

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Second Renewal and First Amendment to Wilshire Plaza, Phase II Lease

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

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

Agenda Date <u>06/10/03</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 Second Renewal and First Amendment to Wilshire Plaza, Phase II Lease.

BACKGROUND:

The original lease for this location, located at 336 Wilshire Boulevard in Casselberry, was entered into on June 30, 1999 between Crystal Bay Club, Ltd. and Seminole County for space to be used by the Tax Collector and Clerk of Court. The lease was amended on June 30, 1999 to add an additional 1300 square feet to the lease premises. The term of the first renewal will expire September 30, 2003.

The term of the second renewal is October 1, 2003 through September 30, 2005 and the rent will increase by 3% each year. The renewal rate for the first year is \$6,371.74 per month (\$10.69 per square foot). The renewal rate for the second year is \$6,562.89 per month (\$11.01 per square foot). 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:	<u>[Signature]</u>
DFS:	
Other:	
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>CASSS01</u>

COPY

SECOND RENEWAL AND FIRST AMENDMENT TO WILSHIRE PLAZA, PHASE II LEASE

THIS SECOND RENEWAL AND FIRST AMENDMENT is made and entered into this _____ day of _____, 20____ and is to that certain Lease made and entered into on the 30th day of June, 1999, between **CRYSTAL BAY CLUB, LTD.**, whose address is 5601 Windhover Drive, Orlando, Florida 32819, hereinafter referred to as "LESSOR," 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 "LESSEE".

W I T N E S S E T H:

WHEREAS, the LESSOR and LESSEE entered into the above-referenced Lease on June 30, 1999 for lease of space at Wilshire Plaza, Phase II; and

WHEREAS, the parties desire to renew and amend 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 as follows:

1. **RENEWAL.** The Lease is hereby renewed for the term of two (2) years from October 1, 2003 through September 30, 2005, unless terminated sooner as provided for therein.

2. **AMENDMENT.** Section 3 of the Lease is amended to read:

3. **RENTAL.**

A. The LESSEE shall pay rent to the LESSOR for said premises described in Section 1 hereof at the following rates:

October 1, 2003 through September 30, 2004: SIX THOUSAND THREE HUNDRED SEVENTY-ONE AND 74/100 DOLLARS (\$6,371.74) per month (TEN AND 69/100 DOLLARS (\$10.69) per square foot).

October 1, 2004 through September 30, 2005: SIX THOUSAND FIVE HUNDRED SIXTY-TWO AND 89/100 DOLLARS (\$6,562.89) per month (ELEVEN AND 01/100 DOLLARS (\$11.01) per square foot).

B. The rent shall be adjusted annually by three percent (3%). Each adjustment shall be effective upon the Lease anniversary date, which is defined as the first day of the month following the date of occupancy. Rental adjustments shall be calculated by multiplying the current annual rent by three percent (3%).

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.

Forge Garcia
Witness

Witness

LESSOR: CRYSTAL BAY CLUB, LTD.

By: *Carl D. Bauer*
CARL D. BAUER, CPM,
Corporate Asset Manager

Date: 5/5/03

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
4/15/03
2renew-1am-wilshire plaza lease