

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Oak Grove Shoppes Lease Agreement

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

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

Agenda Date <u>7/22/03</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: Approve and authorize Chairman to execute First Renewal to Oak Grove Shoppes Lease (Tax Collector and Clerk of the Circuit Court).

BACKGROUND:

This lease is for office space for the Tax Collector and Clerk of the Circuit Court located at 995 State Road 434 North, Altamonte Springs, FL 32714. The original lease term for this location was from December 1, 2000 through November 30, 2003.

The renewal agreement extends the lease through November 30, 2005. Per the terms of the original lease agreement, the renewal rate for the first year is \$17.15 per square foot and increases to \$17.65 per square foot for the second year. Funds have been budgeted for the renewal rates.

There are no additional renewal terms for this lease agreement. All occupying constitutional officers concur with remaining at this location for another two (2) years.

District 3, Commissioner Van Der Weide

Reviewed by:
Co Atty: <u>[Signature]</u>
DFS: _____
Other: _____
DCM: <u>[Signature]</u>
CM: <u>[Signature]</u>
File No. <u>CASSS02</u>

FIRST RENEWAL TO OAK GROVES SHOPPES LEASE

THIS FIRST RENEWAL is made and entered into this _____ day of _____, 20____ and is to that certain Lease made and entered into on the 21st day of December, 2000, between **TSO OAK GROVE, LLC**, whose address is 1401 West Peachtree Street, Suite 400, Atlanta, Georgia 30309, 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 December 21, 2000 for lease of the Oak Groves Shoppes, located at 995 State Road 434 North, Altamonte Springs, Florida 32714; 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 two (2) years from December 1, 2003 through November 30, 2005, unless terminated sooner as provided for therein.

2. 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, as originally set forth in said Lease.

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

TSO OAKGROVE, LLC

Witness

By: _____

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
6/10/03 6/16/03 6/24/03
1renew-oak groves lease