

**FINAL RENEWAL AND SECOND AMENDMENT TO LEASE AGREEMENT
WITH IMPOWER, INC.**

THIS FINAL RENEWAL AND SECOND AMENDMENT TO LEASE AGREEMENT ("Final Renewal") is made and entered into this 23 day of January, 2024 and is to that certain Lease Agreement made and entered into on the 24th day of March, 2020, as amended on July 28, 2020 and renewed on January 25, 2022, between **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 First Renewal referred to as "LANDLORD," and **IMPOWER, INC.**, a Florida corporation, whose address is 2290 N. Ronald Reagan Boulevard, Suite 116, Longwood, Florida 32750, in this First Renewal referred to as "TENANT."

WITNESSETH:

WHEREAS, LANDLORD and TENANT entered into the above referenced Lease Agreement on March 24, 2020, as amended on July 28, 2020, for the lease of certain property (the "Lease Agreement"); and

WHEREAS, the Lease Agreement, as amended, provides for two additional renewal periods each consisting of a two-year term; and

WHEREAS, on January 25, 2022, the Lease Agreement was renewed from April 13, 2022 through April 12, 2024; and

WHEREAS, the parties desire to renew the Lease for a final term to enable both parties to continue to enjoy the mutual benefits it provides; and

WHEREAS, TENANT has requested that its mailing address be changed from 111 West Magnolia Avenue, Longwood, Florida 32750 to 2290 N. Ronald Reagan Boulevard, Suite 116, Longwood, Florida 32750; and

Final Renewal and Second Amendment to Lease Agreement, Impower Inc.
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WHEREAS, Section 21 of the Lease Agreement provides that any amendments or modifications shall be valid only when expressed in writing and executed by the parties;

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this Final Renewal, the parties agree to renew the Lease Agreement as follows:

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

2. The Lease Agreement is hereby renewed for the final term of two years from April 13, 2024, through April 12, 2026, unless terminated sooner as provided for in the Lease Agreement.

3. Section 22 of the Lease Agreement is deleted and replaced with the following:

Section 22. Notices. Whenever either party desires to give notice unto the other, it must be given by written notice, sent by registered or certified United States mail, with return receipt requested and sent to the following:



For LANDLORD:

Seminole County Public Works Department
Facilities & Property Management Division
Contracts & Leasing Coordinator
205 West County Home Road
Sanford, Florida 32773

For TENANT:

Impower, Inc.
2290 N. Ronald Reagan Boulevard, Suite 116
Longwood, Florida 32750

Either Party may change its above designations for notice by providing written notice to the other party as provided in this Section.

4. Except as provided in this Final Renewal, all terms and conditions of the Lease Agreement, as previously amended, remain in full force and effect for the term of this Renewal.



IN WITNESS WHEREOF, the parties have executed this Final Renewal for the purposes expressed above.

WITNESSES:

IMPOWER, INC., a Florida corporation

LeeAnne Daughtry
SIGNATURE

By: Anna M. Kesic

LeeAnne Daughtry
PRINT NAME

PRINT NAME: Anna M. Kesic

Marcie Dearth
SIGNATURE

TITLE: President/CEO

Marcie Dearth
PRINT NAME

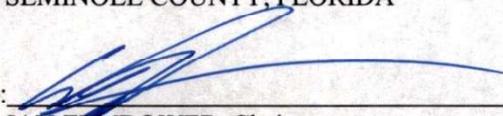
Date: 12/15/23



ATTEST:

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
JAY ZEMBOWER, Chairman

Date: 1/23/24

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its 1/23,
2024, regular meeting.

Approved as to form and
legal sufficiency.


County Attorney

DGS/sfa
12/11/2023



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