

**THIRD AMENDMENT TO REFLECTIONS OF HIDDEN LAKE  
UTILITIES DEPARTMENT LEASE**

THIS **THIRD AMENDMENT** is made and entered into this 25 day of March, 2025 and is to that certain Lease made and entered into on the 23rd day of April, 2019, as amended August 13, 2019 and February 13, 2024, between **A & Z VENTURES, LLC**, a Florida limited liability company, whose address is 1037 S. International Parkway, #1091, Lake Mary, Florida 32746, in this 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 Amendment referred to as "TENANT."

**WITNESSETH:**

**WHEREAS**, LANDLORD and TENANT entered into the above referenced Lease on April 23, 2019, as amended August 13, 2019 and February 13, 2024, for TENANT to lease space at 500 West Lake Mary Boulevard for use as offices for the Seminole County Utilities Department; and

**WHEREAS**, the Lease, as amended, commenced on May 1, 2019 and will terminate on April 30, 2025; and

**WHEREAS**, Section 17 of the Lease provides that any amendments or modifications will be valid only when expressed in writing and duly signed by the parties; and

**WHEREAS**, the parties desire to extend the Lease for two (2) years to continue to enjoy the mutual benefits it provides; and

**WHEREAS**, the parties desire to amend Sub-Section 11(a) of the Lease Agreement, titled Fire Clause, to correct a scrivener's error,

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

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Third Amendment to Reflections of Hidden Lake  
Utilities Department Lease  
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**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 03/27/2025 11:04:32 -04:00  
eCertified Id: 7AE8-97C0-8981  
Page 1 of 4

1. The Lease is extended for a term of two (2) years from May 1, 2025 to April 30, 2027.
2. Pursuant to Section 3(b) of the Lease, the parties acknowledge and agree the rental rate will increase to \$16.50 per square foot which will result in the annual rental payment of \$191,103.00 (or \$15,925.25 per month) from May 1, 2025 through April 30, 2026. The rental rate will be subject to further annual adjustment beginning May 1, 2026 as provided in the Lease.
3. Sub-Section 11(a) of the Lease Agreement, titled 'Fire Clause', is deleted and replaced with the following:  
  
Section 11. Fire Clause  
  
(a) During the term of this Lease, LANDLORD covenants and agrees that LANDLORD shall carry fire and extended coverage insurance. The insurance must contain a waiver of subrogation by the insurer. In the event the Leased Premises or a major portion of the Leased Premises is damaged or destroyed by casualty, fire, or otherwise, to an extent that renders the Leased Premises untenable, as TENANT may determine, LANDLORD may rebuild or repair such damaged or destroyed portions of the Leased Premises. The obligation of TENANT to pay rent under this Lease will abate as to the damaged or destroyed portions during the time the Leased Premises are untenable. In the event LANDLORD elects not to rebuild or repair the Leased Premises or fails to proceed with such restoration for a period of thirty (30) days after the damage or destruction, then either party, at its option, may cancel and terminate this Lease.
4. Sub-Section 11(b) of the Lease Agreement will remain in full force and effect and is not amended or revised by this Third Amendment in any way.
5. Except as modified by this Third Amendment, all terms and conditions of the Lease, as previously amended, will remain in full force and effect for the term of the Lease as extended by this Third Amendment.

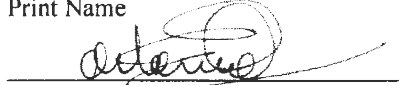


IN WITNESS WHEREOF, the parties have executed this Third Amendment for the purposes stated above.

WITNESSES:

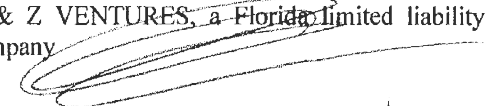
  
Signature

Katherine Quintanilla  
Print Name

  
Signature

Armelio Fernandez Aponte  
Print Name

A & Z VENTURES, a Florida limited liability company

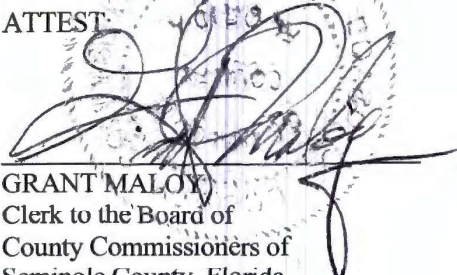
By:   
Print Name: Louis Frantz Joachim  
Title: Manager

Date: 2/20/25

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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

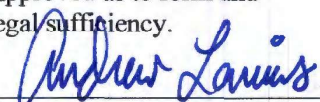
By:   
JAY ZEMBOWER, Chairman

Date: MAR 25 2025

For the use and reliance of  
Seminole County only.

As authorized for execution by the Board of  
County Commissioners at its march 25,  
2025, regular meeting

Approved as to form and  
legal sufficiency.

  
County Attorney

AFL/sfa  
01/23/2025

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