

**FIRST AMENDMENT TO HOLDOVER AGREEMENT
BETWEEN SEMINOLE COUNTY AND KWS INVESTMENTS, LLC**

THIS FIRST AMENDMENT is made and entered into this ____ day of _____, 20____ and is to that certain Holdover Agreement made and entered into on the 25th day of April, 2023, between **KWS INVESTMENTS, LLC**, whose address is 7525 W. McDowell Rd., Phoenix, Arizona 85035, in this Amendment referred to as “OWNER,” 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 Amendment referred to as “COUNTY.”

W I T N E S S E T H:

WHEREAS, OWNER and COUNTY entered into the above-referenced Holdover Agreement on April 25, 2023 for extended possession and use of the real property located at 4441 Orange Blvd., Sanford, Florida 32771 (the “Property”); and

WHEREAS, the parties desire to amend the Holdover Agreement to extend the term of possession of the Property, and to enable both parties to continue to enjoy the mutual benefits the Holdover Agreement provides; and

WHEREAS, Section 12 of the Holdover Agreement provides that any amendments must be in writing and duly signed by the parties,

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

1. Section 3 of the Holdover Agreement is deleted and replaced with the following:

Section 3. Term. The term of this Holdover Agreement shall commence on the date of closing of the transaction contemplated by the Purchase Agreement between OWNER and COUNTY (“the Closing Date”), and shall continue through and including

March 31, 2026, unless terminated earlier in accordance with the terms of the Holdover Agreement.

2. Except as expressly modified by this First Amendment, all terms and conditions of the original Holdover Agreement remain in full force and effect.

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

WITNESSES:

KWS INVESTMENTS, LLC

Signature

JASON KIMBRELL, Manager

Address: _____

Print Name: _____

Address: _____

Date

Signature

Print Name: _____

Address: _____



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ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
JAY ZEMBOWER, Chairman

Date _____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

GLK/kly

4/4/25

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Investments LLC.docx



EXHIBIT "A"
LEGAL DESCRIPTION

R/W Project: Orange Boulevard
R/W Parcel: 154 Part A
Title Search #: 54
Tax I.D. #: 16-19-30-5AB-0A00-0030 and 21-19-30-503-0000-0010
Owners Name: KWS Investments, LLC, an Arizona limited liability company
Fee Simple (Whole Take)

A parcel of land lying in the Southwest 1/4 of Section 16 and the Northwest 1/4 of Section 21, Township 19 South, Range 30 East, Seminole County, Florida, being all of that certain parcel of land described and recorded in Official Records Book 7845, Page 1478, of the Public Records of Seminole County, Florida, described as follows:

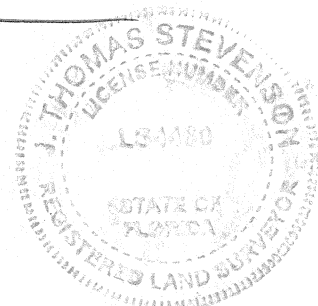
"THE SOUTH 200 FEET OF LOT 3, BLOCK A, LESS RIGHT OF WAY FOR STATE ROAD 400, INTERSTATE NO. 4, MAP OF SANFORD FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 127 AND 128, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA."

I hereby certify that the "Legal Description" shown hereon for the above described property is true and accurate to the best of my knowledge and belief as prepared under my direction and that it meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027, Florida Statutes.

James Thomas Stevenson, PLS

Florida Registration Number 4460

Jones, Wood & Gentry, Inc. – License Business No. 1
9645 East Colonial Drive, Suite 114
Orlando, Florida 32817
Telephone: (407) 898-7780
Date: October 8, 2020



Not valid without the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper.