

SIXTH ADDENDUM TO SEMINOLE STATE COLLEGE OF FLORIDA
HEATHROW CENTER LEASE

This Sixth Addendum, including the attached amended Exhibit B, is made part of and modifies the Heathrow Center Lease (the "Lease") made and entered into as of the 19th day of September, 2006, by and between the District Board of Trustees for Seminole State College of Florida ("College") and Board of Commissioners for Seminole County ("County"). College and County hereby agree to amend and modify the above-referenced Lease effective as of January 1, 2024, as follows:

1. Effective January 1, 2024, Article 1, Section 1.1(b) is hereby deleted and replaced with the following language:

"Leased Premises" consists of each of the two following areas:

- (1) "Original Leased Premises" is that certain space located in the Heathrow Center containing approximately 2165 gross square feet and being shown as "exclusive space" and "shared use space" as depicted in the drawing entitled "Leased Premises", attached to and incorporated in this Lease as Exhibit B by reference. For purposes of this Lease, gross square feet are calculated by obtaining the sum of (i) the exclusive space and (ii) shared use space, then multiplying that sum by a 15.04% gross up factor
- (2) "Additional Leased Premises" is that certain space located in the Heathrow Center containing approximately 922 square feet and being shown as "additional exclusive space" and "additional shared use space" as depicted in the drawing entitled "Leased Premises", attached to and incorporated in this Lease as Exhibit B by reference. All use of space in the Additional Leased Premises, whether by the County, or by a sub-lessee, shall be in support of Seminole County Economic Development. The County may sublet some or all of Additional Leased Premises to another tenant approved in writing in advance by College, who shall be required to sign a sublease agreement acceptable to College. All subrent proceeds shall be paid to the College, either directly by the sub-lessee, or within 30 days of receipt by the County. Any sublease of the Additional Leased Premises shall not relieve County of any of its obligations to College under the Lease.

2. Effective January 1, 2024, Article 1, Section 1.1(e) is hereby deleted and replaced with the following language:

"Minimum Rent" – The Minimum Rent consists of the two following amounts, which total together to equal Minimum Rent due and payable beginning on the "Rental Commencement Date" (as herein below defined):

- (1) "Minimum Original Rent" – The Minimum Original Rent for the Original Leased Premises is \$55,683.80 per year payable monthly in advance in equal installments of \$4,640.32 each;
 - (2) "Minimum Additional Rent" - The additional Minimum Rent for the Additional Leased Premises is \$1.00 per year payable in advance, beginning January 1, 2024 through the end of the Term applicable to the Additional Leased Premises.
3. Effective January 1, 2024, Exhibit B to the Lease is deleted and replaced with the Exhibit B attached to this Addendum.
4. Effective January 1, 2024, Article 1, Section 1.1(c) is hereby deleted and replaced with the following language:

"Term" means the following:

- (1) With respect to the Original Leased Premises, the period of time commencing April 1, 2007 or earlier if Center is available for occupancy, and ending March 31, 2032, unless extended or sooner terminated as herein provided, at 12 o'clock (midnight) Sanford, Florida time on the 24th annual anniversary of the Rental Commencement Date (as hereinbelow defined); and
 - (2) With respect to the Additional Leased Premises, the period of time commencing on February 1, 2024 and expiring on December 31, 2026 with automatic one (1) year renewal until either party notified the other of the intent to terminate the additional lease premises with 30 days' written notice.
5. Except as modified by this Sixth Addendum, the Heathrow Center Lease dated September 19, 2006, between College and County is restated and remains in full force and effect.

Signature Page to Sixth Addendum to
Seminole State College of Florida
Heathrow Center Lease

Witnesses:

The District Board of Trustees of Seminole
State College of Florida
On behalf of the District Board of Trustees

Signature

Print: _____

By: _____

Signature

Print: _____

Print: _____

Title: Board Chair

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
JAY ZEMBOWER, Chairman

Date: _____

For the use and reliance
Seminole County only.

As authorized for execution by the Board of
County of Commissioners at its
_____, 20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Seminole State College of Florida
Center for Economic Development at Heathrow

Legend:

- Solid pink lines denote exclusive area.
- Dotted pink lines denote shared use space.
- Solid green lines denote additional leased space.

Exclusive Space	Location	Sq Ft
	Room 142	157
	Room 143	135
	Room 144	150
	Room 145	134
	Room 146	151
	Room 147	135
	Room 148	232
	Room 149	171
	Total Sq Ft	1,265

Shared Space	Location	Sq Ft
	Area 139	110
	Area 139A	170
	Room 141	130
	Area 1000K	207
	Total Sq Ft	617

Exclusive & Shared Use Spaces	
Total Sq Ft	1,882
Gross Up Factor	15.04%
Total Gross Sq Ft	2,165

Add'l Leased Space	Location	Sq Ft
	Area 103	121
	Room 104	143
	Area 106	530
	Room 107	93
	Room 112	35
	Total Sq Ft	922