

**FINAL RENEWAL AND EIGHTH AMENDMENT TO SEMINOLE COUNTY HEALTH
DEPARTMENT AND COMMUNITY SERVICES LEASE**

THIS FINAL RENEWAL AND EIGHTH AMENDMENT is made and entered and is to that certain Lease made and entered into on the 2nd day of February, 2005, as amended December 24, 2009, June 25, 2013, September 23, 2014, February 16, 2015, April 25, 2017, February 13, 2018, and February 26, 2019, between **PYENSA LLC**, a Florida limited liability company, whose address is 20 North Orange Avenue, Suite 1100, Orlando, Florida 32801, in this Final Renewal and Eighth 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 Final Renewal and Eighth Amendment referred to as “**TENANT.**”

WITNESSETH:

WHEREAS, **TENANT** and **LANDLORD** entered into the above referenced Lease on February 2, 2005, which was subsequently amended December 24, 2009, June 25, 2013, September 23, 2014, February 16, 2015, April 25, 2017, February 13, 2018, and February 26, 2019, for the lease of certain property (collectively the original and all amendments in this Final Renewal and Eighth Amendment are referred to as the “Lease”); and

WHEREAS, the parties desire to renew and amend the Lease in order to enable both parties to continue to enjoy the mutual benefits it provides; and

WHEREAS, Section 18 of the Lease provides that any amendments are valid only when expressed in writing and duly signed by the parties,

WHEREAS, the parties have determined that it would be in their best interest to continue rather than terminate this Lease,

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

1. **RENEWAL.** Pursuant to Section 3 of the Lease, the Lease is hereby renewed for the term of one (1) year from February 29, 2020 through February 28, 2021, unless terminated sooner as provided for in the Lease. Pursuant to Section 4 of the Lease, the parties acknowledge and agree the rental rate for the renewal term from February 29, 2020 through February 28, 2021 will be \$4,478.84 per month.

2. Section 22 of the Lease concerning notices is amended as follows:

Section 22. Whenever either party desires to give notice unto the other, notice may be sent to:

For LANDLORD:

Pyensa LLC
20 North Orange Avenue, Suite 1100
Orlando, Florida 32801

For TENANT:

Contract and Leasing Coordinator
Facilities Maintenance Division
Public Works Department
205 West County Home Road
Sanford, Florida 32773

Either of the parties may change by written notice as provided above, the addresses or persons for receipt of notices.

3. Except as modified by this Final Renewal and Eighth Amendment, all terms and conditions of the Lease, as previously amended, remain in full force and effect for the term of this Lease.

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

IN WITNESS WHEREOF, the parties have executed this Final Renewal and Eighth Amendment for the purposes stated above.

WITNESSES:

PYENSA LLC, A FLORIDA LIMITED
LIABILITY COMPANY



SIGNATURE


Oscar Rodriguez

PRINT NAME

SIGNATURE

Emma Minaya

PRINT NAME


By: _____
RODOLFO MINAYA, Manager

Date: 12/17/19

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ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: [Signature]
JAY ZEMBOWER, Chairman

Date: 3-02-2020

For the use and reliance of
Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by the Board of
County Commissioners at its 2/25,
2020, regular meeting.

[Signature]
County Attorney

DGS/dre
2/19/20

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