

**THIRD AMENDMENT TO
REFLECTIONS OF HIDDEN LAKE
COMMUNITY SERVICES DEPARTMENT LEASE**

THIS THIRD AMENDMENT is to that certain Lease made and entered into on the 23rd day of July, 2019, between **A & Z VENTURES, LLC**, a Florida limited liability company, whose address is 137 South International Parkway, Suite 1091, Lake Mary, Florida 32746, in this Third Amendment referred to as "**LANDLORD**," and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Third Amendment referred to as "**TENANT**".

WITNESSETH:

WHEREAS, **LANDLORD** and **TENANT** entered into the above referenced Lease on July 23, 2019, for the lease of certain property; and

WHEREAS, as a result of the COVID-19 pandemic and pursuant to the First Amendment to this Lease, **TENANT** leased an additional 3,000 square feet space in the same facility as the Leased Premises, as described in the Lease, such additional space being located at 520 West Lake Mary Boulevard, Suite 100, Sanford, Florida 32773 and more specifically described in Exhibit C to the Lease (in these recitals, the "Additional Leased Premises"), to process applications for Federal Emergency Rental Assistance program from Seminole County citizens; and

WHEREAS, the lease of the Additional Leased Premises commenced on February 1, 2021, and is currently scheduled under the Lease to end on January 31, 2022; and

WHEREAS, the parties now intend for the lease of the Additional Leased Premises to continue through September 30, 2024, under the same terms and conditions as provided in the current Lease, as amended, after which the provisions for the Additional Lease Premises under the Lease will automatically terminate.

Third Amendment to
Reflections of Hidden Lake Community Services Department Lease
Page 1 of 4

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 01/27/2022 13:02:03 -05:00
eCertified Id: AEB2-E7AD-1BB1
Page 1 of 5

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this Third Amendment to Reflections of Hidden Lake Community Services Department Lease ("Third Amendment"), the parties agree to amend the Lease as follows:

1. The foregoing recitals are true and correct and form a material part of this Third Amendment upon which the parties have relied.

2. Section 26 of the Lease is deleted and replaced with the following:

Section 26. Additional Leased Premises.

(a) Effective February 1, 2021, LANDLORD hereby grants to TENANT and TENANT hereby accepts from LANDLORD the exclusive use and occupancy of 3,000 square feet on the first floor of the building located at 520 West Lake Mary Boulevard, Suite 100, Sanford, Florida 32773 and more specifically described in Exhibit "C" attached to this Lease (the "Additional Leased Premises").



(b) The lease of the Additional Leased Premises commences on February 1, 2021 and ends on September 30, 2024.

(c) The agreed rent for the Additional Leased Premises is \$14.50 per square foot, which results in an annual rent of \$43,500.00 and a monthly rent of \$3,625.00 for the period commencing February 1, 2021 and ending September 30, 2024. The rent specified in this Section 26(c) will be paid and accounted for separately from the rent described in Section 3 of this Lease, but the rent specified in this Section 26(c) is subject to annual adjustment as provided in Section 3(c) of this Lease.

(d) Commencing February 1, 2021, and ending September 30, 2024, TENANT shall pay the monthly sum of \$3,625.00 as rent to LANDLORD for the Additional Leased Premises described in Section 26(a) above, on or before the first (1st) day of each calendar month for that

Third Amendment to
Reflections of Hidden Lake Community Services Department Lease
Page 2 of 4



respective calendar month with a ten (10) day grace period.

(e) The processing of applications for Federal Emergency Rental Assistance program from Seminole County citizens and related work is a permitted use of the Additional Leased Premises and complies with Section 7 of the Lease.

(f) Except for Sections 1, 2, and 3 of this Lease and except as provided otherwise in this Section 26, all terms and conditions of this Lease apply to the Additional Leased Premises and all references to "Leased Premises" in the Lease include the Additional Leased Premises.

(g) This Section 26 will automatically terminate on September 30, 2024, at which time TENANT shall return possession of the Additional Leased Space to LANDLORD as provided in Section 15 of this Lease.

3. Except as modified in this Third Amendment, all terms and conditions of the original Lease, as previously amended, remain in full force and effect for the term as originally set forth in this Lease.

4. The Effective Date of this Third Amendment will be the date when the last party has properly executed this Third Amendment as determined by the date set forth immediately below the respective signatures of the parties.

[Balance of this page intentionally blank; signatory page continues on next page.]

Third Amendment to
Reflections of Hidden Lake Community Services Department Lease
Page 3 of 4



IN WITNESS WHEREOF, the parties have executed this Third Amendment to Reflections
of Hidden Lake Community Services Department Lease for the purposes expressed above.

WITNESSES:

[Signature]
SIGNATURE
Susan Accardo
PRINT NAME

[Signature]
SIGNATURE
FARAH SHAKEEL
PRINT NAME

A & Z VENTURES, a Florida limited liability
company

By: [Signature]
PRINT NAME: Louis Frantz Teohim
TITLE: Manager

Date: 12/30/21



BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: [Signature]
BOB DALLARI, Chairman



Date: 1/25/2022

For the use and reliance of
Seminole County only.

Approved as to form and
legal sufficiency.

[Signature]
County Attorney

As authorized for execution by the Board of
County Commissioners at its Jan 25
2022, regular meeting.

DGS/
12/15/2021

T:\Users\Legal Secretary CSB\Public Works\Leases\2022\Reflections Community Services Lease 3d Amendment.docx

Third Amendment to
Reflections of Hidden Lake Community Services Department Lease
Page 4 of 4

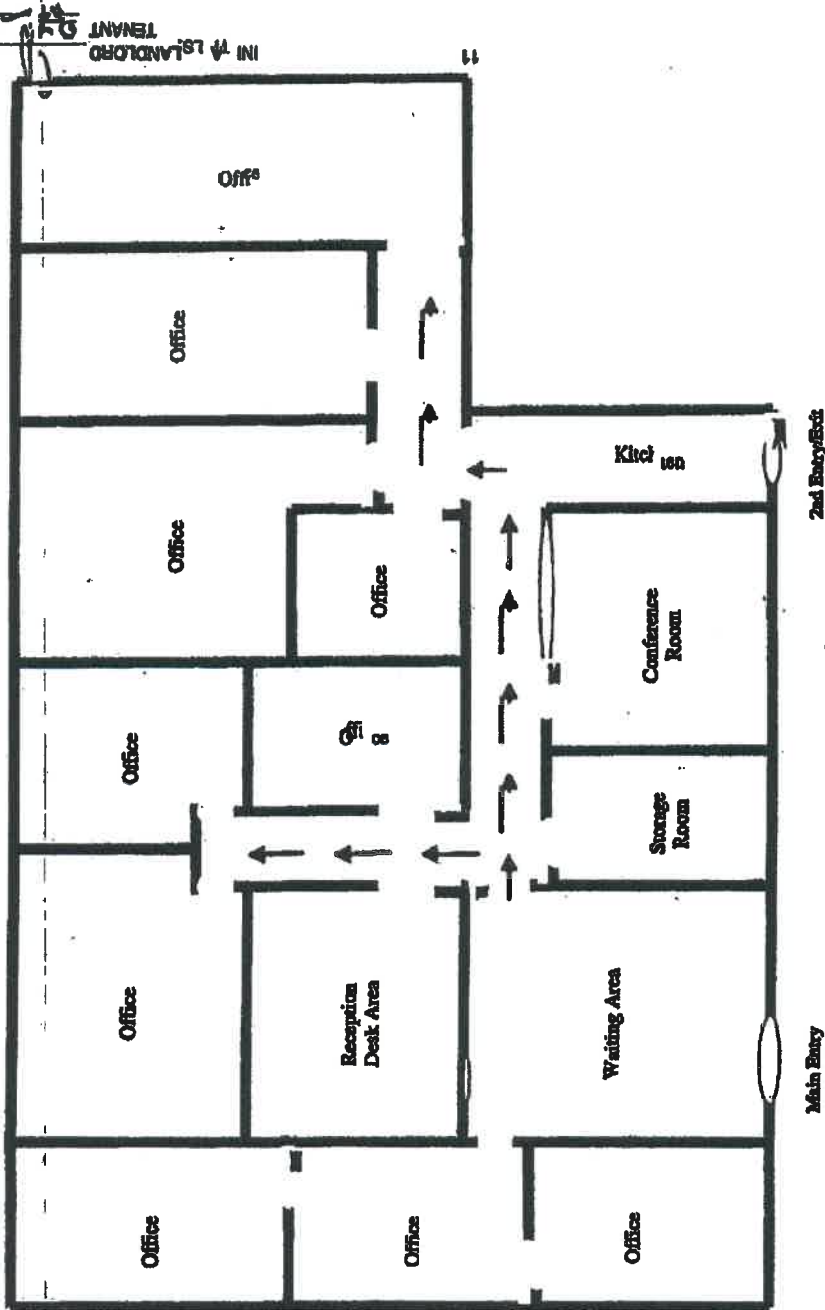
Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 01/27/2022 13:02:03 -05:00
eCertified Id: AEB2-E7AD-1BB1
Page 4 of 5

Exhibit C

520 W. Lake Mary Blvd, Suite 100



Exhibit

