

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Second Renewal and Third Amendment to Seminole County Probation Office Lease

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

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

**Agenda Date** 04/22/03 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

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

**BACKGROUND:**

The original lease for this location 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 May 22, 2001 to reflect a change in ownership and again on May 22, 2002 for the first renewal.

The first renewal term of the lease expires June 30, 2003. There are four (4) successive one (1) year renewal periods (at the option of the County) remaining.

The term of the second renewal is July 1, 2003 through June 30, 2004. The renewal rate is \$2,641.60 per month (\$12.68 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 2, Commissioner Morris

Reviewed by: \_\_\_\_\_  
Co Atty: [Signature]  
DFS: \_\_\_\_\_  
Other: \_\_\_\_\_  
DCM: [Signature]  
CM: [Signature]  
  
File No. CASSS01

**SECOND RENEWAL AND THIRD AMENDMENT TO  
SEMINOLE COUNTY PROBATION OFFICE LEASE**

**THIS SECOND RENEWAL AND THIRD AMENDMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and is to that certain Lease made and entered into on the 11<sup>th</sup> day of February, 1997, between **WILSHIRE PLAZA, LLC**, whose address is 775 West State Road 434, Suite H, Longwood, Florida 32750, 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 <agreementdate>as amended on June 6, 2001, and on May 22, 2002 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, 2003 through June 30, 2004, 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 SIX HUNDRED FORTY-ONE AND 60/100 DOLLARS (\$2,641.60) per month (TWELVE AND 68/100 DOLLARS (\$12.68) 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.

WILSHIRE PLAZA, LLC, LANDLORD

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
GLEN A. LEFFLER, Managing Member

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

By: \_\_\_\_\_  
DARYL G. MCLAIN, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.  
Approved as to form and  
legal sufficiency.

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

\_\_\_\_\_  
County Attorney

AC/lpk  
3/24/03  
2renew-3am-probationlease