

**SECOND AMENDMENT TO LEASE AGREEMENT  
WITH ADDICTION RECOVERY AND TREATMENT CENTER**

**THIS SECOND AMENDMENT TO ADDICTION RECOVERY AND TREATMENT CENTER LEASE AGREEMENT** (“Second Amendment”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, and is to that certain Lease Agreement made and entered into on the 2nd day of March 2020, as amended on September 28, 2021 and renewed on November 14, 2023 and August 27, 2024, 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 Second Amendment referred to as “LANDLORD,” and **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation doing business as **ADVENTHEALTH HOPE AND HEALING CENTER**, whose address mailing address is 900 Hope Way, Altamonte Springs, Florida 32714, in this Second Amendment referred to as “TENANT.”



**W I T N E S S E T H:**

**WHEREAS**, LANDLORD and TENANT entered into the above referenced Lease Agreement on March 2, 2020, as amended on September 28, 2021 and renewed on November 14, 2023 and August 27, 2024, for the lease of certain property beginning on the date that TENANT took possession of the Leased Premises and ending December 31, 2025 (the “Lease Agreement”); and

**WHEREAS**, the parties desire to amend the Lease Agreement to enable both parties to continue to enjoy the mutual benefits it provides; and

**WHEREAS**, the parties desire to extend the Lease Agreement for a period of three (3) years from January 1, 2026 to December 31, 2028 with the option of two (2) additional one (1) year renewals; and

**WHEREAS**, Section 24 of the Lease Agreement provides that any amendments are valid only when expressed in writing and duly signed by the parties; and

**WHEREAS**, the parties have determined that it would be in their best interest to extend rather than terminate this Lease Agreement.

**NOW, THEREFORE**, in consideration of the mutual understandings and agreements contained in this Second Amendment, the parties agree to amend the Lease Agreement as follows:

1. The foregoing recitals are true and correct and form a material part of this Second Amendment upon which the parties have relied.
2. The Lease is hereby extended for an additional three (3) year term which shall commence on January 1, 2026, and shall run through December 31, 2028. In addition to the three (3) year extension, the Lease shall also be subject to two (2) additional one (1) year renewal periods.
3. The above-described three (3) year extension, and the two (2) additional renewal periods, shall all be pursuant to the same terms and conditions as the Original Agreement and any/all amendments thereto.
4. Section 2 of the Lease Agreement is deleted and replaced with the following:

**Section 2. Term.** The Term of this Lease Agreement commenced on the date TENANT took possession of the Leased Premises pursuant to Section 22 of the Lease Agreement, as amended, and will be extended to December 31, 2028, unless terminated sooner as provided in this Lease Agreement. Furthermore, TENANT shall have the option to renew the Lease by two (2) additional one (1) year terms (each a “Renewal Term” and collectively, “Renewal Terms”) pursuant to a writing signed by both TENANT and COUNTY. Any and all Renewal Terms shall be subject to and on the same terms, covenants, and conditions of the Lease, as amended.

5. Except as provided in this Second Amendment, all terms and conditions of the Lease Agreement, as previously amended, remain in full force and effect for the term of this Second Amendment.

**IN WITNESS WHEREOF**, the parties have executed this Second Amendment for the purposes expressed above.

WITNESSES:

ADVENTIST HEALTH SYSTEM/SUNBELT,  
INC. doing business as ADVENTHEALTH HOPE  
AND HEALING CENTER

Renee Fogg  
SIGNATURE  
Renee Fogg  
PRINT NAME

Nicole Pickardo  
SIGNATURE  
Nicole Pickardo  
PRINT NAME

BY: [Signature]  
Jeff Vilamiera  
PRINT NAME

TITLE: CEO - Advent Health Altamonte

DATE: 8/8/25

*The remainder of this page has been left intentionally blank.*

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 of  
Seminole County only.

As authorized for execution by the Board of  
County Commissioners at its \_\_\_\_\_,  
2025, regular meeting.

Approved as to form and  
legal sufficiency.

\_\_\_\_\_  
County Attorney

AFL/sfa  
08/06/2025



T:\Users\Legal Secretary CSB\Public Works\Leases\2025\Advent Hope and Healing Center\Second Amendment to Lease Agreement with Addiction Recovery and Treatment Center rev1.docx