Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 8(F)(1)(A)

Date: July 8, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Fourth Amendment to Lease Agreement for County-Owned Property Located at 19500 Quail Roost Drive, Miami, with the State of Florida Department of Children and Families
Property # 6901-00-00

RECOMMENDATION

It is recommended that the Board approve the attached resolution authorizing execution of a Fourth Amendment to Lease Agreement for County-owned property located at 19500 Quail Roost Drive, Miami, with the State of Florida Department of Children and Families. The attached Fourth Amendment to Lease Agreement has been prepared by General Services Administration at the request of the State of Florida Department of Children and Families.

PROPERTY:	19500 Quail Roost Drive, Miami
COMMISSION DISTRICT:	9
OWNER:	Miami-Dade County
TENANT:	State of Florida Department of Children and Families
TENANT'S TRACK RECORD:	The County has no record of negative performance issues with the State of Florida Department of Children and Families.
USE:	Administrative offices for counseling services and child protective services.
JUSTIFICATION:	The State of Florida, Department of Children and Families originally leased the vacant land and improved it with facilities for operation of administrative offices for counseling services and child protective services. The State is in the process of making improvements to the facilities that include replacing the roof and gutters, removing wood rot, as well as painting the exterior of the buildings. Since the lease expires on March 31, 2013, the state is requesting that the term be extended through March 31, 2023 to give them additional time to recover their capital investment.
PURPOSE OF AMENDMENT:	To modify the term of the Lease Agreement by extending the lease term through March 31, 2023.

FINANCIAL IMPACT:	Rate of $1.00 per year remains as previously negotiated.
EFFECTIVE DATES OF AMENDMENT:	This Fourth Amendment to Lease Agreement shall commence ten days after approval by the Board of County Commissioners, unless vetoed by the Mayor, and if vetoed shall become effective only upon an override of the Board and terminating March 31, 2023.
CURRENT LEASE:	The current lease agreement was approved by the Board on April 19, 1983 by Resolution No. R-503-83. The lease agreement is for a thirty-year period with no renewal option periods and terminates March 31, 2013. Resolution No. R-75-96 approved on February 9, 1996, changed the scope and use of the leased space by the State. Resolution No. R-70-97 decreased the square footage by .75 acres. Resolution No. R-47-04 approved on January 20, 2004 decreased the square footage by 5,536 square feet for use by the adjacent fire rescue station to provide additional paved parking area.
COMMENTS:	Attached for your information is a copy of the previously approved resolution and memorandum with data concerning the lease.
MONITOR:	Tania Llado, Chief Real Estate Officer
DELEGATED AUTHORITY:	Authorizes the County Mayor or County Mayor's designee to execute the amendment to lease agreement and exercise the cancellation provision.

Wendi J. Norris
Director
General Services Administration

MEMORANDUM
(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: July 8, 2010

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(A)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved_____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(A)
7-8-10

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF A FOURTH AMENDMENT TO LEASE AGREEMENT AT 19500 QUAIL ROOST DRIVE, MIAMI, WITH THE STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES FOR COUNTY-OWNED PROPERTY LOCATED AT 19500 QUAIL ROOST DRIVE, MIAMI; AND AUTHORIZING THE COUNTY MAYOR OR DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, The State of Florida Department of Children and Families is a political subdivision of the State of Florida; and

WHEREAS, The State of Florida Department of Children and Families desires to continue using certain county-owned property located at 19500 Quail Roost Drive, Miami; and

WHEREAS, the County is satisfied that The State of Florida Department of Children and Families does require a County-owned property for such use and the property is not otherwise needed for County purposes; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the Fourth Amendment to Lease Agreement between Miami-Dade County and the State of Florida Department of Children and Families, in substantially the form attached hereto and made a part hereof; authorizes the County Mayor or County Mayor's designee to execute same for and on behalf of Miami-Dade County; and authorizes the County Mayor or County Mayor's designee to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of July, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JRA

Juliette R. Antoine

FOURTH AMENDMENT TO LEASE AGREEMENT

THIS AGREEMENT made this day of , 2010, by and between MIAMI-DADE COUNTY, a political subdivision of the State of Floirda, hereinafter called the "LANDLORD," and STATE OF FLORIDA, DEPARTMENT OF CHILDREN AND FAMILY SERVICES (DCF) legal successor to DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, hereinafter called the "TENANT".

WITNESSETH:

WHEREAS, by Resolution No. R-503-83, adopted by the Board of County Commissioners on April 19, 1983, the Board authorized a Lease between the above named parties for that certain property located at 19500 Quail Roost Drive, Miami, Florida; and

WHEREAS, by Resolution No. R-75-96, adopted by the Board of County Commissioners on February 6, 1996, the Board authorized the First Amendment to said lease between the above named parties; and

WHEREAS, by Resolution No. R-70-97, adopted by the Board of County Commissioners on January 23, 1997, the Board authorized a Second Amendment to said Lease between the above named parties ; and

WHEREAS, by Resolution No. R-47-04, adopted by the Board of County Commissioners on January 20, 2004, the Board authorized a Third Amendment to said Lease between the above named parties; and

WHEREAS, both LANDLORD and TENANT are desirous of amending said Lease as set forth below; and

NOW, THEREFORE, in consideration of the restrictions and covenants herein contained, it is agreed that the said Lease is hereby amended as follows:

Lease Term: The current Lease Agreement was approved by the Board of County Commissioners on April 19, 1983 by Resolution # R-503-83 and the Lease term terminates March 31, 2013. The lease term will be modified and extended through March 31, 2023.

In all other respects the said Lease, as Amended, shall remain in full force and effect in accordance with the terms and conditions specified therein.

IN WITNESS WHEREOF, the LANDLORD and TENANT have caused this Fourth Amendment to Lease Agreement to be executed by their respective and duly authorized officers the day and year first above written.

STATE OF FLORIDA
DEPARTMENT OF CHILDREN AND FAMILIES

By: _____
Jacqui B. Colyer
Southern Region Director (TENANT)

_____
WITNESS

_____
WITNESS

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Carlos Alvarez (LANDLORD)
Mayor

Approved by County Attorney as to
form and legal sufficiency: _____
Prepared by: Jane Marie Hundertmark
Real Estate Officer
General Services Administration

Approved _____ _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(F)(1)(B)
1-20-04

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R-47-04

RESOLUTION AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO LEASE AGREEMENT AT 19500 QUAIL ROOST DRIVE, MIAMI, WITH STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

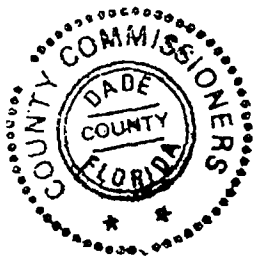
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI DADE COUNTY, FLORIDA, that this Board hereby approves the Third Amendment to Lease Agreement between Miami-Dade County and State of Florida Department of Children and Families, in substantially the form attached hereto and made a part hereof; authorizes the County Manager to execute it for and on behalf of Miami-Dade County; and authorizes the County Manager to exercise any all other rights conferred therein.

The foregoing Resolution was offered by Commissioner Dorrin D. Rolle, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Barbara Carey-Shuler, Ed.D., Chairperson aye
Katy Sorenson, Vice-Chairperson aye

Bruno A. Barreiro	absent	Jose "Pepe" Diaz	absent
Betty T. Ferguson	absent	Sally A. Heyman	aye
Joe A. Martinez	aye	Jimmy L. Morales	aye
Dennis C. Moss	aye	Dorrin D. Rolle	aye
Natacha Seijas	aye	Rebeca Sosa	aye
Senator Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.

Richard B. Rosenthal

By: **KAY SULLIVAN**
Deputy Clerk

MEMORANDUM

Agenda Item No. 7(F)(1)(B)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE: January 20, 2004

SUBJECT: Third Amendment to Lease at 19500 Quail Roost Drive, Miami with State of Florida, Department of Children and Families Property # 6901-00-00

FROM: George M. Burgess
County Manager

The attached third amendment to lease agreement has been prepared by the General Services Administration at the request of Miami-Dade Fire Rescue and is recommended for approval.

PROPERTY:	19500 Quail Roost Drive, Miami.
OWNER:	Miami-Dade County.
TENANT:	State of Florida, Department of Children and Families.
PURPOSE OF AMENDMENT:	To reduce the size of the leased premises by 5,536 square feet or .13 acres ("Decreased Space").
JUSTIFICATION:	The purpose of reducing the leased space by .13 acres is to provide additional paved parking for the adjacent fire rescue station operated by Miami-Dade Fire Rescue. The State of Florida, Department of Children and Families utilizes the leased premises for administrative offices, which provide counseling services to mentally handicapped and retarded children and adults. The area to be reduced is vacant land that is neither used nor required by the State for its programs. The State has agreed to relinquish the requested area needed by Miami-Dade Fire Rescue.
FINANCIAL IMPACT:	Rate of $1.00 per year remains as previously negotiated.
EFFECTIVE DATES OF AMENDMENT:	The term of this Third Amendment to Lease Agreement shall commence upon approval by the Board of County Commissioners, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override of this Board, and shall terminate on April 18, 2013.

CURRENT LEASE: The current lease agreement was approved on April 19, 1983 by Resolution R-503-83. The lease commenced on April 19, 1983 for 30 years. The lease was first amended on February 6, 1996, by Resolution No. R-75-96 and again on January 23, 1997, by Resolution No. R-70-97.

COMMENTS: Attached for your information is a copy of the previously approved resolutions and memoranda with data concerning the lease.

Assistant County Manager

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 3(A)(11)
1-23-97

RESOLUTION NO. R-70-97

RESOLUTION AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO LEASE AGREEMENT AT 19500 QUAIL ROOST DRIVE, MIAMI, WITH THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board hereby approves the Second Amendment to Lease Agreement between Dade County and the Florida Department of Children and Families, in substantially the form attached hereto and made a part hereof; and authorizes the County Manager to execute same for and on behalf of Dade County; and authorizing the County Manager to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner James Burke, who moved its adoption. The motion was seconded by Commissioner Gwen Margolis and upon being put to a vote, the vote was as follows:

Dr. Miriam Alonso	aye	James Burke	aye
Dr. Barbara M. Carey	aye	Miguel Diaz de la Portilla	absent
Betty T. Ferguson	aye	Bruce C. Kaplan	absent
Gwen Margolis	aye	Natacha Seijas Millan	aye
Jimmy L. Morales	aye	Dennis C. Moss	aye
Pedro Reboredo	absent	Katy Sorenson	aye
Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 23rd day of January, 1997. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By: KAY SULLIVAN
Deputy Clerk

Approved by the County Attorney as
to form and legal sufficiency.

MEMORANDUM

Agenda Item No. 3(A)(11)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: January 23, 1997

FROM: Armando Vidal, P.E.
County Manager

SUBJECT: Second Amendment to Lease Agreement at 19500 Quail Roost Drive with the Florida Department of Children and Families

The attached Amendment to Lease Agreement has been prepared by General Services Administration at the request of the Miami-Dade Fire Rescue Department and is recommended for approval.

PROPERTY:	19500 Quail Roost Drive, Miami.
OWNER:	Dade County.
TENANT:	Florida Department of Children and Families.
PURPOSE OF AMENDMENT:	To modify the existing lease by decreasing .75 acres from the 4.5 acres leased by the State from the County.
JUSTIFICATION:	The purpose of this release of .75 acres is to enable the Metro-Dade Fire and Rescue Department to build a fire rescue station at this location. This fire rescue project is part of the bond issue approved in September, 1994 and is included in the six year capital improvement plan. Bond proceeds will be used for the construction of the station. The Florida Department of Children and Families utilize this property for administrative offices and to provide counseling services to mentally handicapped and retarded children and adults.

FINANCIAL IMPACT:	Rate of $1.00 per year remains as previously negotiated.
EFFECTIVE DATES OF THE AMENDMENT:	Commencing upon approval by the Board and terminating as specified in the lease agreement.
EXISTING LEASE	The Lease was approved by the Board on April 19, 1983, by Resolution No. R-503-83. The Lease commenced on April 19, 1983 for 30 years with no renewal option periods. The Lease was amended on February 6, 1996, by Resolution No. R-75-96. The amendment modified the property's use by the State.
COMMENTS:	This Amendment is dependent on a successful Governmental Facilities Hearing for use of the site as a fire rescue station, which is scheduled as a companion item. Attached for your information is a copy of the previously approved resolution and memorandum with data concerning the Lease.

This item has been scheduled for review by the Policy Formulation and Internal Support Committee at its meeting of December 13, 1996.

Agenda Item No. 3(A)(17)
2-6-96

RESOLUTION NO. R-75-96

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT TO LEASE AGREEMENT AT 19500 QUAIL ROOST DRIVE, MIAMI, WITH THE STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN.

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board hereby approves the Amendment to Lease Agreement between Dade County and the State of Florida Department of Health and Rehabilitative Services, in substantially the form attached hereto and made a part hereof; and authorizes the County Manager to execute same for and on behalf of Dade County; and authorizing the County Manager to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Alexander Penelas** and upon being put to a vote, the vote was as follows:

James Burke	absent	Miguel Diaz de la Portilla	aye
Betty T. Ferguson	aye	Maurice A. Ferre	absent
Bruce Kaplan	aye	Gwen Margolis	aye
Natacha S. Millan	aye	Dennis C. Moss	aye
Alexander Penelas	aye	Pedro Reboredo	absent
Katy Sorenson	aye	Javier D. Souto	aye

Arthur E. Teele, Jr. aye

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of February, 1996.

DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK
KAY SULLIVAN

By: _____
Deputy Clerk

Approved by the County Attorney as
to form and legal sufficiency.

MEMORANDUM

Agenda Item No. 3(A)(17)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: February 6, 1996

FROM: Armando Vidal, P.E.
County Manager

SUBJECT: Amendment to Lease Agreement at 19500 Quail Roost Drive with the State Department of Health and Rehabilitative Services

The attached Amendment to Lease Agreement has been prepared by the General Support Services Department at the request of the State Department of Health and Rehabilitative Services (HRS) and is recommended for approval.

PROPERTY:	19500 Quail Roost Drive, Miami.
OWNER:	Dade County.
TENANT:	State of Florida Department of Health and Rehabilitative Services.
PURPOSE OF AMENDMENT:	To modify Article I, Use of Demised Premises, to allow the demised premises to be used for administrative offices, counseling services and as a private recreational facility.
JUSTIFICATION:	Prior to damage by Hurricane Andrew, HRS utilized these premises for the operation of Cluster Facilities for medically handicapped and mentally retarded children and adults. The damaged structures have been rehabilitated by HRS, but they are no longer required for the previous use.

	On October 19, 1995, by Zoning Resolution No. Z-155-95, the Board approved a zoning variance requested by HRS to permit administrative offices and counseling services in the RU-1 (Single Family Residence) district that the premises are located in as if the premises were located in a RU-5A (Semi-professional Offices) district.
FINANCIAL IMPACT:	Rate of $1.00 per year remains as previously negotiated.
EFFECTIVE DATES OF THE AMENDMENT:	Commencing upon approval by the Board and terminating March 31, 2013.
COMMENTS:	Attached for your information is a copy of the previously approved resolution and memorandum with data concerning the Lease.

This item has been scheduled for review by the Government Operations Committee on January 25, 1996.

Agenda Item No. 5(E)
4-19-83

RESOLUTION NO. R-503-83

RESOLUTION AUTHORIZING EXECUTION OF RETROACTIVE AGREEMENT WITH THE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES OF THE STATE OF FLORIDA FOR LEASE OF COUNTY-OWNED PROPERTY ON QUAIL ROOST DRIVE FOR A RESIDENTIAL FACILITY FOR MENTALLY HANDICAPPED AND RETARDED CHILDREN AND ADULTS; AND AUTHORIZING COUNTY MANAGER TO EXERCISE CANCELLATION PROVISION CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board authorizes the execution of retroactive Agreement between Dade County and the Department of Health and Rehabilitative Services of the State of Florida for lease of County-owned property on Quail Roost Drive between theoretical S.W. 194 Street and S.W. 196 Street, for a residential facility for mentally handicapped and retarded children and adults in substantially the form attached hereto and made a part hereof; authorizes the County Manager to execute same for and on behalf of Dade COunty; and to exercise the cancellation provision contained therein.

The foregoing resolution was offered by Commissioner Barry D. Schreiber, who moved its adoption. The motion was seconded by Commissioner Clara Oesterle, and upon being put to a vote, the vote was as follows:

Barbara M. Carey	Absent
Clara Oesterle	Aye
Beverly B. Phillips	Absent
James P. Redford, Jr.	Aye
Harvey Ruvin	Absent
Barry D. Schreiber	Aye
Ruth Shack	Absent
Jorge E. Valdes	Aye
Stephen P. Clark	Aye

The Mayor thereupon declared the resolution duly passed and adopted this 19th day of April, 1983.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

By: RAYMOND REID
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

MEMORANDUM Agenda Item No. 5(f)(1)

TO Honorable Mayor and Members
Board of County Commissioners

DATE April 19, 1983

SUBJECT Lease Agreement with State of Florida, Department of Health and Rehabilitative Services

FROM M. R. Stierheim
County Manager

RECOMMENDATION:

The following Lease has been reviewed by staff and is recommended for approval:

USING AGENCY:	State of Florida, Department of Health And Rehabilitative Services.
USE:	Residential facility for medically handicapped and retarded children and adults.
PROPERTY:	5± Acres at the west side of Quail Roost Drive, between theoretical S.W. 194 Street and S.W. 196 Street.
OWNER:	Dade County
TERMS:	Thirty (30) years commencing April 1, 1983 terminating March 31, 2013, annual rental of one ($1.00) Dollar.
EFFECTIVE DATES:	April 1, 1983 through March 31, 2013.
RENEWAL OPTION:	None
CANCELLATION PROVISION:	If HRS should fail to comply with any covenants or provisions of this Lease, the County may terminate agreement unless the default is cured within 30 days after receiving written notice. HRS has the option of cancelling agreement if facilities on demised premise should be destroyed by notifying the County within 30 days of such intent. HRS shall be responsible for returning the premises to a clean and safe condition.
FORMER LEASE:	None