

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** First Renewal to Lease Agreement (Reflections)

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

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

<b>Agenda Date</b> <u>12/20/05</u>	<b>Regular</b> <input type="checkbox"/>	<b>Consent</b> <input checked="" type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>		<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Authorization and approval for Chairman to execute the First Renewal to Lease Agreement (lease space for Engineering, County Attorney, and Environmental Services at Reflection at Hidden Lake)

**BACKGROUND:**

The original lease for this location was for 17,961.75 square feet for Engineering. The Board later amended the lease, adding 5,446 square feet for Engineering, 2,651 square feet for the County Attorney, 11,582 square feet for Environmental Services and extending the term through April 30, 2006.

The First Renewal extends the lease through April 30, 2008. There are two additional renewal options of two years each remaining. The lease rate is \$14.38 per square foot for the first year of the renewal and \$14.78 per square foot for the second year. Funds are budgeted for the renewal costs.

District 5, Commissioner Carey

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

# EXECUTION COPY

## FIRST RENEWAL TO LEASE AGREEMENT

THIS FIRST RENEWAL is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and is to that certain Agreement made and entered into on the 14<sup>th</sup> day of January, 1993, as amended on October 24, 1995, February 10, 1998, and on May 1, 2001, between **REFLECTIONS AT HIDDEN LAKE, INC.**, a Florida corporation, whose address is c/o Patrick T. Christiansen, Esquire, 17<sup>th</sup> Floor, Citrus Center, 255 S. Orange Avenue, P.O. Box 231, Orlando, Florida 32802-0231, 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 "COUNTY".

### W I T N E S S E T H:

**WHEREAS**, the LANDLORD and COUNTY entered into the above-referenced Lease Agreement on January 14, 1993, as amended on October 24, 1995, February 10, 1998, and on May 1, 2001, for lease of Reflections Tower and Front Space; and

**WHEREAS**, the parties desire to renew the Lease Agreement 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 Agreement as follows:

1. **RENEWAL.** The Lease Agreement is hereby renewed for the term of two (2) years from May 1, 2006 through April 30, 2008, unless terminated sooner as provided for therein.

2. Except as herein modified, all terms and conditions of the Lease Agreement, as amended, shall remain in full force and effect for

the term of this Renewal, as originally set forth in said Lease Agreement.

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

ATTEST:

Patrick T. Christiansen

REFLECTIONS AT HIDDEN LAKE, INC.

By: Patrick T. Christiansen  
PATRICK T. CHRISTIANSEN  
President

(CORPORATE SEAL)

Date: October 4, 2005

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.

AC/lpk  
County Attorney  
AC/lpk  
9/9/05  
1 renew reflections lease