

**FIFTH ADDENDUM TO SEMINOLE STATE COLLEGE OF FLORIDA
HEATHROW CENTER LEASE**

This Fifth 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 July 1, 2023, as follows:

1. Effective July 1, 2023, Article 1, Section 1.1(b) is hereby amended to read as follows:

"Leased Premises" – 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. Effective July 1, 2023, Article 1, Section 1.1 (e) is hereby amended to read as follows:

"Minimum Rent" – The Minimum Rent is \$55,683.84 per year payable monthly in advance in equal installments of \$4,640.32 each, beginning on the "Rental Commencement Date" (as herein below defined)."

3. Effective July 1, 2023, Exhibit B to the Lease is deleted and replaced with the Exhibit B attached to this Fifth Addendum.
4. Except as modified herein, the Lease between College and County remains otherwise unmodified. College and County agree that the Lease is in full force and effect and that as of the date of each party's signature there are no outstanding claims, payments, or amounts owed by one party to another, nor are there any defaults.

[Space intentionally left blank – signatures follow]



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

Witnesses:

Meghan Sellers

Print: Meghan Sellers

Teresa Stewart

Print: Teresa Stewart

The District Board of Trustees of Seminole State
College of Florida

On behalf of the District Board of Trustees

By: [Signature]

Print: Robert Cortes

Title: Board Chair

ATTEST
THE CLERK OF THE
SEMINOLE COUNTY
COMMISSIONERS
[Signature]

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

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

BY: [Signature]

Date: 6/13/2023

For the use and reliance of
Seminole County only.

Approved as to form and
legal sufficiency.

[Signature]

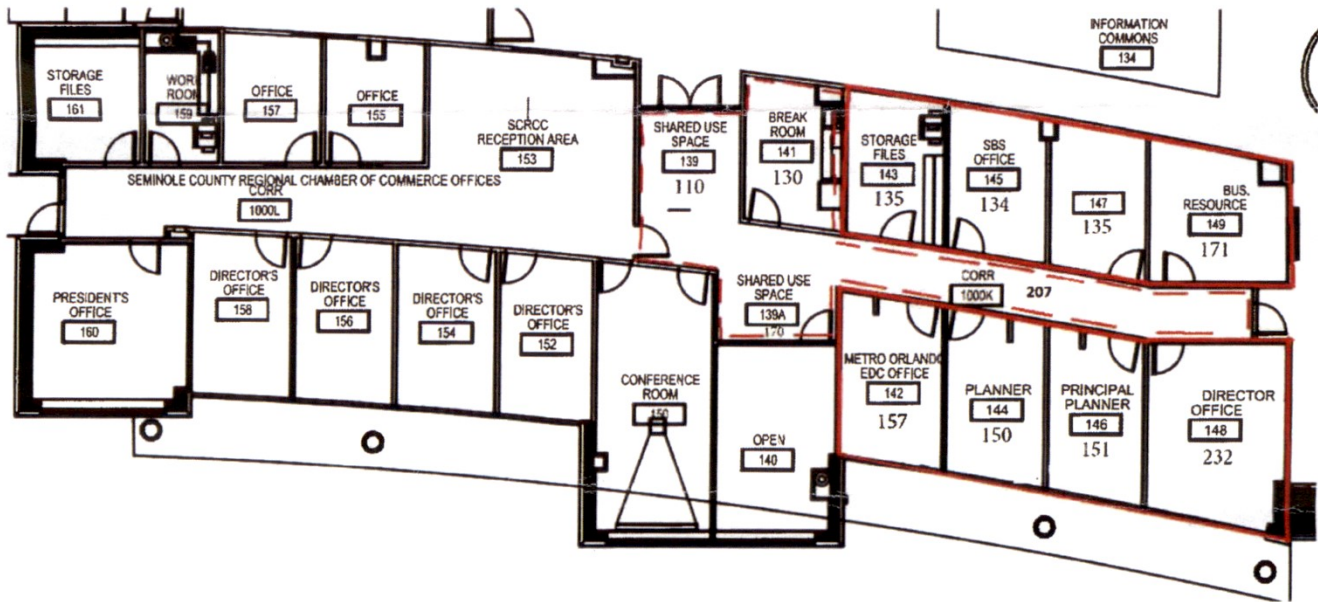
County Attorney

As authorized for execution by the Board of
County Commissioners at its June 13,
2023, regular meeting.



EXHIBIT B

(N.B – solid red lines denote exclusive area, dashed red lines denote shared use space)



Exclusive Space		Shared Use Space	
Location	Square Feet	Location	Square Feet
Room 142	157	Area 139	110
Room 143	135	Area 139A	170
Room 144	150	Room 141	130
Room 145	134	Area 1000K	207
Room 146	151		
Room 147	135		
Room 148	232		
Room 149	171		
Total	1265	Total	617

Total Sq Ft	1882
Gross Up Factor	15.04%
Total Gross Sq Ft	2165

