

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

**THIS SECOND AMENDMENT** is to that certain Lease made and entered into on the 23<sup>rd</sup> 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 Lease 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 Lease 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**, **LANDLORD** and **TENANT** entered into the First Amendment to the above referenced Lease on February 1, 2021, to add the Additional Leased Premises to the Lease for one year; and

**WHEREAS**, **TENANT** has decided to relocate its space within **LANDLORD**'s facility known as Reflections at Hidden Lake from the area described in Exhibit A-1 to this Second Amendment (in these recitals, the "Exhibit A-1 Leased Premises") and to lease and to relocate to 15,230 square feet of space in the Reflections at Hidden Lake facility, such new space being located at 520 West Lake Mary Boulevard, Suite 300 A, Sanford, Florida 32773 and more specifically described in Exhibit A-2 to this Second Amendment (in these recitals, the "Exhibit A-2 Leased Premises"); and

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Second Amendment to  
Reflections at Hidden Lake Community Services Department Lease  
Page 1 of 6

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Clerk of the Circuit Court and Comptroller  
Seminole County, Florida



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Page 1 of 9

**WHEREAS**, the lease of the Exhibit A-2 Leased Premises as provided by this Second Amendment will commence on the date of full execution of this Second Amendment and end on September 30, 2024; and

**WHEREAS**, the parties have negotiated a specific rental rate for the Exhibit A-2 Leased Premises of \$14.56 per square foot, \$221,748.84 per year and \$18,479.07 per month,

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

2. Section 1 of the Lease is deleted and replaced with the following:

**Section 1. Leased Premises.**

(a) Effective October 1, 2019 and ending December 31, 2021, LANDLORD hereby grants to TENANT and TENANT hereby accepts from LANDLORD the exclusive use and occupancy of 11,449 square feet on the first floor of the building located at 534 West Lake Mary Boulevard, Sanford, Florida 32773, as depicted on Exhibit A-1 to this Lease (the "Exhibit A-1 Leased Premises"). From October 1, 2019 until the date of full execution of this Second Amendment by both parties, the Leased Premises consist of the Exhibit A-1 Leased Premises. The parties acknowledge and agree that the square footage and the specifications as depicted on Exhibit A-1 to this Lease are approximate, with 11,449 square feet to be used as office space for the Community Services Department staff.

(b) Effective upon the date of full execution of this Second Amendment by both parties, LANDLORD hereby grants to TENANT and TENANT hereby accepts from LANDLORD the



exclusive use and occupancy of 15,230 square feet located at 520 West Lake Mary Boulevard, Suite 300 A, Sanford, Florida 32773, as depicted on Exhibit A-2 to this Lease (the "Exhibit A-2 Leased Premises"). From January 1, 2022, through September 30, 2024, the Leased Premises consist of the Exhibit A-2 Leased Premises. The parties acknowledge and agree that the square footage and the specifications as depicted on Exhibit A-2 to this Lease are approximate, with 15,230 square feet to be used as office space for the Community Services Department staff.

(c) From the date of full execution of this Second Amendment by both parties through December 31, 2021, the Leased Premises consist of both the Exhibit A-1 Leased Premises and the Exhibit A-2 Leased Premises.

3. Section 3 of the Lease is deleted and replaced with the following:

**Section 3. Rental.**

(a) Commencing October 1, 2019 and ending December 1, 2021, TENANT agreed to pay rent to LANDLORD for the Exhibit A-1 Leased Premises at an initial annual rate of FOURTEEN AND 15/100 DOLLARS (\$14.15) per square foot for the 11,449 square feet of office space, which rate was subsequently modified as provided in the Lease, resulting in a rate of FOURTEEN AND 56/100 DOLLARS (\$14.56) per square foot for November 1, 2021 and December 1, 2021. This annual rent is payable in equal monthly installments on or before the first (1st) day of each calendar month for that calendar month, with a ten (10) day grace period. LANDLORD acknowledges that TENANT has properly paid all rental payments under this Lease timely when due through October 1, 2021.

(b) Commencing January 1, 2022 and ending September 30, 2024, TENANT shall pay rent to LANDLORD for the Exhibit A-2 Leased Premises at an initial annual rate of FOURTEEN AND 56/100 DOLLARS (\$14.56) per square foot for the 15,230 square feet of office space. This



annual rent is payable in equal monthly installments on or before the first (1st) day of each calendar month for that calendar month, with a ten (10) day grace period.

(c) Commencing on January 1, 2023 and continuing on each subsequent January 1 during the term of this Lease, the rent will be increased annually by three percent (3%) or adjusted based upon the CPI Index, whichever is less. The CPI adjustment will be made on the basis of changes in the index number set forth in the Consumer Price Index – Urban Wage Earners and Clerical Workers – All items, U.S. City Average (1982-84 = 100) published by the Bureau of Labor Statistics, United States Department of Labor. Such adjustment to the monthly rent will be calculated by multiplying the rent payable in the immediately preceding lease year by the sum of: (i) one (1), plus (ii) the percentage increase in the CPI during the prior year, except that such upward adjustment is limited to no more than three percent (3%) of the rent for the immediately preceding year. It will be TENANT's responsibility to timely perform such adjustments and give written notice of the adjusted rent to LANDLORD.

(d) TENANT shall make Lease payments to A & Z Ventures, LLC, c/o Dover International Company, Inc., Registered Agent, 1307 South International Parkway, Suite 1091, Lake Mary, Florida 32746.

4. Section 5 of the Lease is amended by adding the following Section 5(d):

(d) Notwithstanding the other provisions of this Section 5, LANDLORD has the following obligations concerning the renovations to the Exhibit A-2 Leased Premises. LANDLORD shall notify TENANT when LANDLORD has completed the renovations to the Exhibit A-2 Leased Premises. Within 10 days after this notice, TENANT has the right to inspect the Exhibit A-2 Leased Premises and to report any deficiencies with the renovations to LANDLORD. LANDLORD shall correct all such deficiencies in the Exhibit A-2 Leased

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Second Amendment to  
Reflections at Hidden Lake Community Services Department Lease  
Page 4 of 6

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Page 4 of 9

Premises within 30 days after TENANT reports the deficiencies to LANDLORD. By January 1, 2022 or the date of completion of these renovations including the correction of all deficiencies, whichever is later, TENANT shall pay \$25,000.00 to LANDLORD for LANDLORD's cost of renovations to the Exhibit A-2 Leased Premises for TENANT's benefit.

5. Exhibits A and B to the Lease are deleted and replaced with Exhibits A-1, A-2, and B to this Second Amendment, which become Exhibits A-1, A-2, and B to the Lease.

6. Except as modified in this Second Amendment, all terms and conditions of the original Lease, as previously amended, remain in full force and effect for the term of this Lease.

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

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

WITNESSES:

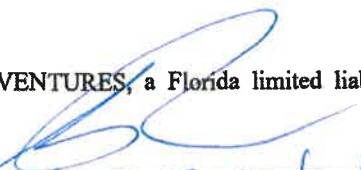
  
Signature

Sheraz Khan  
Print Name

  
Signature

Susan Acevedo  
Print Name

A & Z VENTURES, a Florida limited liability company

By:   
Print Name: Louis Frantz Joachin  
Title: Manager

Date: 10/26/2021

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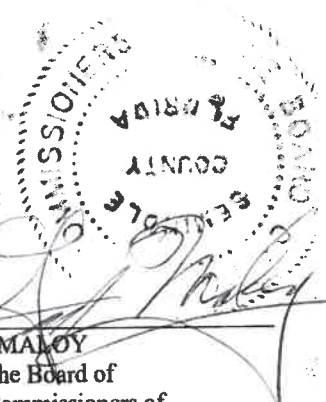
Second Amendment to  
Reflections at Hidden Lake Community Services Department Lease  
Page 5 of 6

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Page 5 of 9

ATTEST:

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

For the use and reliance  
of Seminole County only.

Approved as to form and  
legal sufficiency.

  
County Attorney

DGS/iv

10/25/21

Attachment:

Exhibit A-1 – Depiction of Leased Premises (original location)

Exhibit A-2 – Depiction of Leased Premises (location beginning November 2021)

Exhibit B – Janitorial Scope of Services

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BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By:   
LEE CONSTANTINE, Chairman

Date: 11/9/21

As authorized for execution by the Board of County  
Commissioners at its November 9, 2021  
regular meeting.

Second Amendment to  
Reflections at Hidden Lake Community Services Department Lease  
Page 6 of 6

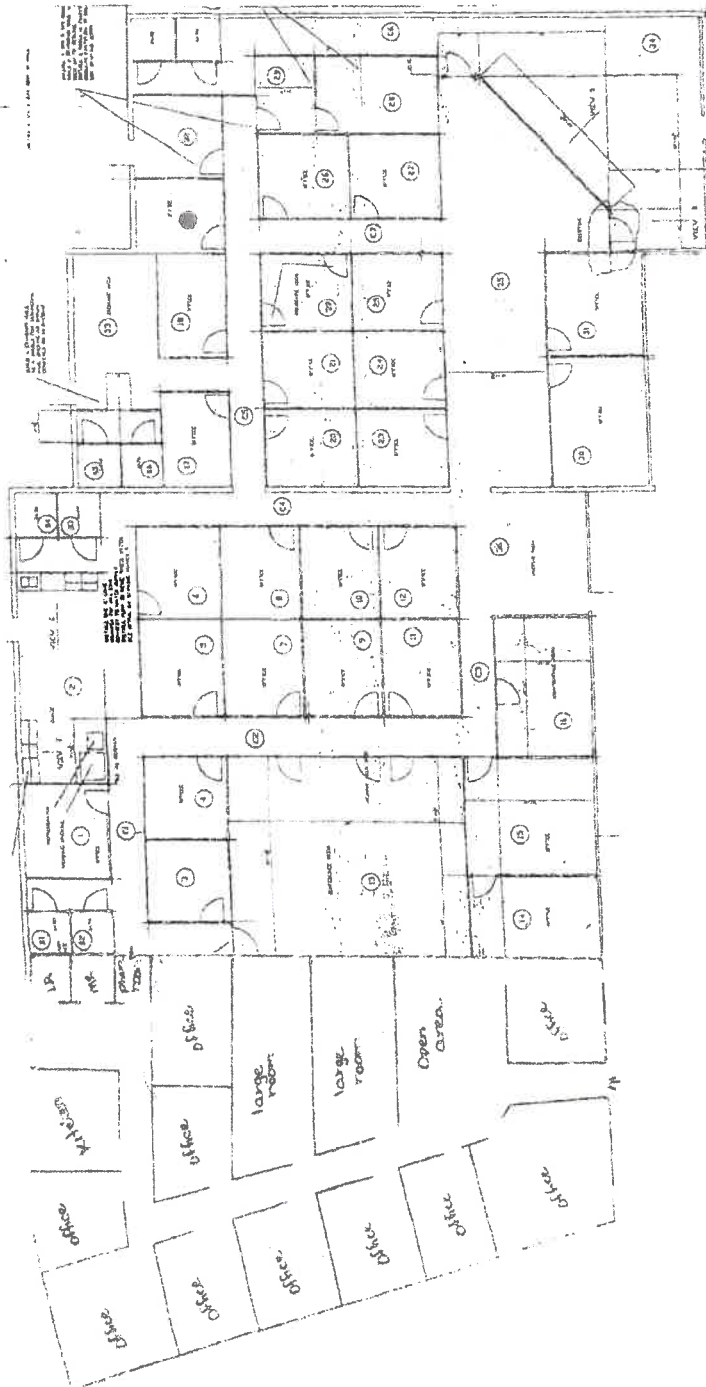
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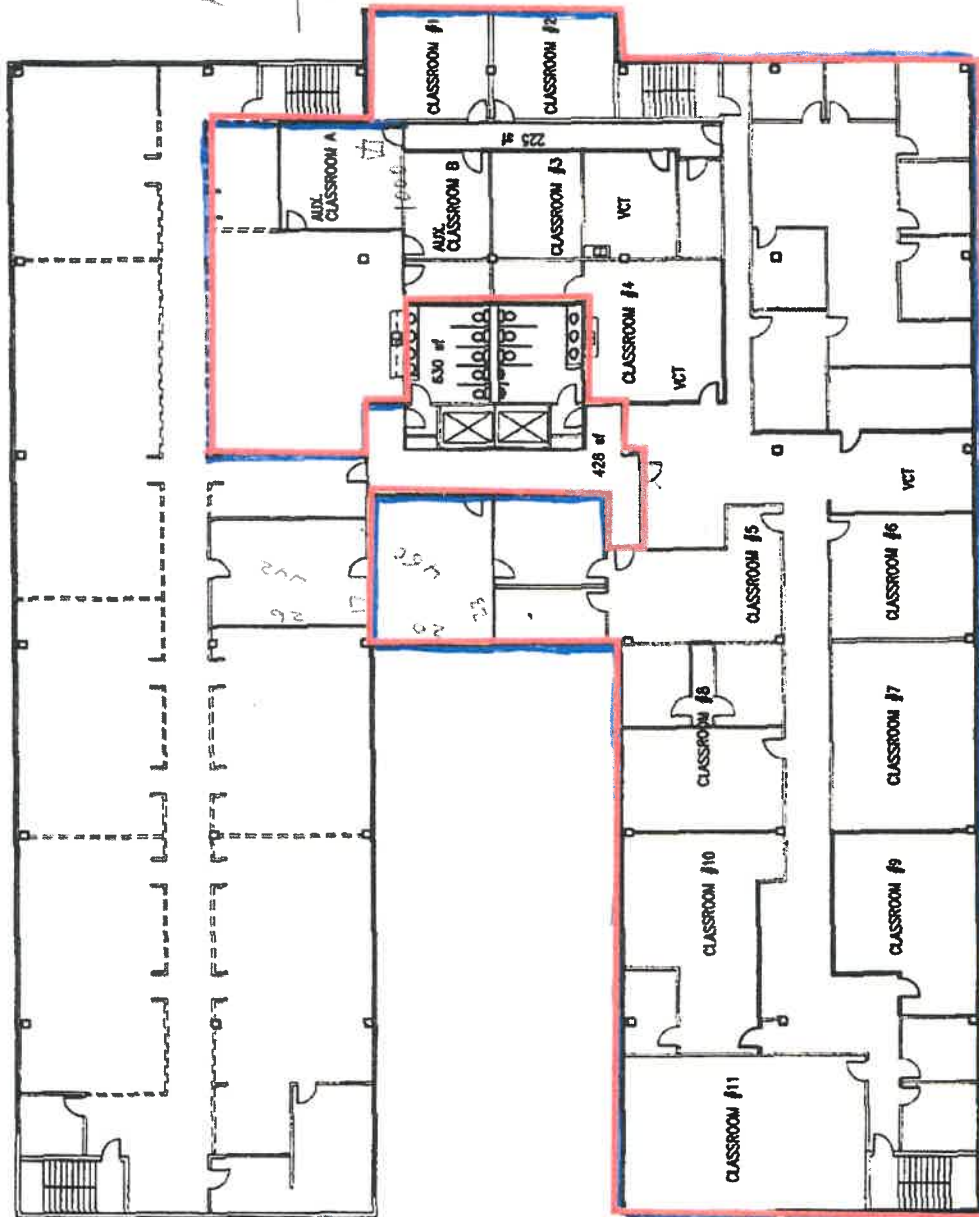
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Page 6 of 9



# Exhibit A-1



# EXHIBIT A-2



1613  
12,157  
1,000  
460  
15,230

13764 sq. total
225 sq. of new walls
632 sq. of walls to be removed
12479 sq. net

Third Floor Plan,  
520 W. Lake Mary Blvd.

Legend  
 Walls not to ceiling  
 New walls  
 Walls to be removed  
 24,315 Sq. Ft.



**Exhibit "B"**  
**Janitorial Expectations: Reflections Community Services**

<b>I.</b>	<b>HALLWAYS, OFFICES, WORK AREAS, MEETING/CONFERENCE ROOMS, STAIRWELLS</b>
<b>A.</b>	<b>DAILY SERVICES</b>
1	Sweep and mop floors (non-carpet)
2	Dust horizontal surfaces (top and underneath)
3	Empty wastebaskets, replace liners as needed
4	Spot clean wall switches, fire doors, countertops, tables, and partitions
5	Clean and polish drinking fountains
6	Clean entrance mats
7	Clean outside entrances and steps
8	Damp wipe interior elevator walls and handrails
9	Clean metal doors
<b>B.</b>	<b>WEEKLY SERVICES</b>
1	Dust wall ornaments
2	Clean window ledges
3	Detail sweep/wet mop: behind/under furniture, in corners, along baseboards
4	Polish bright metal surfaces, chairs and table legs
5	Damp wipe tops and other surfaces
6	Wipe plastic and leather furniture
7	Clean door frames and elevator thresholds
<b>C.</b>	<b>MONTHLY SERVICES</b>
1	Polish wood meeting, desk, table and conference table tops
2	Clean all wood and metal door frames and ledges
3	Vacuum all upholstered furniture
4	Vacuum or brush all HVAC vents
5	Clean window ledges
6	Dust all vertical furniture surfaces
<b>D.</b>	<b>QUARTERLY SERVICES</b>
1	Clean horizontal and vertical blinds
<b>E.</b>	<b>ANNUAL SERVICES</b>
1	Clean exterior windows
<b>II.</b>	<b>RESTROOMS</b>
<b>A.</b>	<b>DAILY SERVICES</b>
1	Replace wastebaskets, wipe stains/spills, replace liners as needed
2	Spot clean wall surfaces, stall partitions, and doors
3	Clean mirrors
4	Clean and sanitize urinals and toilets
5	Clean and sanitize basins, faucets, handles and countertops
6	Clean, sanitize, restock all dispensers
7	Sweep and wet mop floors
<b>B.</b>	<b>WEEKLY SERVICES</b>
1	Wash and disinfect interior walls
2	Wipe clean window ledges
3	De-scale toilets, urinals, and faucets, if necessary
4	Clean and polish hardware and pipes
5	Clean exhaust fans and air returns
<b>C.</b>	<b>MONTHLY SERVICES</b>
1	Scrub restroom floors to remove dirt from grout
2	Clean floor drains

10/26/2021

Janitorial Expectations 10-21.xlsx

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 Page 9 of 9