

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: First Renewal Amendment to Seminole County Public Defender Office Lease

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

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

Agenda Date <u>10/14/03</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 First Renewal Amendment to Seminole County Public Defender Office Lease.

BACKGROUND:

The original lease for this location was made and entered into on October 8, 1998 between Hoogland Orlando, Inc. and Seminole County for space to be used by the Public Defender. The lease expires on February 14, 2004. The original lease was for 12,585 square feet to be used for office space. The current lease rate is \$11.54 per square foot.

The First Renewal extends the term of the lease until February 14, 2005. The rate for the first year of the renewal is \$11.88 per square foot. This is a three percent (3%) increase over the current rates. Funds have been budgeted for the new lease rates.

Seminole County has the option to terminate upon ninety (90) written notice. The Landlord is aware that the County intends to exercise the termination option when the Criminal Justice Center is completed.

District 5, Commissioner McLain

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

FIRST RENEWAL TO SEMINOLE COUNTY PUBLIC DEFENDER OFFICE 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 8th day of October, 1998, between **HOOGLAND ORLANDO, INC.**, whose address is 602 East Church Street, Orlando, Florida 32801, 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 October 8, 1998 for lease of space at 114 West First Street, Sanford, Florida for the Seminole County Public Defender's 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. The Lease is hereby renewed for the term of one (1) year from February 15, 2004 through February 14, 2005, unless terminated sooner as provided for therein.

2. The rental rate for the renewal period shall be TWELVE THOUSAND FOUR HUNDRED SIXTY-ONE AND 84/100 DOLLARS (\$12,461.84) per month (ELEVEN AND 88/100 DOLLARS (\$11.88) per square foot).

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

