

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

THIS FIRST 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 105 Bella Vista Court, Murrysville, Pennsylvania, 15668, in this First Amendment referred to as “**LANDLORD**,” and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this First Amendment referred to as “**TENANT**”.

WITNESSETH:

WHEREAS, **LANDLORD** and **TENANT** entered into the above referenced Lease on July 23, 2019, for the lease of certain property; and

WHEREAS, as a result of the COVID-19 pandemic, **TENANT** needs to lease an additional 3,000 square feet space in the same facility as the Leased Premises, such additional space being located at 520 West Lake Mary Boulevard, Suite 100, Sanford, Florida 32773 and more specifically described in Exhibit C to this First Amendment (in these recitals, the “Additional Leased Premises”), to process applications for Federal Emergency Rental Assistance program from Seminole County citizens; and

WHEREAS, the lease of the Additional Leased Premises will commence on February 1, 2021 and end on January 31, 2022; and

WHEREAS, the parties intend that after January 31, 2022, the provisions for the Additional Lease Premises added by this First Amendment will automatically terminate; and

WHEREAS, the parties have negotiated a specific rental rate for the Additional Leased Premises of \$14.50 per square foot, \$43,500.00 per year, and \$3,625.00 per month,



NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this First Amendment to Reflections of Hidden Lake Community Services Department Lease ("First 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 First Amendment upon which the parties have relied.

2. The following new Section 26 is added to the Lease:

Section 26. Additional Leased Premises.

(a) Effective February 1, 2021, LANDLORD hereby grants to TENANT and TENANT hereby accepts from LANDLORD the exclusive use and occupancy of 3,000 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 "C" attached to this Lease (the "Additional Leased Premises").



(b) The lease of the Additional Leased Premises commences on February 1, 2021 and ends on January 31, 2022.

(c) The agreed rent for the Additional Leased Premises is \$14.50 per square foot, which results in an annual rent of \$43,500.00 and a monthly rent of \$3,625.00 for the period commencing February 1, 2021 and ending January 31, 2022.

(d) Commencing February 1, 2021 and ending January 31, 2022, TENANT shall pay rent to LANDLORD for the Additional Leased Premises described in Section 26(a) above on or before the first (1st) day of each calendar month for that respective calendar month the sum of \$3,625.00. The rent specified in this Section 26(c) will be paid and accounted for separately from the rent described in Section 3 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 Additional Leased Premises and complies with Section 7 of the Lease.

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

(g) This Section 26 will automatically terminate on January 31, 2022, at which time TENANT shall return possession of the Additional Leased Space to LANDLORD as provided in Section 15 of this Lease.

3. Exhibit C to this First Amendment is added as Exhibit C to the Lease.

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


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

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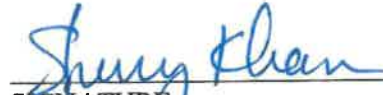
IN WITNESS WHEREOF, the parties have executed this First Amendment to Reflections of Hidden Lake Community Services Department Lease for the purposes expressed above.

WITNESSES:



SIGNATURE
Susan Azevedo

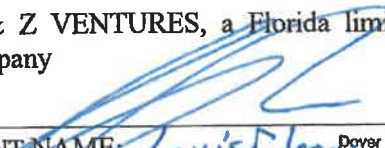
PRINT NAME



SIGNATURE
Sherry Khan

PRINT NAME

A & Z VENTURES, a Florida limited liability company

By: 

PRINT NAME: Louis Filadelfo Dover International Company, Inc. as
TITLE: Manager AGENT for Owner / Landlord

Date: February 1, 2021

SEMINOLE COUNTY, FLORIDA

By: 

ALAN HARRIS,
CHIEF ADMINISTRATOR OF
EMERGENCY MANAGEMENT

Date: 2-1-21

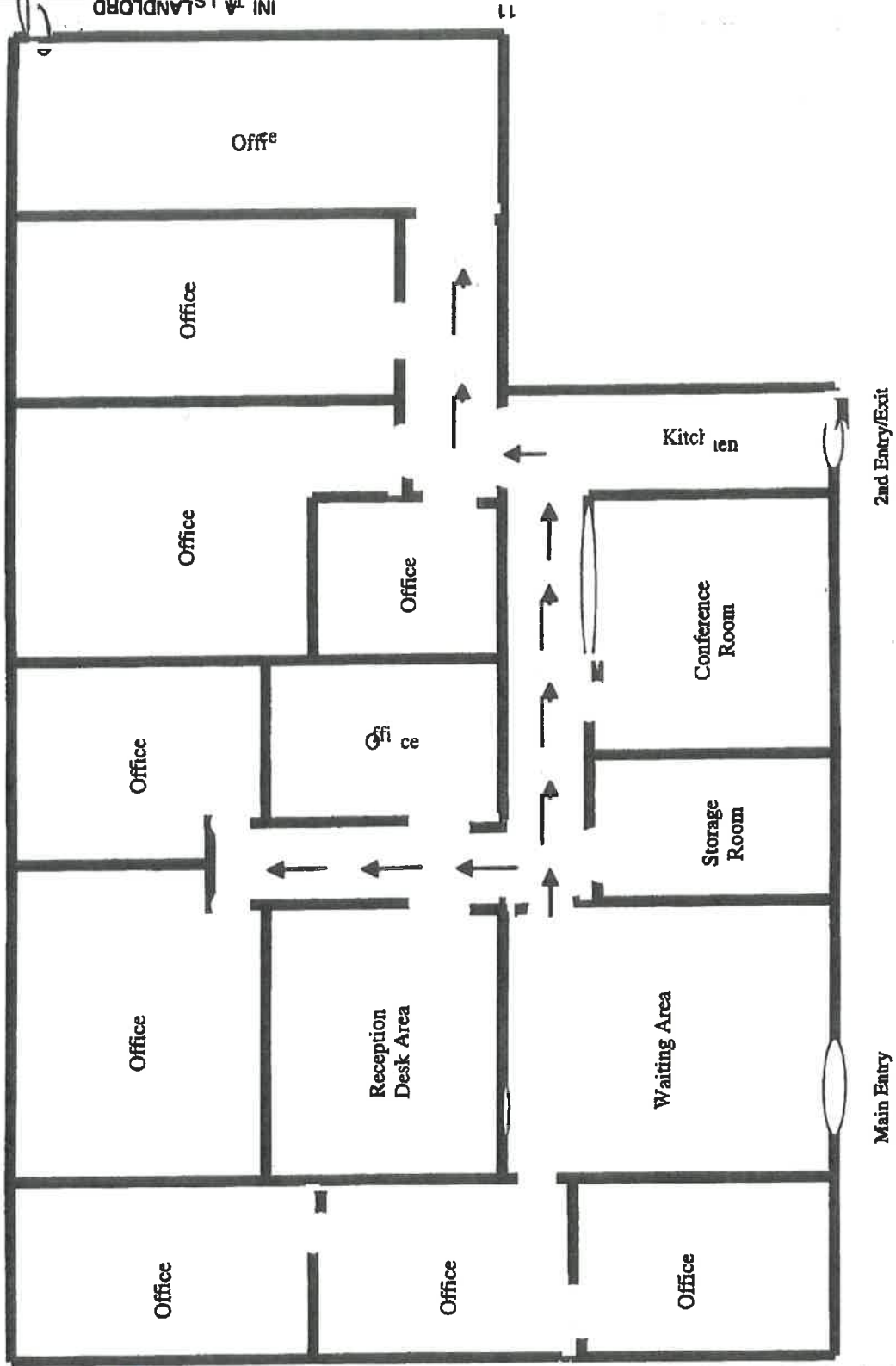
As authorized for execution by the Chief Administrator of Seminole County's Emergency Management pursuant to Executive Order No. 2020-001, Declaration of a Local State of Emergency

DGS/
01/29/21
Attachments:
Exhibit C - Floor Plan



Exhibit C

520 W. Lake Mary Blvd, Suite 100



Exhibit

