

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Fifth Renewal and Sixth Amendment to Seminole County Probation Office Lease

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Speed Thomas **CONTACT:** Angi Thompson **EXT.** 5250

Agenda Date 03/14/2006 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION: Authorization and approval for Chairman to execute the Fifth Renewal and Sixth Amendment to Seminole County Probation Office Lease.

BACKGROUND:

The Board entered into the original lease for the Probation office at 134 Wilshire Boulevard, Casselberry, FL 32707 (Wilshire Plaza) on February 11, 1997. The Board amended the lease in 2001 to reflect a change in ownership. Since 2002, when the original term expired, the Board has exercised renewal options annually.

The fourth (and current) renewal term of the lease expires June 30, 2006. There is one remaining one-year renewal period (at the option of the County) remaining.

The term of the fifth (and final) renewal is July 1, 2006 through June 30, 2007. The rate is \$2,886.55 per month (\$13.86 per square foot). This is a 3% increase over the current annual rate. Funds are budgeted for the renewal.

All other terms and conditions of the lease remain in effect.

District 4, Commissioner Henley

Reviewed by:
Co Atty: [Signature]
DFS: _____
Other: _____
DCM: [Signature]
CM: [Signature]

File No. CASS04

**FIFTH RENEWAL AND SIXTH AMENDMENT TO
SEMINOLE COUNTY PROBATION OFFICE LEASE**

THIS FIFTH RENEWAL AND SIXTH AMENDMENT is made and entered into this _____ day of _____, 20____ and is to that certain Lease made and entered into on the 11th day of February, 1997, between **WILSHIRE PLAZA, LLC**, whose address is 815 Orienta Avneue, Suite 1040, Altamonte Springs, Florida 32701, hereinafter referred to as "LANDLORD," and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "TENANT".

W I T N E S S E T H:

WHEREAS, the LANDLORD and TENANT entered into the above-referenced Lease on February 11, 1997, as amended on June 6, 2001, May 22, 2002, April 7, 2003, April 28, 2004, and on March 29, 2005 for lease of space for the Seminole County Probation Office; and

WHEREAS, the parties desire to renew the Lease so as to enable both parties to continue to enjoy the mutual benefits it provides,

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

1. **RENEWAL.** The Lease is hereby renewed for the term of one (1) year from July 1, 2006 through June 30, 2007, unless terminated sooner as provided for therein.

2. For the one (1) year renewal period, the TENANT agrees to pay to the LANDLORD the sum of TWO THOUSAND EIGHT HUNDRED EIGHTY-SIX AND 55/100 DOLLARS (\$2,886.55) per month (THIRTEEN AND 86/100 DOLLARS (\$13.86) per square foot) for the use of the premises.

3. Except as herein modified, all terms and conditions of the Lease, as amended, shall remain in full force and effect for the term of this Renewal and Amendment, as originally set forth in said Lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument for the purpose herein expressed.

Lisa Bellini
Witness
Lisa Bellini
Print Name

Eraine V. Miller
Witness
ERAIN V. MILLER
Print Name

ATTEST:

WILSHIRE PLAZA, LLC, LANDLORD

[Signature]
By: GLEN A. LEFFLER, Managing Member

Date: 1/27/06

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
CARLTON HENLEY, Chairman

Date: _____

For the use and reliance
of Seminole County only.

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

Approved as to form and
legal sufficiency.

[Signature]
County Attorney

AC/lpk
1/20/06
5renew-6am probation office lease