

**FOURTH AMENDMENT TO  
REFLECTIONS OF HIDDEN LAKE  
COMMUNITY SERVICES DEPARTMENT LEASE**

**THIS FOURTH AMENDMENT** is to that certain Lease made and entered into on the 23rd day of July, 2019, between **A & Z VENTURES, LLC**, a Florida limited liability company, whose address is 137 South International Parkway, Suite 1091, Lake Mary, Florida 32746, in this Fourth Amendment referred to as “**LANDLORD**,” and **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 Fourth 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 on July 23, 2019, for the lease of certain property; and

**WHEREAS**, pursuant to the First Amendment to this Lease, **TENANT** leased an additional 3,000 square feet space in the same facility as the Leased Premises, as described in the Lease, such additional space being located at 520 West Lake Mary Boulevard, Suite 100, Sanford, Florida 32773, referred to in the Lease as the “Additional Leased Premises,” and more specifically described in Exhibit C to the Lease, to process applications for Federal Emergency Rental Assistance program from Seminole County citizens; and

**WHEREAS**, the lease of the Additional Leased Premises commenced on February 1, 2021, and was scheduled to end on January 31, 2022, under the lease; and

**WHEREAS**, pursuant to the Second Amendment to this Lease, **TENANT** leased and relocated to a 15,230 square foot space of the **LANDLORD**’s facility known as Reflections at Hidden Lake, located at 520 West Lake Mary Boulevard, Suite 300 A, Sanford, Florida 32773; and

**WHEREAS**, pursuant to the Third Amendment to this Lease, the parties continued the lease

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Fourth Amendment to  
Reflections of Hidden Lake Community Services Department Lease  
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of the Additional Leased Premises under the same terms and conditions as provided in the current Lease, as amended, through September 30, 2024, after which the provisions for the Additional Leased Premises under the Lease would automatically terminate; and

**WHEREAS**, TENANT now intends to lease an additional 500 (approximate) square foot space adjacent to the Additional Leased Premises, as described in the Lease, such additional space being located at 520 West Lake Mary Boulevard, Suite 100, Sanford, Florida 32773, and referred to in these recitals as the Second Additional Leased Premises; and

**WHEREAS**, the Lease of the Second Amended Leased Premises, like the Additional Leased Premises, is intended to end on September 30, 2024.

**NOW, THEREFORE**, in consideration of the mutual understandings and agreements contained in this Fourth Amendment to Reflections of Hidden Lake Community Services Department Lease ("Fourth Amendment"), the parties agree to amend the Lease as follows:

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

2. The following Section 27 is added to the Lease:

**Section 27. Second Additional Leased Premises.**

(a) Effective June 1, 2023, LANDLORD hereby grants to TENANT and TENANT hereby accepts from LANDLORD the exclusive use and occupancy of 500 additional square feet on the first floor of the building located at 520 West Lake Mary Boulevard, Suite 100, Sanford, Florida 32773 and more specifically described in Exhibit "D" attached to this Lease (the "Second Additional Leased Premises").

(b) The lease of the Second Additional Leased Premises commences on June 1, 2023, and ends on September 30, 2024.



(c) Commencing June 1, 2023, and ending September 30, 2024, TENANT shall pay the monthly sum of \$750.00 as rent to LANDLORD for the Second Additional Leased Premises described in Section 27(a) above, on or before the first (1st) day of each calendar month for that respective calendar month with a ten (10) day grace period.

(d) The agreed rent for the Second Additional Leased Premises is Eighteen and 00/100 (\$18.00) Dollars per square foot, which results in an annual rent of Nine Thousand and 00/100 (\$9,000.00) Dollars and a monthly rent of Seven Hundred Fifty and 00/100 (\$750.00) Dollars for the period commencing June 1, 2023 and ending September 30, 2024. The above rate will increase beginning June 1, 2024, as determined by the Consumer Price Index ("CPI") or by three (3%) percent, whichever is less. The rent specified in this Section 27(d) will be paid and accounted for separately from the rent described in Section 3 and 26 of this Lease, but the rent specified in this Section 27(d) is subject to annual adjustment as provided in Section 3(c) of this Lease.

(e) The processing of applications for Federal Emergency Rental Assistance program from Seminole County citizens and related work is a permitted use of the Second Additional Leased Premises and complies with Section 7 of the Lease.

(f) Except for Sections 1, 2, 3, and 26 of this Lease and except as provided otherwise in this Section 27, all terms and conditions of this Lease apply to the Second Additional Leased Premises and all references to "Leased Premises" in the Lease include the Second Additional Leased Premises.

(g) This Section 27 will automatically terminate on September 30, 2024 (unless extended to the next year), at which time TENANT shall return possession of the Second Additional Leased Space to LANDLORD as provided in Section 15 of this Lease.

3. Except as modified in this Fourth Amendment, all terms and conditions of the original Lease, as previously amended, remain in full force and effect for the term as originally set forth in

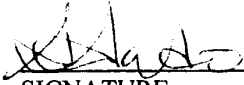


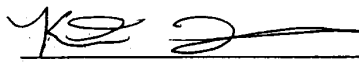
this Lease.

4, The Effective Date of this Fourth Amendment will be the date when the last party has properly executed this Fourth Amendment as determined by the date set forth immediately below the respective signatures of the parties.

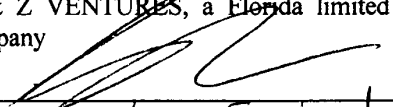
**IN WITNESS WHEREOF**, the parties have executed this Fourth Amendment to Reflections of Hidden Lake Community Services Department Lease for the purposes expressed above.

WITNESSES:

  
\_\_\_\_\_  
SIGNATURE  
Susan Acevedo  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE  
Katherine Quintanilla  
\_\_\_\_\_  
PRINT NAME

A & Z VENTURES, a Florida limited liability company

By:   
\_\_\_\_\_  
PRINT NAME: Louis Fountz Joachim  
TITLE: Manager

Date: 5/1/23  
\_\_\_\_\_

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BOARD OF COUNTY COMMISSIONERS

ATTEST:

*[Handwritten Signature]*

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

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: *[Handwritten Signature]*  
AMY LOCKHART, Chairman

Date: 5/23/2023

For the use and reliance of  
Seminole County only.

As authorized for execution by the Board of  
County Commissioners at its May 23  
2023, regular meeting.

Approved as to form and  
legal sufficiency.

*[Handwritten Signature]*  
County Attorney

DGS/sfa  
04/26/2023  
Exhibit "D" – Floor Plan

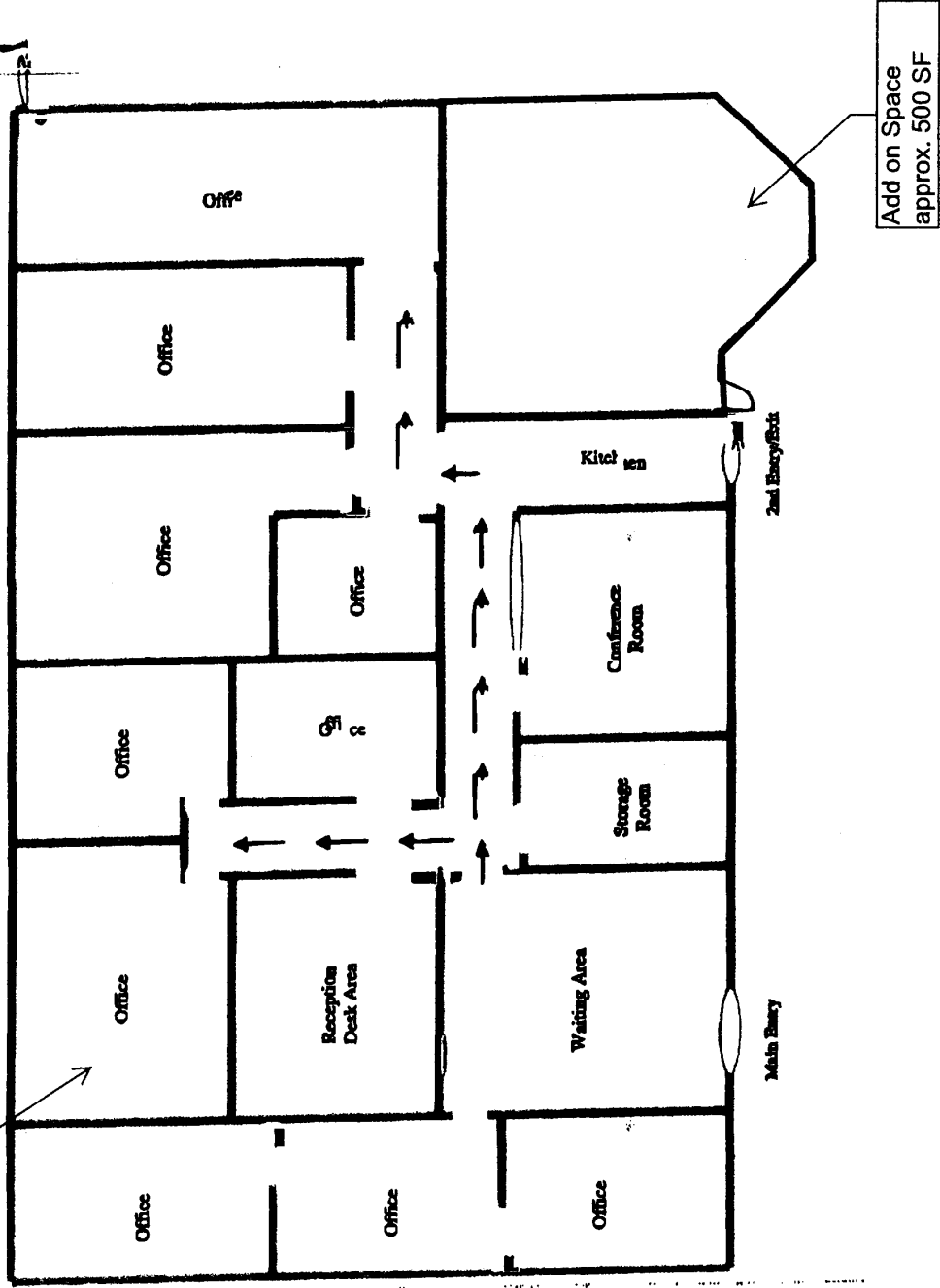
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**EXHIBIT D**

520 W. Lake Mary Blvd, Suite 100

Existing Space  
3,000 SF



**Certified Copy - Grant Maloy**  
Clerk of the Circuit Court and Comptroller  
Seminole County, Florida

Seminole County Clerk of the Circuit Court and Comptroller

eCertified at 05/30/2023 09:34:32 -04:00

eCertified Id: B2C4-04E8-AD74

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