

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

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

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

AUTHORIZED BY: Jamie Croteau **CONTACT:** Angi Thompson **EXT.** 5250

Agenda Date <u>03/22/05</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

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

BACKGROUND:

The original lease for this location at 134 Wilshire Boulevard, Casselberry, FL 32707 (Wilshire Plaza) was entered into on February 11, 1997 between W.D. Frederick, Jr. and Seminole County for space to be used by the Probation Office. The lease was further amended on June 6, 2001 to reflect a change in ownership, on May 22, 2002 for the first renewal, on April 7, 2003 for the second renewal, and again on April 28, 2004 for the third renewal.

The third renewal term of the lease expires June 30, 2005. There are two (2) successive one (1) year renewal periods (at the option of the County) remaining.

The term of the fourth renewal is July 1, 2005 through June 30, 2006. The renewal rate is \$2,802.47 per month (\$13.45 per square foot). This is a 3% increase over the current annual lease rate. Funds have been budgeted for the renewal.

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

District 4, Commissioner Henley

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>AT</u>
CM: <u>AT</u>
File No. <u>CASSS01</u>

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

THIS FOURTH RENEWAL AND FIFTH 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, and on April 28, 2004, 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, 2005 through June 30, 2006, 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 TWO AND 47/100 DOLLARS (\$2,802.47) per month (THIRTEEN AND 45/100 DOLLARS (\$13.45) 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.

Jose Balli
Witness
Glenn V. Miller
Witness

WILSHIRE PLAZA, LLC, LANDLORD

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

Date: 2/8/05

ATTEST:

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
2/1/05 2/3/05
4renew-5am probation office lease