



701 West North Blvd
Leesburg, FL, 34748
(352) 365-7827

PO 20240328

LCWA Acct 100-4100

Approved

Date

11-1-23

RECEIVED
10/13/23

INVOICE

Invoice #: 2023-10-13-MABUWL

Invoice Date: October 13, 2023

Due Date: October 30, 2023

Status: Open

Bill To

LCWA-Rear Offices Main Property (112676)
27401 Florida 19
Tavares, FL, 32778

Service Address

LCWA-Rear Offices Main Property
27401 Florida 19
Tavares, FL, 32778

Description	Qty	Rate	Price
2GIG GC2E	1	\$150.00	\$150.00
2GIG LTE 4G Verizon	1	\$125.00	\$125.00
2GIG DW10-345 Transmitter	13	\$20.00	\$260.00
2GIG PIR1E-345	3	\$55.00	\$165.00
Service Install-fixed amount	1	\$150.00	\$150.00
Service-Monitored-Non taxable	1	\$90.00	\$90.00
Labor Fee - John Forehand (01:00) hours	1	\$0.00	\$0.00

Sub Total: \$940.00

Taxable Amount: \$940.00

Taxes (0%): \$0.00

Total: \$940.00

Paid Amount: \$0.00

Balance Due: \$940.00

Reason

install 2GIG control/radio/9 windows/3 doors and 3 motions check and test all signals to CS--get back with chuck and demo and ADC show how to link a system with another please

Terms and Conditions

Invoice payments are due at time of service unless otherwise arranged.

Tech Notes

Installed 2gig panel transmitters on all doors and windows except the garage area it was still be worked on. We need to go back and add 4 windows and move a door transmitter when the room is ready. Set their code as 3777. (per Kim....Added 4 add'l transmitters on another service ticket--- added to this invoice to keep simple. went with numbers per equipment on ADC)

Baldomero, Marie

From: Groves, Charles
Sent: Friday, October 13, 2023 3:10 PM
To: LCWA Invoices
Subject: FW: Your Invoice Is Ready
Attachments: Invoice-2023-10-13-MABUWL.pdf

This was for the back-office alarm system installation.

It is a little more than the quote but the design of the house changed and they had to install extra devices to compensate for the alterations.



CHUCK GROVES
Recreation Coordinator

PARKS & WATER RESOURCES

A: 27401 State Road 19, Tavares, FL 32778

P: 352-324-6141

Cell: 352-815-7067

E: charles.groves@lakecountyfl.gov

W: www.lakecountyfl.gov

NOTE: Florida has a very broad public records law

Your email communications may be subject to public disclosure.

From: support=billpay.systems@mg.billpay.systems <support=billpay.systems@mg.billpay.systems> **On Behalf Of** Star Security
Sent: Friday, October 13, 2023 3:06 PM
To: Groves, Charles <charles.groves@lakecountyfl.gov>
Subject: Your Invoice Is Ready

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello LCWA-Rear Offices Main Property

Thank you for your support. I have attached a copy of the invoice below.

Your Total Is: \$940.00

Paid Status: Unpaid

New Year

Star Security
701 West North Blvd
Leesburg, FL, 34748
(352) 365-7827

PO 20240328
LCWA Acct 100-460
Approved A. J. J. J.
Date 11-16-23

RECEIVED
10/2/23



LCWA-Rear Offices Main Property (112676)
27401 Florida 19
Tavares, FL, 32778

W.R. - Field Office

Service Address

LCWA-Rear Offices Main Property
27401 Florida 19
Tavares, FL, 32778

Invoice #	CS Number	Account Number	Invoice Date	Due Date	Service Date	Status
2023-10-02-6LFCCV	0325	112676	October 02, 2023	October 02, 2023	October 02, 2023 - January 01, 2024	Open

Description	Qty	Rate	Price
Monitoring - Quarterly- 26.95	3	\$26.95	\$80.85

Oct 2023 - Jan 2024

Sub Total	\$80.85
Taxes (0%)	\$0.00
Total	\$80.85
Paid Amount	\$0.00
Past Due	\$0.00
Balance Due	\$80.85

OK
WB

Terms and Conditions
Invoices due NET 30 days

Star Security
701 West North Blvd
Leesburg, FL, 34748
(352) 365-7827



LCWA-Rear Offices Main Property (112676)
27401 Florida 19
Tavares, FL, 32778

Service Address
LCWA-Rear Offices Main Property
27401 Florida 19
Tavares, FL, 32778

Invoice #	CS Number	Account Number	Invoice Date	Due Date	Service Date
2024-01-02-9CM3RG	0325	112676	January 02, 2024	January 02, 2024	January 02, 2024 - April 01, 2024

Description	Qty	Rate	Price
Monitoring - Quarterly- 26.95	3	\$26.95	\$80.85

OK TO PAY: MB
PO#: 20240328 9898100-830460
DATE REC'D: 12/11/23
A. Amell

[Signature]

Sub Total	\$80.85
Taxes (0%)	\$0.00
Total	<u>\$80.85</u> ^{OR}
Paid Amount	\$0.00
Past Due	\$910.85
Balance Due	\$991.70

Terms and Conditions
Invoices due NET 30 days

RECEIVED
12/5/23

Baldomero, Marie

From: kim@mystaralarm.com
Sent: Tuesday, December 5, 2023 4:54 PM
To: LCWA Invoices
Subject: RE: Your Invoice Is Ready

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok

Just a note---we have just recently changed software from DOS to cloud and this invoice got messed up in that transaction. I have voided the 830.00 invoice---please ignore that. That had been a starter invoice and I created a new by accident. So the balance is going to be the 2 different quarters of monitoring---the 80.85 each for a total of 161.70. That pays for the last quarter and your new one coming up. Do you still want me to resend those 2 monitoring invoices? → ~~8000~~ Check # 85390 for 80.85 paid on 11/30/23

Kim

From: LCWA Invoices [mailto:lcwainvoices@lakecountyfl.gov]
Sent: Tuesday, December 05, 2023 3:19 PM
To: kim@mystaralarm.com; LCWA Invoices <lcwainvoices@lakecountyfl.gov>
Cc: Baldomero, Marie <marie.baldomero@lakecountyfl.gov>
Subject: RE: Your Invoice Is Ready

Hi Kim,

Can you please resend them? I am showing an invoice that was paid 11/09/2023 for 940.00. Invoice 2023-10-13-MABUWL. Check # 85359. This cleared our account on 11/15/2023 and I have notes showing this was for the installation of the rear offices. Can you provide more info on this invoice as well.

Thanks,

Marie

From: kim@mystaralarm.com <kim@mystaralarm.com>
Sent: Monday, December 4, 2023 4:02 PM
To: LCWA Invoices <lcwainvoices@lakecountyfl.gov>
Subject: RE: Your Invoice Is Ready

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I can resend them if you'd like. I think I did resend them either this morning

Here's the breakdown

2023-09-28-JWNHQL is for the installation of the equipment for the rear offices (new) 830.00

2023-10-02-6LFCCV is for the 1st 3 months monitoring for 80.85

2024-01-02-9CM3RG is the new monitoring for the next 3 months 80.85

Would you like me to resend these? They do show as being opened on various dates. The 910.85 is the original cost and it's asking for it on a monitoring invoice so the balance is different=830.00 + 80.85 is the 910.85---it just sees it as late is all. What can I do to help?

kim

From: LCWA Invoices [<mailto:lcwainvoices@lakecountyfl.gov>]
Sent: Monday, December 04, 2023 3:21 PM
To: Star Security <Kim@mystaralarm.com>
Subject: RE: Your Invoice Is Ready

Hello,

I am reviewing the current invoice and show a past due balance of 910.85. I don't show that we received an invoice for this amount. I do see that we received an invoice for 940.00. Invoice # 2023-10-13-MABUWL. The invoice was for the alarm installation at our new offices at Hickory Point.

Please advise.

Thanks,

Marie

From: support=billpay.systems@mg.billpay.systems <support=billpay.systems@mg.billpay.systems> On Behalf Of Star Security
Sent: Sunday, December 3, 2023 3:23 AM
To: LCWA Invoices <lcwainvoices@lakecountyfl.gov>
Subject: Your Invoice Is Ready

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello LCWA-Rear Offices Main Property.

Check your invoice # 2024-01-02-9CM3RG

Your Total Is: \$80.85

Paid Status: Unpaid

Balance Due: \$80.85

Regards,

Pay Now

Star Security

If you're having trouble clicking the "Pay Now" button, copy and paste the URL below into your web browser: <https://app.workhorsescs.pro/customerPayment/2024-01-02-9CM3RG>

[unsubscribe](#)

Star Security
701 West North Blvd
Leesburg, FL, 34748
(352) 365-7827



LCWA-Rear Offices Main Property (112676)
27401 Florida 19
Tavares, FL, 32778

Service Address
LCWA-Rear Offices Main Property
27401 Florida 19
Tavares, FL, 32778

Invoice #	CS Number	Account Number	Invoice Date	Due Date	Service Date
2024-04-02- GGB2AX	0325	112676	April 02, 2024	April 02, 2024	April 02, 2024 - July 01, 2024
Description					
		Qty	Rate	Price	
Monitoring - Quarterly- 26.95		3	\$26.95	\$80.85	
Sub Total				\$80.85	
Taxes (0%)				\$0.00	
Total				\$80.85	
Paid Amount				\$0.00	
Past Due				\$0.00	
Balance Due				\$80.85	

Terms and Conditions
Invoices due NET 30 days

OK TO PAY: NVB
PO#: 20240328 9898100-830460
DATE REC'D: 3/5/24

0. 0
26.95 x
3. =
80.85 *

RECEIVED
3/9/24



Back Office Security System

Star Security

701 West North Blvd. • Leesburg, Florida 34748
(352) 365-7827 • 1-800-782-7577 • Fax (352) 365-1133

License No. EG13000443

ALARM MONITORING AGREEMENT

Agreement is entered into this 2 day of October, 2023, by and between STAR SECURITY hereinafter referred to as "COMPANY" and Leesburg Co. Water Authority (LCWA), (Address) 27401 SR 19, Leesburg, FL 32778, hereinafter referred to as "Subscriber".

1. DESCRIPTION OF SERVICES AND EQUIPMENT PROVIDED

COMPANY agrees to provide monitoring service as hereinafter set forth for the alarm system owned by Subscriber and located at:

27401 SR 19 (city) Leesburg (zip code) 32778

1A. EQUIPMENT ORDER

Install Control panel/ Keypad, Radio, 9 windows, 3 doors + 3 motions - make work to central station - demo + check signals to central station -

alarm. com provided by basic interactive

Installation Cost \$ 830.00

2. PAYMENT AND TERMS:

The subscriber hereby agrees to pay COMPANY (the Contractor), its agents or assigns the sum of \$ 0.00

upon the execution of this Agreement; and \$ 830.00 upon completion of installation, and the sum of \$ 26.95 + No tax per month payable in advance each quarterly (89.55) for a period of three (3) years from the date of completion of the installation. This Agreement shall be for an initial term of three (3) years and shall automatically be renewed for like periods at the same monitoring rate, unless either party notifies the other in writing of its intention to terminate this Agreement, not less than thirty (30) days prior to the expiration of the original term or renewal thereof. COMPANY may increase the monthly monitoring rate for any renewal period by giving Subscriber sixty (60) days prior written notice.

3. RECEIPT OF COPY:

Subscriber acknowledges receipt of a copy of this agreement, and for residential systems, two copies of the notice of cancellation.

4. CANCELLATION:

(Residential ONLY) You, the Subscriber may cancel this agreement at any time prior to midnight of the third business day after the date of this transaction. See the attached "notice of cancellation" form for an explanation of this right.

5. COMPANY IS NOT AN INSURER; LIMITATION OF LIABILITY:

5.1 It is understood and agreed: That COMPANY is not an insurer; that insurance, if any, shall be obtained by Subscriber; that the payments provided for herein are based solely on the value of the service as set forth herein; that COMPANY makes no guaranty or warranty, including any implied warranty of merchantability or fitness that the equipment or services supplied will avert or prevent occurrences or the consequences therefrom which the system or service is designed to detect or avert. Subscriber acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, including, but not limited to monitoring or the failure of the system to properly operate with resulting loss to Subscriber because of, among other things:

- (a) The uncertain amount of value of Subscriber's property, the property of others kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;
- (b) The uncertainty of the response time of any police department, fire department, paramedic unit, or others, should the police department, fire department, paramedic unit, or others be dispatched as a result of a signal being received;
- (c) The inability to ascertain what portion, if any, of any loss would be proximately caused by COMPANY'S failure to perform or by its equipment to operate;
- (d) The uncertain nature of occurrences which might cause injury or death to Subscriber or any other person which the system is designed to detect or avert;
- (e) The nature of the service to be performed by the COMPANY.

Subscriber understands and agrees that if COMPANY should be found liable for loss or damage due from failure of COMPANY to perform any of the obligations herein, including, but not limited to monitoring service, or the failure of the service or equipment in any respect whatsoever, COMPANY'S liability shall be limited to a sum equal to the total of six (6) monthly payments or Two Hundred Fifty Dollars (\$250.00), whichever is the lesser, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly to persons or property, from performance or non-performance of the obligations imposed by this Contract, or from negligence, active or otherwise, of COMPANY, its agents, servants, assigns, or employees.

5.2 If Subscriber wishes COMPANY to assume a greater limited liability, Subscriber may obtain from COMPANY a greater limitation of liability by paying an additional periodic charge to COMPANY. If Subscriber elects to exercise this option, a rider shall be attached to the Agreement setting forth the terms, conditions and amount of the limited liability and the additional charge. Such rider and additional obligation shall in no way be interpreted to hold COMPANY as an insurer.

6. COMPANY'S LIABILITY/DISCLAIMER OF WARRANTIES:

COMPANY does not represent or warrant that the alarm system may not be compromised or circumvented; or that the system or service will prevent any loss by burglary, hold-up, or otherwise; or that the system or service will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees: that COMPANY has made no representations or warranties, express or implied, as to any matter whatsoever, including without limitation the condition of the equipment, its merchantability or its fitness for any particular purpose. Subscriber further acknowledges and agrees: that COMPANY is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or to the contents thereof. Subscriber has discussed the amounts set forth in paragraph 5 with COMPANY'S agent, which sets forth COMPANY'S maximum liability in the event of any loss or damage to Subscriber or anyone else, and has

() ACCEPTED, () DECLINED a higher limitation of COMPANY'S liability.

STAR SECURITY

By: Kim Carter

Approved: 8/10/23

Date Approved: 9/15/23

This agreement shall not be binding upon COMPANY unless approved in writing by an officer of COMPANY. In the event of non-approval, the sole liability of COMPANY shall be to refund to Subscriber the amount that has been paid to COMPANY by Subscriber upon the signing of this agreement.

SUBSCRIBER

By: [Signature]

By: [Signature]

Date Signed: 10/9/23

The terms and conditions set forth on the reverse side of this agreement are incorporated herein and by reference are made a part hereof.

7. MONITORING SERVICES: Signals of the alarm systems owned by Subscriber at the premises hereinabove set forth shall be monitored by the COMPANY. If in the opinion of COMPANY, use of the alarm system by Subscriber adversely affects the use of the signal receiving equipment, this Agreement may be terminated ten (10) days following written notice to Subscriber.

8. RESPONSE TO ALARMS:

8.1 Upon receipt of a burglar alarm signal, transmit the alarm to headquarters of the police department and notify the Subscriber or his designated representative by calling the telephone number supplied to COMPANY in writing by Subscriber. Upon written request from Subscriber, COMPANY will notify Subscriber or his designated representative first to receive authorization to dispatch the police department.

8.2 Upon receipt of a hold-up alarm signal, transmit the alarm to the police department.

8.3 Upon receipt of a sprinkler alarm signal, water flow signal, manual, smoke or automatic fire alarm signal, transmit the alarm to the fire department and notify Subscriber or his designated representative by calling the telephone number supplied to COMPANY in writing by Subscriber. Upon written request from Subscriber, COMPANY will notify Subscriber or his designated representative first to receive authorization to dispatch the fire department.

8.4 Upon receipt of a monitor signal, notify Subscriber or his designated representative by calling the telephone number supplied to COMPANY in writing by Subscriber.

8.5 **TRANSMISSION LINES:** Subscriber shall pay all charges made by any telephone company or other utility for installation, leasing and service charges of telephone lines connecting Subscriber's protected premises to COMPANY'S central station when a digital communicator is used. Subscriber acknowledges that if COMPANY utilizes a digital communicator for the purposes of transmitting alarm signals from Subscriber's premises to COMPANY'S central station that the signals from Subscriber's alarm system are transmitted over Subscriber's regular telephones service to COMPANY'S central station and in the event that Subscriber's telephone service is out of order, disconnected, placed on vacation or otherwise interrupted, signals from Subscriber's alarm system will not be received in COMPANY'S central station during any such interruption in telephone service and the interruption will not be known to COMPANY. Subscriber further acknowledges and agrees that signals which are transmitted over telephone lines which are wholly beyond the control and jurisdiction of COMPANY and are maintained and serviced by the applicable telephone company or utility. COMPANY, at its option, may use a radio frequency system for transmitting alarm signals from Subscriber's premises to COMPANY'S central station. Subscriber acknowledges that the use of radio frequencies is controlled by the Federal Communications Commission and changes in rules, regulations and policies may necessitate the discontinuing use of such transmission facilities by COMPANY at COMPANY'S sole option. Subscriber further acknowledges that radio frequency transmissions may be impaired or interrupted by atmospheric conditions, including electrical storms, power failures, or other conditions and events beyond the control of COMPANY.

9. FALSE ALARMS: In the event an excessive number of false alarms are caused by Subscriber's carelessness, malicious action, or accidental use of the alarm system, COMPANY may in its sole discretion deem same to be a material breach of contract on the part of Subscriber and, at its option, in addition to all other legal remedies set forth below, be excused from further performance, upon the giving of ten (10) days written notice to Subscriber. COMPANY'S excuse from performance shall not affect its right to recover damages from Subscriber.

In the event a fine, penalty assessed against COMPANY by any governmental or municipal agency as a result of any alarm originating from subscriber's premises, Subscriber agrees to forthwith reimburse COMPANY for same.

Subscriber represents that he fully understands that the equipment, because of its sensitivity and nature, is subject to the influence of external events which are not within the control of COMPANY and which may cause the alarm to activate. Any and all such alarms which may occur shall not be construed as improper operation of the equipment nor as malfunction thereof, nor shall any or all of such alarms excuse any of the obligation of subscriber as set forth in this agreement.

10. INTERRUPTION OR CANCELLATION OF SERVICE: COMPANY assumes no liability for interruption of monitoring service due to strikes, riots, floods, earthquakes, fires, power failures, insurrection, interruption, or unavailability of telephone service, acts of God, or for any other cause beyond the control of COMPANY and will not be required to supply monitoring service to Subscriber while interruption of service due to any such cause may continue. This Agreement may be suspended or cancelled, without notice at the option of COMPANY, if COMPANY'S Central Station or Subscriber's premises or equipment are destroyed by fire or other catastrophes, or so substantially damaged that it is impractical to continue service or in the event COMPANY is unable to render service as a result of any action by any governmental authority.

11. SUBSCRIBER'S DUTIES AS TO USE OF SYSTEM: The Subscriber shall carefully and properly test and set the alarm system immediately prior to securing the premises and carefully test the system periodically during the term of this Agreement. Subscriber shall immediately report to COMPANY inadequacy in or failure of the system or service. Subscriber agrees to furnish COMPANY with all changes, revisions, and modifications to Subscriber's information in writing. When any device or protection is used, including but not limited to space protection, which is affected by turbulence of air, occupied airspace charge, or other disturbing conditions, Subscriber shall turn off or remove all things, animate or inanimate, including but not limited to all forced air heaters, air conditioners, horns, bells, animals, and any other sources of air turbulence or movement, which may interfere with the effectiveness of the system during closed periods while the alarm is on. Subscriber shall have sole responsibility for silencing any audible device. In the event COMPANY is called upon by Subscriber, governmental authority, or others to silence Subscriber's audible device, Subscriber agrees to pay for each service call at COMPANY'S then prevailing rate with a one hour minimum charge.

Subscriber shall obtain, pay for, keep in full force and effect, all necessary licenses and permits for the installation use of the alarm system during the original and any renewal term of this Agreement.

12. ASSIGNEES/SUBCONTRACTORS OF COMPANY: COMPANY shall have the right to assign this Agreement to any person, firm or corporation without notice to Subscriber and shall have the further right to subcontract any monitoring or other services which it may perform. Subscriber acknowledges that this Agreement, and particularly those paragraphs relating to COMPANY'S maximum liability, liquidated damages, and third party indemnification, inure to the benefit of and are applicable to any assignees and/or subcontractors of COMPANY, and that they bind Subscriber with respect to said assignees and/or subcontractors with the same force and effect as they bind Subscriber to COMPANY.

13. DEFAULT BY SUBSCRIBER: If Subscriber fails to pay amount herein provided within ten (10) days after the same is due and payable, or if Subscriber fails to perform any other provisions hereof within ten (10) days after COMPANY shall have requested in writing performance thereof, COMPANY shall have the right but shall not be obligated to exercise any one or more of the following remedies: (a) Recover the existing amounts due from subscriber and continue to monitor the system, in which case COMPANY shall be entitled to recover, in addition, the monthly charge due under the contract for said services; or (b) Recover from Subscriber all sums COMPANY may be entitled to under the law.

14. DELINQUENCY; RECONNECT CHARGES: In the event any payment due hereunder is more than ten (10) days delinquent, COMPANY may impose and collect a late charge on the amount of the delinquency at the maximum rate permitted by Florida law, but not greater than eighteen (18%) percent per annum. If the alarm system is deactivated because of Subscriber's past due balance, and if Subscriber desires to have the system reactivated, Subscriber agrees to pay in advance to COMPANY a reconnect charge to be fixed by COMPANY in a reasonable amount.

15. TERMINATION: Upon termination of this Agreement for any reason, Subscriber shall permit COMPANY or its agent to enter Subscriber's premises and disconnect Subscriber's transmitter or communicator from COMPANY'S monitoring network.

16. THIRD PARTY INDEMNIFICATION: When Subscriber in the ordinary course of business has the property of others in his custody, or the alarm system extends to protect property of others, Subscriber agrees to and shall indemnify, defend and hold harmless COMPANY, its employees and agents for and against all claims brought by parties other than the parties in this Agreement. This provision shall apply to all claims regardless of cause including COMPANY'S performance or failure to perform and including defects in products, design, installation, maintenance, operation or non-operation of the system whether based upon negligence, active or passive, warranty, or strict or product liability on the part of COMPANY, its employees or agents, but this provision shall not apply to claims for loss or damage solely and directly caused by an employee of COMPANY while on Subscriber's premises.

17. PURCHASE ORDERS: It is understood and agreed by and between the parties hereto, that if there is any conflict between this Contract and Subscriber's purchase order, or any other document, this Agreement will govern, whether such purchase order or other document is prior or subsequent to this Agreement.

18. ATTORNEY'S FEES: In the event it shall become necessary for COMPANY to institute legal proceedings to collect the cost of any charges as set forth herein, then and in such proceeding, Subscriber shall pay to COMPANY reasonable attorney's fees where permitted by law.

19. INVALID PROVISIONS: In the event any of the terms or provisions of this Agreement shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

20. ENTIRE INTEGRATED AGREEMENT; MODIFICATION; ALTERATION WAIVER: This writing is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof. This Agreement supersedes all prior representations, understandings or agreements of the parties, and the parties rely only upon the contents of this Agreement in executing it. This Agreement can only be modified by a writing signed by the parties or their duly authorized agent. No waiver of a breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach. The parties agree that this Agreement is to be performed in the State of Florida, and shall be governed by the laws of the State of Florida.