

**UNILATERAL TERMINATION OF REFLECTIONS OF HIDDEN LAKE  
ENVIRONMENTAL SERVICES DEPARTMENT LEASE**

**THIS UNILATERAL TERMINATION OF LEASE** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1<sup>st</sup> Street, Sanford, Florida 32771, in this Unilateral Termination of Reflections of Hidden Lake Environmental Services Department Lease Agreement (hereinafter “Unilateral Termination of Lease Agreement”) referred to as “**COUNTY**”, and **A & Z VENTURES, LLC**, a Florida Limited Liability Company, whose address is 1037 S. International Parkway, #1091, Lake Mary, Florida 32746, in this Unilateral Termination of Lease Agreement referred to as “**LANDLORD**”.

**WITNESSETH:**

**WHEREAS**, **LANDLORD** and **COUNTY** entered into the Reflections of Hidden Lake Environmental Services Department Lease on April 23, 2019, as amended on August 13, 2019, February 13, 2024, and March 25, 2025 (collectively referred to herein as the “Lease”) for **COUNTY** to lease space at 500 West Lake Mary Boulevard for use as offices for Seminole County; and

**WHEREAS**, the Lease, as amended and extended, commenced on May 1, 2019 and will terminate on April 30, 2027; and

**WHEREAS**, Section 11 of the Lease provides that in the event the Leased Premises or a major portion thereof is damaged to an extent that renders it untenable, as **TENANT** may determine, and **LANDLORD** elects not to repair the Leased Premises for a period of thirty (30) days after the damage or destruction, then either party may cancel and terminate the Lease and rental payments may be abated; and

**WHEREAS**, due to high levels of mold at the Leased Premises, **COUNTY** requested **LANDLORD**, in writing and on multiple occasions, to make the necessary repairs to the Premises to

remediate the dangerous conditions caused by the mold. The written requests to LANDLORD are dated November 19, 2025, December 5, 2025, January 28, 2026, and February 19, 2026; and

**WHEREAS**, the Landlord has failed to make the necessary repairs to the Premises to remediate the mold; and

**WHEREAS**, as a result of Landlord's failure to remediate the mold to an acceptable and safe condition, all COUNTY employees are no longer occupying the Premises, and no COUNTY business is being conducted within the Premises effective February 2, 2026; and

**WHEREAS**, Landlord has failed to maintain the Premises, as it is required to do under the Lease, because it has refused to make the repairs necessary to remediate the mold from the Premises. Due to the Landlord's failure, COUNTY has determined, pursuant to Section 11 of the Lease, the Premises is untenable; and

**WHEREAS**, COUNTY has further determined that it is in its best interest, and the interest of its employees, to terminate the Lease,



**NOW, THEREFORE**, in consideration of the mutual understandings and agreements contained in the Lease, the COUNTY unilaterally asserts the following:

1. The foregoing recitals are true and correct and form a material part of this Unilateral Termination of Lease Agreement.
2. COUNTY hereby terminates the Reflections of Hidden Lake Environmental Services Department Lease in accordance with Section 11 of the Lease.
3. As of the date of this Unilateral Termination of Lease Agreement, COUNTY hereby suspends all further rental payments.
4. The COUNTY's last day of occupancy at the Leased Premises will be June 12, 2026.

**IN WITNESS WHEREOF**, the COUNTY has executed this Unilateral Termination of Lease Agreement for the purposes stated above.

SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
DARREN GRAY,  
County Manager

Date: \_\_\_\_\_

As authorized for execution by the Board of County Commissioners at its \_\_\_\_\_, 2026, regular meeting.



03/31/2026  
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