

**FIRST AMENDMENT AND FINAL RENEWAL
TO WILSHIRE PLAZA, PHASE II LEASE**

THIS FIRST AMENDMENT AND FINAL RENEWAL TO LEASE is to that Lease dated on the 24th day of September, 2019, by and between **GEN CASSEL, LLC**, a Florida limited liability company, whose address is 2150 SW 10th Street, Suite B, Deerfield Beach, Florida 33442, in the First Amendment and Final Renewal referred to as "LANDLORD", and **SEMINOLE COUNTY**, a Charter County and political subdivision of the State of Florida, 1101 East 1st Street, Sanford, Florida 32771, in this First Amendment and Final Renewal referred to as "TENANT".

W I T N E S S E T H:

WHEREAS, LANDLORD's predecessor in interest, **CRYSTAL BAY CLUB, LLC**, and TENANT entered into the above referenced Lease on September 24, 2019, for lease of certain property located at 336 Wilshire Boulevard, Casselberry, Florida 32707 ("Leased Premises"); and

WHEREAS, the lease dated September 24, 2019, provides for a two-year original term commencing October 1, 2019 through September 30, 2021, and two additional renewal periods each consisting of a two-year term; and

WHEREAS, the parties renewed the Lease on June 22, 2021, for a two-year renewal term starting October 1, 2021 and ending on September 30, 2023; and

WHEREAS, on June 21, 2023, **GEN CASSEL LLC**, a Florida limited liability company, whose address is 2150 SW 10th Street, Suite B, Deerfield Beach, Florida 33442, purchased the property located at 336 Wilshire Blvd, Florida 32707 from **CRYSTAL BAY CLUB, LLC**; and

WHEREAS, on June 21, 2023, **CRYSTAL BAY CLUB, LLC** assigned the Lease to **GEN CASSEL LLC**; and

WHEREAS, effective June 21, 2023, **GEN CASSEL LLC** is the **LANDLORD** under the Lease and the Lease should be amended to reflect this change; and

Amendment and Final Renewal to Wilshire Plaza Lease
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WHEREAS, LANDLORD and TENANT desire to renew the Lease to enable both parties to enjoy the mutual benefits it provides,

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

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

2. The Lease is hereby renewed for the final term of two (2) years from October 1, 2023 through September 30, 2025, unless terminated sooner as provided for in the Lease.

3. Pursuant to Section 3 of the Lease, the parties acknowledge that the rental for the payment for the Lease term commencing October 1, 2023, and ending on September 30, 2025, for the Leased Premises will be at the rate of \$13.83 per square foot or a monthly rate of THREE THOUSAND FOUR HUNDRED FIFTY-SEVEN DOLLARS AND 50/100 (\$3,457.50), payable on or before the 10th day of each calendar month, subject to future annual adjustment as provided in the Lease.

4. All references in the Lease to CRYSTAL BAY CLUB, LLC, are deleted and replaced with GEN CASSEL, LLC, which is the LANDLORD under the Lease for all purposes, all effective retroactively to June 21, 2023.

5. Except as provided in this First Amendment and Final Renewal, all terms and conditions of the Lease remain in full force and effect for the terms of the Lease.

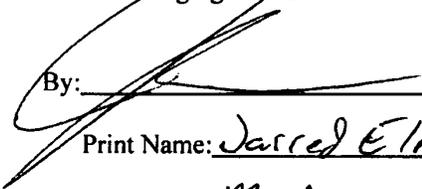
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IN WITNESS WHEREOF, the parties have executed this instrument for the purposes stated above.

GEN CASSEL LLC
a Florida Limited Liability Company

By: Unified Property Management, LLC
a Florida Limited Liability Company
its Managing Member

By: 
Print Name: Jarred Elmar

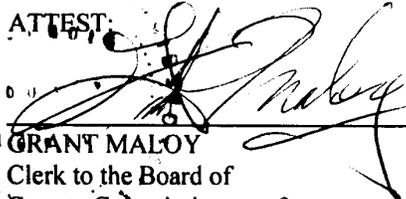
Title: MGM

Date: 7/28/23

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
AMY LOOKHART, Chairman

Date: 8/22/2023

ATTEST:

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

For the use and reliance
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its Aug. 22,
2023, regular meeting.

Approved as to form and
legal sufficiency.


County Attorney

DGS/sfa
7/14/2023
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