Convection oven
98726	1	Hobart vegetable processor
98727	1	Refrigerated workstation
98728	1	Toastmaster roll warmer
98730	1	Tech broiler with stand
98731	1	Hot top range
98735	1	Hoshizaki ice machine
98737	1	Kelvinator ice cream box
98738	1	Hobart beverage refrigerator
98739	1	Hobart salad refrigerator
98885	1	Pot and pan sink w/ 3 compartments
101820	1	Historic desk room 102
102847	1	Amano time clock
112102	1	Thoromatic floor machine
115181	1	Ice machine
115613	1	Microwave
115614	1	Sandwich cooler
117902, 117903	1	Unimac commercial washer and dryer
118330	1	48x40 oil painting Ed Ball
126358	1	Food slicer
140040	1	True freezer
140125	1	Marble polishing machine
140127, 140128	2	Big Tray worktop refrigerators
140129	1	Big Tray worktop freezer
140284	1	Ice cream fountainette
140340	1	Slanted display shelving
140507	1	Ice O Matic ice maker
140633	1	Convection Steamer
140715	1	Vending machine
	1	Laundry Steamer
	1	Kitchen fire alarm
	1	Dehumidifier
	TBD	Computers
	TBD	Office furniture
N/A	1	Conference table Magnolia Room
N/A	14	Lounge chairs Magnolia Room
N/A	1	Longhorns in Magnolia Room
N/A	1	Podium with PA
N/A	1	Portable bar
N/A	2	Desks in vault office
N/A	1	Bookshelf vault office
N/A	1	Desk lodge mgr office
N/A	1	Credenza lodge mgr office
N/A	1	Desk chair lodge mgr office
N/A	1	Desk sales office
N/A	1	Credenza sales office

N/A	2	Guest chairs sales office
N/A	1	Corner stand sales office
N/A	5	Paintings in sales office: Alligator, Lodge w/black roof, Lighthouse, swim area, Lodge w/gazebo.
N/A	1 of each listed	Hall paintings/photos: Saylor aerial, Barbara Graham 4 panel, Wakulla Springs River Boat, Mary Jo Weale 2 bench, Old T Dock Photo, Old swim area photo with rowing style glass bottoms, Berriman and Henigar aerial, 101 Birds of Ireland, Signed Creature from the Black Lagoon poster.
N/A	1	Luggage cart
N/A	5	Marble checker boards with pieces
N/A	1	Large screen TV
N/A	4	Large marble tables in lobby
N/A	2	Historic lamps next to fireplace
N/A	2	Couches in lobby
N/A	4	Love seats in lobby
N/A	1	Grand piano
N/A	4	Round marble tables in gift shop
N/A	2	Round tables in gift shop
N/A	15	Chairs in gift shop
N/A	10	Stools in gift shop
N/A	1	Popcorn machine
N/A	1	Hotdog machine
N/A	1	Desk gift shop
N/A	12	One (1) gallon glass jars
N/A	1	Key making machine
N/A	15	Folding tables in Lodge
N/A	1	Wheelchair
N/A	27	Guest room phones
N/A	27	Guest room ice buckets
N/A	27	Guest room trash cans
N/A	1 of each listed	Stairway artwork: Mary Jo Weale Egret, Mary Jo Weale, Anhinga, The Old Mill, Sherwood Terrace Arch
N/A	20	Arm chairs Ed Ball Room
N/A	1 of each listed	Ed Ball Room Artwork: Squirrel Photo, 2 Yosemite pictures, Florida East Coast Railway Building Photo, Ed Ball Photo, Lobby Furniture picture
N/A	1	Tile top table Ed Ball Room
N/A	2	Flags with flag poles Ed Ball Room.
N/A	2	Alcove Chairs and Table.
N/A	25	Tables in restaurant
N/A	73	Lounge chairs in restaurant
Inventory by Guest Room		

Room 21		
N/A	2	Double beds antique
N/A	1	Side table
N/A	1	Dresser antique
N/A	1	Desk chair
N/A	1	Wall mirror
N/A	2	Arm chairs
Room 22		
N/A	2	Double beds antique
N/A	1	Side table antique
N/A	1	Dresser antique
N/A	1	Desk chair
N/A	1	Floor lamp
N/A	1	Table lamp
Room 23		
N/A	1	Double bed antique
N/A	1	Twin bed antique
N/A	1	Side table antique
N/A	1	Table lamp antique
N/A	1	Dresser antique
N/A	1	Wall mirror antique
N/A	1	Desk chair
N/A	2	Arm chairs
Room 24		
N/A	1	Double bed
N/A	1	Twin bed
N/A	1	Dresser antique
N/A	1	Wall mirror antique
N/A	2	Arm chairs
N/A	1	Dresser chair
N/A	1	Table lamp
Room 25		
N/A	1	Queen bed
N/A	1	Writing desk
N/A	2	Arm chairs
N/A	2	Night stands
N/A	2	Desk lamps
Room 26		
N/A	1	King bed
N/A	1	Chifforobe antique
N/A	1	Wall mirror
N/A	2	Chairs
N/A	1	Desk
N/A	1	Rug

	Room 27	
N/A	1	Queen bed
N/A	1	Dresser with mirror
N/A	1	Side table
N/A	2	Floor lamps
N/A	2	Arm chairs
	Room 28	
N/A	1	Queen bed
N/A	2	Side tables
N/A	3	Table lamps
N/A	1	Desk
N/A	1	Desk Chair
N/A	1	Large side table
N/A	1	Mirror
N/A	1	Area Rug
	Room 29	
N/A	2	Double beds
N/A	1	Dresser
N/A	1	End table
N/A	2	Arm chairs
N/A	1	Mirror
N/A	1	Night stand lamp
	Room 30	
N/A	1	Queen bed
N/A	1	Dresser
N/A	2	Side tables
N/A	2	Table lamps
N/A	1	Area rug
N/A	2	Wall mirrors
N/A	2	Arm chairs
	Room 31	
N/A	2	Queen beds
N/A	1	Writing desk
N/A	1	Desk chair
N/A	2	Arm chairs
N/A	1	Side table
N/A	1	Side table antique
N/A	1	Oval coffee table
N/A	1	Floor lamp
N/A	1	Table lamp
N/A	1	Sleeper sofa
N/A	1	Area rug
N/A	1	Wall mirror
N/A	2	Trash cans

	Room 32	
N/A	1	Queen bed
N/A	1	Dresser with mirror
N/A	1	Side table
N/A	1	Night stand
N/A	1	Floor lamp
N/A	2	Arm chairs
	Room 33	
N/A	2	Double beds antique
N/A	1	End tables antique
N/A	1	Table lamps antique
N/A	1	Floor lamp
N/A	2	Arm chairs
N/A	1	Sleeper sofa
N/A	1	Area rug
N/A	1	Dresser antique
N/A	1	Wall mirror
	Room 34	
N/A	2	Double beds
N/A	1	Side table antique
N/A	1	Dresser antique
N/A	1	Table lamp
N/A	1	Floor lamp
N/A	1	Wall mirror
N/A	1	Desk chair
N/A	2	Arm chairs
	Room 35	
N/A	1	Queen bed
N/A	1	Writing desk
N/A	1	Desk chair
N/A	1	Arm chair
N/A	1	Dresser with mirror
N/A	1	Area rug
N/A	1	Floor lamp
N/A	2	Trash cans
N/A	1	Night stand
	Room 36	
N/A	1	Double bed antique
N/A	1	Twin bed antique
N/A	2	Arm chair
N/A	1	Dresser antique
N/A	1	Table lamp
N/A	1	Mirror
N/A	1	Area rug

	Room 37	
N/A	1	Queen bed
N/A	1	Writing desk
N/A	1	Desk chair
N/A	1	Arm chair
N/A	1	Desk lamp
N/A	1	Area rug
N/A	2	Trash cans
	Room 38	
N/A	1	Double bed antique
N/A	1	Twin bed antique
N/A	2	Arm chairs
N/A	1	Night stand
N/A	1	Table lamp
N/A	1	Desk
N/A	1	Desk chair
N/A	1	Mirror
	Room 39	
N/A	1	Queen bed
N/A	1	Writing desk antique
N/A	1	Desk chair
N/A	1	Arm chair
N/A	1	Dresser with mirror
N/A	1	Night stand
N/A	1	Area rug
N/A	2	Trash cans
	Room 40	
N/A	1	Double bed
N/A	1	Twin bed
N/A	1	Night stand
N/A	1	Arm chair
N/A	1	Table lamp
N/A	1	Desk
N/A	1	Desk chair
N/A	1	Floor lamp
N/A	1	Mirror
N/A	1	Area rug
	Room 41	
N/A	1	Double bed
N/A	1	Twin bed
N/A	1	Dresser with mirror
N/A	2	Arm chairs
N/A	1	Desk chair
N/A	1	Three (3) drawer dresser

N/A	1	Table lamp
N/A	1	Night stand
N/A	1	Mirror
	Room 42	
N/A	2	Double bed
N/A	1	Side table
N/A	1	Table lamp
N/A	1	Dresser
N/A	1	Desk chair
N/A	2	Arm chairs
N/A	1	Wall mirror
N/A	1	Area rug
	Room 43	
N/A	1	Double bed
N/A	1	Twin bed
N/A	1	Tall armoire
N/A	1	Writing desk
N/A	2	Arm chairs
N/A	1	Desk chair
N/A	1	End table
N/A	1	Table lamp antique
N/A	1	Wall mirror
	Room 45	
N/A	1	Double bed
N/A	1	Twin bed
N/A	1	Tall armoire
N/A	1	Side table
N/A	2	Arm chairs
N/A	2	Floor lamps
N/A	1	Mirror
N/A	1	Desk
N/A	1	Desk chair
	Room 47	
N/A	2	Double beds
N/A	1	Side table
N/A	1	Dresser
N/A	1	Wall mirror
N/A	2	Side chairs
N/A	1	Table lamp
N/A	1	Desk chair
N/A	1	Area rug
	Room 101	
N/A	1	Queen bed antique
N/A	2	Side tables antique

N/A	1	Writing desk antique
N/A	1	Desk chair
N/A	1	Dresser antique
N/A	1	Wall mirror antique
N/A	1	Octagon glass table antique
N/A	2	Floral print arm chairs antique
N/A	1	Sleeper sofa
N/A	1	Floor lamp antique
N/A	2	Area rugs
		Room 102
N/A	1	King bed antique
N/A	1	Writing desk antique
N/A	1	Large armchair antique
N/A	1	Bureau antique
N/A	2	Side tables antique
N/A	2	Table lamps antique
N/A	1	Sleeper sofa
N/A	2	Trash cans
N/A	1	Desk, historic
N/A	1	Desk
N/A	1	Area rug