

MEMORANDUM

Agenda Item No. 8(F)(1)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: October 5, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving, pursuant to section 125.38, Florida Statutes, terms of and authorizing execution by the County Mayor of a Lease Agreement between Miami-Dade County and the District Board of Trustees of Miami Dade College, a State of Florida public educational institution, for the premises located at 1600 NW 3 Avenue, Rooms 106, 113, and 114, Miami, Florida, to be utilized to provide hospitality and culinary training for underprivileged residents of Miami-Dade County, to prepare them to enter the workforce, with a total rental revenue to the County estimated to be \$167,556.06, for the initial five-year term of the Lease and the additional five-year renewal option period; declaring such property surplus; authorizing the County Mayor to exercise any and all other rights conferred therein; and directing the County Mayor to provide an executed copy of the Lease Agreement to the Property Appraiser's Office within 30 days of its execution

Resolution No. R-879-16

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.


Abigail Price-Williams
County Attorney

APW/smm

Memorandum



Date: October 5, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the printed name of the Mayor.

Subject: Lease Agreement between Miami-Dade County and the District Board of Trustees of Miami Dade College, a State of Florida Public Educational Institution and Political Subdivision, for Property Located at the Culmer Community Resource Center, 1600 NW 3 Avenue, Rooms 106, 113 and 114, Miami, Florida - Lease No. 01-3136-064-0020-L07

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize execution of the attached Lease Agreement (Lease) between Miami-Dade County (County) and the District Board of Trustees of Miami Dade College (Tenant), a State of Florida public educational institution and political subdivision, for the use of County-owned property located at 1600 NW 3 Avenue, Rooms 106, 113, and 114, Miami, Florida. More specifically, the resolution does the following:

- Authorizes the lease of County-owned property at the Culmer Community Resource Center, consisting of Rooms 106, 113 and 114, comprising 2,436 adjusted square feet of air-conditioned space, together with off-street parking in common with other tenants, to be used for hospitality and culinary training;
- Authorizes a lease term of five (5) years, plus one (1) additional five-year renewal option period; and
- Declares such property surplus.

Scope

The property is located in County Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

Fiscal Impact/Funding Source

The rental revenue to the County for the initial five (5) years of the Lease will be \$77,598.34 (\$6.00 per square foot), which includes an annual increase of three (3) percent. The total rental revenue to the County for the initial five-year term plus the five-year renewal option period will be \$167,556.06, which includes an annual increase of three (3) percent, and a four (4) percent Lease Management Fee.

In accordance with Section 125.38 of the Florida Statutes, the rental rate has been substantially discounted as the Tenant is providing services intended to promote community interest and welfare.

Track Record/Monitor

The County has no record of negative performance issues with the Tenant. The Lease was prepared by the Internal Services Department Real Estate Development Division on behalf of the Community Action and Human Services Department. Coralee Taylor, of the Internal Services Department Real Estate Development Division, is the Lease Monitor. A copy of the Lease will be provided to the Property Appraiser's Office within 30 days of its execution.

Delegation of Authority

The County Mayor or the County Mayor's designee will be authorized to execute the attached Lease and exercise all other rights conferred therein.

Background

The Tenant desires to lease this facility for the operation of its Hospitality Institute, i.e., for the delivery of hospitality and culinary training and performance of administrative functions. Since 2008, the Hospitality Institute has been located at Greater Bethel AME Church, 245 NW 8 Street, in Overtown. As the institute continues to expand, more space is required for training purposes and offices, which are currently not available at Greater Bethel. At the Culmer Community Resource Center, institute staff will be able to connect and network more easily with other non-profit organizations in order to offer additional services to the community, such as "Dress for Success," which is considered an important partner and is co-located at Culmer.

The training program to be operated out of this space is not intended for Miami Dade College academic students. The Hospitality Institute is a Miami Dade College grant-funded program that offers training to underserved impoverished areas and underrepresented residents throughout Miami-Dade County. Each participant is enrolled in Miami Dade College as a non-credit student and receives a Certificate of Completion upon fulfilling course requirements for some training courses and a certification for others. In addition, a variety of training courses are offered to participants, which include job readiness training, hospitality certification and employment training, culinary and catering employment training, courses in customer service, and a state mandated food handler training certification. Following completion of these courses, job placement assistance is offered to all participants.

The majority of program participants have encountered very challenging life experiences, including poverty, homelessness, unemployment, incarceration and addiction. An important partner for the Hospitality Institute is CareerSource South Florida. The Hospitality Certification and Employment Training and Culinary and Catering Employment Training courses are funded by CareerSource South Florida. As the trainings are intended for low income people, participants must meet certain income eligibility requirements. Since its inception, the program has graduated over 2,600 job readiness training participants with over 35 percent connecting to jobs. Over 50 percent of the 350 culinary and hospitality graduates have been connected to jobs, and over 30 enrolled participants have entered into Miami Dade College degree programs.

Additional lease details are as follows:

- | | |
|---------------------|--|
| COMPANY PRINCIPALS: | Board of Trustees
Helen Aguirre Ferre, Chairperson
Dr. Eduardo J. Padron, President
Armando J. Bucelo, Jr., Vice-Chair
Benjamin Leon, III, Trustee
Marili Cancio, Trustee
Armando J. Olivera, Trustee
Bernie Navarro, Trustee
Daniel Diaz Leyva, Trustee |
| LEASE TERM: | Five (5) years, plus one (1) additional five-year renewal option period. |
| EFFECTIVE DATES: | Commencing on the first day of the month following the passage of the resolution by the Board approving the Lease. |
| RENTAL RATE: | The annual rent for the first year of the initial five-year term of the Lease will be \$14,616.00; the rent for the second through the fifth year of the initial lease term and the additional five-year renewal option period shall be adjusted by a three (3) percent annual increase. |

LEASE CONDITIONS:

The Landlord is responsible for the cost and expenses associated with the property, including, but not limited to, security, utilities (including electricity), janitorial, maintenance, landscaping, repairs, and replacement of fixtures, for the first two (2) years of the Lease.

The Tenant is responsible for improvements to the premises, phone and data related installation and services, and any permits or licenses required to utilize the premises, and for performing all due diligence necessary to construct, maintain, and/or otherwise operate the property.

At the beginning of the third year of the Lease, or any period of time thereafter, the Tenant is responsible for its prorated share of the cost and expenses associated with the property, including, but not limited to, security, utilities (including electricity), janitorial, maintenance, improvements, landscaping, repairs, and replacement of fixtures, and equipment.

CANCELLATION PROVISION:

The Landlord shall have the right to terminate or cancel the Lease at any time and for any reason by giving the Tenant at least 180 calendar days' written notice of such termination.

The Tenant shall have the right to terminate the Lease on an annual basis, within 90 days prior to the anniversary of the effective date, if the necessary funding for the Tenant's use of the premises is cut or otherwise not secured by the Tenant.

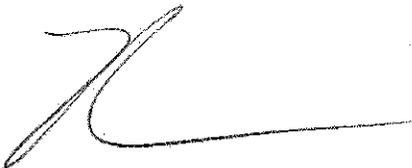
OTHER PROPERTIES
EVALUATED:

Pursuant to Resolution No. R-333-15, the Internal Services Department Real Estate Development Division has conducted an in-house survey of the comparable rental values in the area of the subject property to determine the market rental value of the subject property. Those findings are provided below.

1525 NW 3 Avenue, Miami - \$20.00 per square foot on an annual basis. Tenant is responsible for all operating costs and expenses.

2331 NW 7 Place, Miami - \$17.23 per square foot on an annual basis. The landlord is responsible for all operating costs.

710 NW 25 Street, Miami - \$18.00 per square foot on an annual basis. The landlord is responsible for all operating costs.



Russell Benford
Deputy Mayor



MEMORANDUM
(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: October 5, 2016

FROM: Abigail Price-Williams
County Attorney

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

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**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor'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)
10-5-16

RESOLUTION NO. R-879-16

RESOLUTION APPROVING, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE OF A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE DISTRICT BOARD OF TRUSTEES OF MIAMI DADE COLLEGE, A STATE OF FLORIDA PUBLIC EDUCATIONAL INSTITUTION, FOR THE PREMISES LOCATED AT 1600 NW 3 AVENUE, ROOMS 106, 113, AND 114, MIAMI, FLORIDA, TO BE UTILIZED TO PROVIDE HOSPITALITY AND CULINARY TRAINING FOR UNDERPRIVILEGED RESIDENTS OF MIAMI-DADE COUNTY, TO PREPARE THEM TO ENTER THE WORKFORCE, WITH A TOTAL RENTAL REVENUE TO THE COUNTY ESTIMATED TO BE \$167,556.06, FOR THE INITIAL FIVE-YEAR TERM OF THE LEASE AND THE ADDITIONAL FIVE-YEAR RENEWAL OPTION PERIOD; DECLARING SUCH PROPERTY SURPLUS; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE AN EXECUTED COPY OF THE LEASE AGREEMENT TO THE PROPERTY APPRAISER'S OFFICE WITHIN 30 DAYS OF ITS EXECUTION

WHEREAS, the District Board of Trustees of Miami Dade College, a Florida public educational institution, was organized for the purpose of servicing the public; and

WHEREAS, the District Board of Trustees of Miami Dade College, desires to lease certain County-owned property located at 1600 NW 3 Avenue, Rooms 106, 113, and 114, Miami, Florida, to be utilized for hospitality and culinary training for underprivileged area residents; and

WHEREAS, the Board is satisfied that pursuant to Section 125.38, Florida Statutes, the District Board of Trustees of Miami Dade College, requires the property for a use consistent with its mission and in support of the community interest and welfare purposes for which it is organized, and finds that such lease for that use, would promote community interest and welfare; and

WHEREAS, the Board finds that a hardship would exist in requiring Miami-Dade College, a State of Florida public educational institution, to pay market rent for the Property (currently estimated by administration to average \$16.67 per square foot with a range in comparables from \$17.23 to \$20.00 per square foot) to the extent that any revenues that will be generated will be put back into Miami Dade College, because its mission is beneficial to the community and promotes the educational welfare of the Miami-Dade community; 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:

Section 1. The foregoing recitals are incorporated into this resolution and are approved.

Section 2. This Board hereby approves, pursuant to Section 125.38, Florida Statutes, the lease agreement between Miami-Dade County and the District Board of Trustees of Miami Dade College, a State of Florida public educational institution, for the premises located at 1600 NW 3 Avenue, Rooms 106, 113 and 114, Miami, Florida, to be utilized to provide hospitality and culinary training for underprivileged residents of Miami-Dade County, with a total gross rental revenue to the County estimated to be \$167,556.06, for the initial five-year term

of the lease agreement and the additional five-year renewal option period, in substantially the form attached hereto and made a part hereof; authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the Lease, to execute same for and on behalf of Miami-Dade County; and authorizes the County Mayor or the County Mayor's designee to exercise all other provisions contained therein.

Section 3. This Board hereby finds that the Property is not needed for County purposes and declares the property surplus.

Section 4 The County Mayor or the County Mayor's designee is hereby directed to provide to the Property Appraiser's Office an executed copy of the Lease Agreement within 30 days of its execution, and to appoint staff to monitor compliance with the terms of the Lease.

The foregoing resolution was offered by Commissioner **Xavier L. Suarez**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Jean Monestime, Chairman	aye	
	Esteban L. Bovo, Jr., Vice Chairman	aye	
Bruno A. Barreiro	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dennis C. Moss	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye	Xavier L. Suarez	aye
Juan C. Zapata	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of October, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. 

Debra Herman

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease"), is being entered into and made effective this ____ day of _____, 2016 ("Effective Date"), between Miami-Dade County, a political subdivision of the State of Florida ("Landlord"), and the District Board of Trustees of Miami Dade College, a State of Florida public educational institution and political subdivision of the State of Florida ("Tenant"), by which Landlord does this day lease unto Tenant, and Tenant does hereby leases from Landlord, the real property consisting of approximately 2,436 square feet of air conditioned space, located at 1600 N.W. Third Avenue, specifically Rooms 106, 113, and 114 Miami, Florida 33136 (Folio No.: 01-3136-064-0020), for the initial term of five (5) years, so long as Tenant, at all times, remains in compliance with this Lease.

**PART I
BASIC LEASE PROVISIONS**

The following sets forth basic data hereinafter referred to in this Lease, and where appropriate, constitute definitions of the terms hereinafter listed:

A. TENANT:	District Board of Trustees of Miami Dade College
B. TENANT'S TRADE NAME:	The Hospitality Institute
C. LANDLORD:	Miami-Dade County, a political subdivision of the State of Florida.
D. MAILING ADDRESS OF LANDLORD:	Community Action and Human Services Department 701 N.W. First Court, Suite 10-109 Miami, Florida 33136
E. PREMISES, ADDRESS, AND FOLIO NUMBER:	1600 N.W. Third Avenue, Miami, Florida 33136 – and specifically Room 106, consisting of approximately 1,635 square feet; Room 113, consisting of approximately 230 square feet; and Room 114, consisting of approximately 571 square feet. Together having a total rentable square footage of approximately 2,436 square feet. Folio Number: 01-3136-064-0020
F. MAILING ADDRESS OF TENANT:	The Hospitality Institute Miami International Hospitality Center Miami Dade College 300 N.E. Second Avenue, Room 3704-39 Miami, Florida 33132
G. INITIAL TERM:	The initial Term of this Lease is for five (5) years.
H. EFFECTIVE DATE:	The "Effective Date" shall be on the first day of the month following ten (10) days after the date of its adoption by the Miami-Dade County Board of County Commissioners, unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by the Miami-Dade County Board of County Commissioners. The date on which this Lease becomes effective as provided herein is called the "Commencement Date", and expiring five (5) years thereafter (the "Expiration Date").
I. OPTIONS TO RENEW:	Tenant shall have one (1) five (5) year option to renew this Lease in accordance with the terms contained herein, and such option to renew shall hereinafter be referred to as an "Option Period".
J. ANNUAL BASE RENT:	\$14,616.00 annually, plus Operating Expenses, if applicable.
K. RENT SCHEDULE:	The Tenant shall pay the Landlord the amount of \$1,218.00 per month for Rent, plus the cost of the monthly Operating Expenses, to be paid Quarterly by the Tenant if applicable, without demand, request, deduction, or setoff. Rent will be increased Annually as shown in the following chart:

	<p>Initial Term:</p> <table border="1"> <thead> <tr> <th>Lease Year</th> <th>Annual Rent</th> <th>Monthly Base Rent</th> <th>Quarterly Op. Expenses</th> <th>Annual Rate per Square Foot</th> </tr> </thead> <tbody> <tr> <td>Year 1</td> <td>\$14,616.00</td> <td>\$1,218.00</td> <td></td> <td>\$6.00</td> </tr> <tr> <td>Year 2</td> <td>\$15,054.48</td> <td>\$1,254.54</td> <td></td> <td>\$6.18</td> </tr> <tr> <td>Year 3</td> <td>\$15,506.12</td> <td>\$1,292.18</td> <td>****</td> <td>\$6.37</td> </tr> <tr> <td>Year 4</td> <td>\$15,971.30</td> <td>\$1,330.94</td> <td>****</td> <td>\$6.56</td> </tr> <tr> <td>Year 5</td> <td>\$16,450.44</td> <td>\$1,370.87</td> <td>****</td> <td>\$6.75</td> </tr> <tr> <td colspan="5">Optional Renewal Period:</td> </tr> <tr> <td>Year 6</td> <td>\$16,943.95</td> <td>\$1,412.00</td> <td>****</td> <td>\$6.96</td> </tr> <tr> <td>Year 7</td> <td>\$17,452.27</td> <td>\$1,454.36</td> <td>****</td> <td>\$7.16</td> </tr> <tr> <td>Year 8</td> <td>\$17,975.83</td> <td>\$1,497.99</td> <td>****</td> <td>\$7.38</td> </tr> <tr> <td>Year 9</td> <td>\$18,515.11</td> <td>\$1,542.93</td> <td>****</td> <td>\$7.60</td> </tr> <tr> <td>Year 10</td> <td>\$19,070.56</td> <td>\$1,589.21</td> <td>****</td> <td>\$7.83</td> </tr> </tbody> </table> <p>**** Quarterly Operating Expenses to be determined</p>	Lease Year	Annual Rent	Monthly Base Rent	Quarterly Op. Expenses	Annual Rate per Square Foot	Year 1	\$14,616.00	\$1,218.00		\$6.00	Year 2	\$15,054.48	\$1,254.54		\$6.18	Year 3	\$15,506.12	\$1,292.18	****	\$6.37	Year 4	\$15,971.30	\$1,330.94	****	\$6.56	Year 5	\$16,450.44	\$1,370.87	****	\$6.75	Optional Renewal Period:					Year 6	\$16,943.95	\$1,412.00	****	\$6.96	Year 7	\$17,452.27	\$1,454.36	****	\$7.16	Year 8	\$17,975.83	\$1,497.99	****	\$7.38	Year 9	\$18,515.11	\$1,542.93	****	\$7.60	Year 10	\$19,070.56	\$1,589.21	****	\$7.83
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<p>L. FLORIDA SALES TAX:</p>	<p>In accordance with Section 212.031 of the Florida Statutes the Tenant is responsible for any and all applicable sales tax and any applicable discretionary sales surtax for the Premises.</p>																																																												
<p>M. OPERATING EXPENSES:</p>	<p>Tenant is responsible for its prorated share of the cost and expenses associated with the property where the Premises is located, including, but not limited to, security, utilities (including electricity), janitorial, maintenance, improvements, landscaping, repairs, and replacement of furniture, fixtures, and equipment, known as "Operating Expenses." The Operating Expenses represent the costs and expenses for areas inside and outside of the Premises. For the first and second year of the Term, the Landlord has agreed to waive or otherwise not assess or charge the Tenant for Operating Expenses. At the beginning of the third year of the Term, or any period of time thereafter, the Landlord may impose or otherwise require the Tenant to pay an amount, as determined by the Landlord, for Operating Expenses. If, and/or when, imposed by the Landlord, Operating Expenses shall be paid quarterly, on the first day of each quarterly month (i.e., January, April, July, and October), by the Tenant. The Tenant's responsibility for paying its pro-rata share of the Operating Expenses, for the third lease year, and any subsequent year thereafter, including during the Option Period, shall be determined by the Landlord based upon the Landlord's actual expenses associated with operating and maintaining the overall property in and around the Premises. The overall property is commonly known as the Culmer Community Resource Center.</p>																																																												
<p>N. RENT INCREASES:</p>	<p>The Rent shall automatically increase by three (3%) percent for the second year of the Term, and any subsequent year, beginning on the anniversary of the Effective Date, including during the Option Period.</p>																																																												

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O. RENT PAYMENT ADDRESS:	Internal Services Department, Real Estate Development Division 111 N.W. First Street, Suite 2460, Miami, Florida 33128 Attn: Accounts Receivable
P. SECURITY DEPOSIT:	N/A
Q. PERMITTED USE:	Tenant shall utilize the Premises for hospitality and culinary training and education, along with ancillary office and administrative uses in connection with such hospitality and culinary training.
R. UTILITIES:	Electrical, Water, and Sewer services for the Premises are and shall remain in the name of the Landlord. Other utility services for the Premises shall be placed in the name of Tenant and shall be fully paid for by the Tenant.

This Lease consists of the foregoing introductory paragraphs, constituting the Basic Lease Provisions (consisting of paragraphs A through R), of which are incorporated herein by this reference. In the event of any conflict between the information contained in the Basic Lease Provisions, and the language in the Standard Lease Provisions, which follow, the Standard Lease Provisions shall control.

STANDARD LEASE PROVISIONS

**PART II
TERMS AND CONDITIONS**

SECTION 1. DESCRIPTION OF PREMISES: The Landlord hereby leases to Tenant, and the Tenant hereby rents from the Landlord the following:

1600 N.W. Third Avenue, Miami, Florida 33136, and specifically Room 106, consisting of approximately 1,635 square feet; Room 113, consisting of approximately 230 square feet; and Room 114, consisting of approximately 571 square feet. Together having a total rentable square footage of 2,436 square feet ("Premises").

Landlord and Tenant agree that the foregoing square footage is only an approximation of size, as the Premises has not been duly measured by the Landlord. Further, the Tenant is fully aware of the size of the Premises and has determined that it is sufficiently suited for its intended purposes.

Further, the Landlord and Tenant have performed a pre-occupancy inspection of the Premises. Notwithstanding anything to the contrary contained herein, the Premises has been inspected by the Tenant who accepts the Premises in its "AS IS" and "WHERE IS" condition, with any and all faults, and who understands and agrees that the Landlord does not offer any implied or expressed warranties as to the condition of the Premises and/or whether it is fit

for any particular purpose. The Premises is being Leased without furniture, fixtures or equipment.

SECTION 2. RENT: Tenant shall lease the Premises at and for the agreed upon amount of Fourteen Thousand Six Hundred Sixteen (\$14,616.00) Dollars, the Annual Base Rent, payable in twelve (12) equal monthly installments of One Thousand Two Hundred Eighteen (\$1,218.00) Dollars, in advance, beginning on the Effective Date. Additionally, Tenant shall pay any additional rent ("Additional Rent") as hereinafter set forth in this Lease; plus any applicable taxes in the nature of sales, rental taxes, real estate use or similar taxes now or hereafter assessed or levied by any appropriate taxing authority upon the payment of the Annual Base Rent, or other charges, fees, and/or expenses to be paid by Tenant. At all times after the date hereof the, Tenant shall be governed by and subject to all of provisions, covenants and conditions of this Lease requiring the payment of Annual Base Rent and other charges, which shall be paid by Tenant. The Annual Base Rent and Additional Rent are sometimes referred to herein collectively as "Rent".

Tenant shall pay the initial payment of Rent on the Effective Date. Afterwards, the Tenant hereby agrees that it shall remit to Landlord all payments for Rent on or before the first day of each month, throughout the Term, and

during the Option Period, without demand at the Rent Payment Address, or mailing address of the Landlord listed in the Basic Lease Provisions outlined herein on page one (1), or at such other place and to such other person, as Landlord may from time to time designate in writing.

In addition to the Rent, the Tenant hereby agrees to pay to the Landlord, a pro-rata share of the Landlord costs and expenses for maintaining and operating the property, known as Operating Expenses, on a monthly basis as solely determined by the Landlord. The Tenant shall begin paying Operating Expenses, as described in Section M of the Basic Lease Provision and Section 6 below.

It is the intention of Tenant and Landlord that the obligations of Tenant shall be separate and independent covenants and agreements, and that the Rent, and all other sums payable by Tenant, including, but not limited to Operating Expenses, shall continue to be payable in all events, unless otherwise expressly provided herein, and that the obligations of the Tenant shall continue unaffected, unless the requirement to pay or perform have been terminated pursuant to the express provisions of this Lease. Rent, and all other sums payable by the Tenant, shall be paid without notice or demand, and without setoff, counterclaim, recoupment, abatement, suspension, deferment, diminution, deduction, reduction or defense, except as specifically set forth in this Lease. Except as otherwise expressly provided in this Lease, Tenant agrees that it shall not take any action to terminate, rescind or avoid this Lease. Tenant waives all rights which are not expressly stated herein to quit, terminate or surrender this Lease, or any of the Premises, to any setoff, counterclaim, recoupment, abatement, suspension, deferment, diminution, deduction, reduction to Rent or any other sums payable under this Lease, except as specifically set forth in this Lease.

SECTION 3. TERM: The term of this Lease shall commence on the Effective Date, and Landlord and Tenant agree that this Lease is scheduled to terminate five (5) years thereafter (hereinafter "Termination Date"). After the Effective Date, the Landlord shall send the Tenant a Letter of commencement, identifying both the Effective Date, and the Termination Date of this Lease.

Further, the parties agree that the Tenant shall have the right to terminate this Lease on an annual basis, within ninety (90) days prior to the anniversary of the Effective Date, if the necessary funding for the Tenant's use of the Premises is cut, or otherwise not secured by the Tenant

from its grantors or other funding source. However, any financial obligations due and owing to the Landlord by the Tenant shall be paid by the Tenant prior to the termination or cancellation of this Lease. This clause shall survive the termination or cancellation of this Lease.

Except as otherwise provided herein, this Lease shall terminate on the Termination Date, or at the end of any extension or renewal thereof, without the necessity of any notice from either the Landlord or the Tenant to terminate the same, and Tenant hereby waives notice to vacate or quit the Premises and agrees that Landlord shall be entitled the benefit of all provisions of law with respect to the summary recovery of possession of the Premises from a Tenant holding over to the same extent as if statutory notice had been given. Tenant hereby agrees that if it fails to surrender the Premises at the end of the term, or any renewal thereof, Tenant will be liable to Landlord for any and all damages which Landlord shall suffer by reason thereof subject to the provisions, limits and limitations of Section 768.28, Florida Statutes, as may be amended.

If Tenant shall be in possession of the Premises after the Termination Date, then, in accordance with Section 5, Holdover, in the absence of any agreement extending the term hereof, the tenancy under this Lease shall be deemed to be in holdover, and on a month-to-month tenancy, terminable by either party with thirty (30) days prior written notice. Such month-to-month tenancy shall be subject to all of the covenants, conditions, provisions, restrictions and obligations of this Lease, except that the Rent shall increase by three (3%) percent, from last amount of the Rent applied under this Lease, and Operating Expenses, if applicable.

SECTION 4. OPTION TO RENEW: Provided this Lease is not otherwise in default and subject to the provisions hereinafter set forth, the Tenant has the option to extend the Term of this Lease for one (1) additional five (5) year renewal period, on the same terms, conditions, and provisions as contained in this Lease, by giving the Landlord at least ninety (90) days' written notice prior to the expiration of the Term. In the event of the Tenant electing to renew this Lease, the Rent shall continue to increase by three (3%) percent annually during the Option Period.

SECTION 5. HOLDOVER: In the event the Tenant remains in the possession of the Premises after the expiration date, or the earlier termination of this Lease, and without the Landlord's prior written consent for any renewal of this Lease, the Tenant shall be deemed to be in holdover, and on

a month-to-month tenancy, subject to all of the conditions of this Lease except for the amount, and the payment of Rent. The parties agree that the damage to the Landlord resulting from any failure by the Tenant to timely surrender possession of the Premises will be substantial, may exceed the amount of the Rent payable under this Lease, and will be impossible to measure accurately. The Tenant, therefore, acknowledges and hereby agrees that if possession of the Premises is not surrendered to the Landlord upon the expiration date, or earlier termination of this Lease, in addition to any rights or remedies the Landlord may have under this Lease, or at law, or in equity, the Tenant shall pay to the Landlord, as liquidated damages for each month, and for each portion of any month during which the Tenant is in holdover, a sum equal to one hundred three (103%) percent of the Rent that was previously in place, plus Operating Expenses, if applicable, as solely determined by the Landlord. Nothing herein shall be deemed to permit the Tenant to retain possession of the Premises after the expiration date, or the earlier termination of this Lease. Further, the Tenant also agrees that as a result of any holdover, the Tenant shall defend, indemnify, and hold the Landlord harmless from and against any and all claims, suits, actions liabilities, losses, costs and expenses of any kind suffered by the Landlord, as a result of the Tenant holding over, subject to the provisions, limits and limitations of Section 768.28, Florida Statutes, as may be amended. This paragraph shall survive the expiration date, or earlier termination of this Lease.

SECTION 6. OPERATING EXPENSES: During the first two (2) years of the Term of this Lease, the Landlord has waived, and will not assess, or otherwise charge, the Tenant for Operating Expenses, as defined below. After the second year of this Lease, the Landlord may assess the Tenant an amount, as determined by the Landlord, for Operating Expenses, as defined hereafter. Operating Expenses are defined as the Tenant's pro-rata share for certain costs and expenses within the Premises and to operate and maintain the common area(s) of the property where the Premises is located, known as the Culmer Community Resource Center, which include, but are not limited to, utilities, maintenance, cleaning, security, landscaping, repairs, improvements, real estate taxes (if applicable), replacement of furniture, fixtures, and equipment, and other costs and expenses incurred by the Landlord during the Term of this Lease for the property where the Premises is located. Operating Expenses are and shall mean expenses of any kind or nature which are necessary, ordinary, and customarily incurred with respect to the operation and maintenance of the property where the Premises is located

(the Culmer Community Resource Center), including any and all common areas, during a calendar year, and is generally charged as an operating expense to tenants by landlords of comparable properties in the Miami-Dade County, Florida area. Operating Expenses, when applicable, shall be paid quarterly, on the first day of the quarterly month (i.e., January, April, July, and October), by the Tenant. The Operating Expenses shall be one (1) flat fee (the same quarterly amount). The amount for Operating Expenses shall be determined annually, and effective upon the anniversary of the Effective Date, or the beginning of the calendar year, as determined and established by the Landlord. A minimum of six (6) months prior to the anniversary of the Effective Date, the Landlord shall provide to the Tenant a preliminary estimation of Operating Expenses for the prior twelve (12) months so that the Tenant can have an estimate of the Operating Expenses for the upcoming year and so the Tenant may determine if there is sufficient funding for its share of the Operating Expenses for the upcoming year.

Tenant shall have the right, at its own expense, to inspect, review, and/or otherwise audit the books and records of the Landlord pertaining to Operating Expenses. In the event that Tenant's examination reveals that an error has been made in the Landlord's determination of the payment of expenses for the Premises and/or Tenant's share of Operating Expenses, and Landlord agrees with such determination, then the amount of such adjustment shall be payable by Landlord to the Tenant within ninety (90) calendar days. In the event that Tenant's examination reveals that an error has been made in the Landlord's determination of the payment of Operating Expenses for the Premises and/or the Tenant's share of Operating Expenses, and Landlord disagrees with the results thereof, then Landlord shall have sixty (60) days to obtain a review by a Certified Public Accountant of its choice, or by staff of the Landlord's Auditor, to determine the Tenant's share of the Operating Expenses. In the event Landlord's accountant and/or auditor and Tenant's Certified Public Accountant are unable to reconcile their reviews of the Landlord's books and records, then both the Landlord's accountant and/or auditor and the Tenant's accountant shall mutually agree upon an accountant, which cost shall be borne by both parties, and the determination by the independent accountant regarding the Tenant's share of Operating Expenses shall be conclusive.

SECTION 7. PERMITTED USE: It is hereby understood and agreed that the Premises is to be utilized by the Tenant to provide hospitality and culinary training and education to

residents of Miami-Dade County, along with ancillary office and administrative uses in connection with such hospitality and culinary training, and for no other purpose whatsoever. Any violation of the agreed use, or any type of disturbance or interference with any other adjacent or nearby landowner, or tenant, including any business and/or governmental entity, will be a violation of this Lease. Any violation related to the public use of the Premises, as described herein, will be grounds for termination of this Lease, and the Premises will transfer back to the Landlord, pursuant to Florida Statutes Section 125.38 and Miami-Dade County Resolution No.: R-461-13. Further, the Landlord shall retain the right at its sole option to terminate this Lease, or to pursue any other remedy at law or equity. Tenant, subject to the provisions of Section 768.28, Florida Statutes, as may be amended, shall indemnify Landlord for any losses, damages, and/or injury caused to any adjacent or nearby building owner, or occupier of land, relating to Tenant's violation of this Permitted Use clause.

Tenant shall cause its operations to be conducted and operated in such a manner as to ensure that such operation is in compliance with any and all laws, ordinances, rules and/or regulations, of all federal, state and local governmental agencies. Hours of Operation is Monday through Friday, from 8:00 AM to 5:00 PM.

SECTION 8. ASSIGNMENT-SUBLEASING: Except as expressly provided herein, Tenant shall neither mortgage, pledge, encumber, nor assign this Lease, nor sublet this Lease (which term, without limitation, shall include the granting of concessions, licenses, and the like) the Premises, or any part thereof, without the Landlord's prior written consent, which may be withheld in Landlord's sole and absolute discretion. In the event Landlord provides its written consent for an assignment or sublease, Landlord shall receive a personal guarantee from the principals of the assignee, or sub-lessee that it shall perform the obligations of the Tenant, to the satisfaction of the Landlord, and the Landlord shall receive one hundred (100%) percent excess rent which is derived from the proposed transaction (including any fee, payment, etc. that Tenant receives in connection with any assignment and/or sublet). In the event Tenant is a corporation, partnership, limited liability company or other entity, any transfer of ownership and/or controlling interest in such entity shall be a default under the Lease. Tenant shall disclose all beneficial owners of the business to be conducted in the Premises to Landlord prior to execution of the Lease. Any change of ownership of the Tenant's business shall be immediately brought to the

attention of the Landlord. In any case whereby Landlord shall consent to such proposed assignment or subletting, Tenant named hereunder shall remain fully liable for the obligations of Tenant hereunder, including, without limitation, the obligation to pay the Rent, and other amounts provided herein. No assignment or subletting shall be valid or effective unless and until the assignee or subtenant, respectively, shall covenant in writing with Landlord, to the reasonable satisfaction of Landlord, to be bound directly to Landlord for the performance of all Tenant covenants and obligations contained herein. Further, the Tenant acknowledges and hereby agrees that any assignment and/or sublease must be to a governmental and/or a non-profit entity, and meeting the requirements of Section 125.38, Florida Statutes.

SECTION 9. TENANT'S RESPONSIBILITIES; PERSONAL PROPERTY: Tenant agrees to use and occupy the Premises at its own risk; and that, except for the negligence or willful misconduct of Landlord and/or Landlord's employees, vendors, contractors and/or agents, Landlord shall have no responsibility or liability for any loss of or damage to Tenant, Tenant's leasehold improvements or to equipment, fixtures, or to the personal property of Tenant, or those claiming by, through or under Tenant. Further, the Landlord, any employee, vendor, contractor and/or agent of Landlord, shall not be liable for any and all damage to any of the Tenant's property arising from the bursting or leaking of water or sewer pipes or roofing, or from any act or omission of any co-tenant or other occupant of the building, if any, or of any other person whomsoever, unless arising from the negligence or willful misconduct of Landlord and/or Landlord's employees, contractors, vendors, and/or agents. The provisions of this Section shall apply during the whole of the Term hereof, along with any renewals.

SECTION 10. COMPLIANCE WITH LAWS; GOVERNMENTAL APPROVALS: Tenant shall promptly comply with any and all applicable statutes, ordinances, rules, orders, regulations and requirements of any applicable federal, state, county, and city government, if applicable, and of any and all governmental agencies, departments, and bureaus including any taxing authority and/or utility; and the Tenant shall also promptly comply with all applicable rules, orders and regulations of the applicable fire prevention codes for the prevention of fires, all the foregoing at Tenant's own cost and expense. Tenant shall be responsible, at Tenant's sole cost and expense, for any and all required fire alarm monitoring for the Premises including, but not limited to, a dedicated phone line for

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such purpose. If any third party, including, but not limited to, utility companies, municipalities and contractors, cause damage to the Premises, the Tenant shall be responsible, at its sole cost and expense, for the repair of such damages. TENANT SHALL BE RESPONSIBLE FOR PROMPTLY OBTAINING ANY PERMIT, LICENSE, SERVICE, ARCHITECTURAL PLANS AND/OR CERTIFICATES OF OCCUPANCY NECESSARY FOR THE CONSTRUCTION AND/OR OPERATIONS OF THE PREMISES. LANDLORD MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING TENANT'S PROPOSED USE AND THE GOVERNMENTAL APPROVALS NECESSARY THEREFORE.

SECTION 11. SOVEREIGN PREROGATIVES: It is expressly understood that notwithstanding any provision of this Lease and the Landlord's status thereunder:

The Landlord retains all of its sovereign prerogatives and rights and regulatory authority as a county under Florida laws and shall in no way be estopped from withholding or refusing to issue any approvals of applications for building, zoning, planning or development under present or future laws and regulations of whatever nature applicable to the planning, design, construction and development of the Premises or the operation thereof, or be liable for the same; and the Landlord shall not by virtue of this Lease be obligated to grant the Tenant any approvals of applications for building, zoning, planning or development under present or future laws and ordinances of whatever nature applicable to the planning, design, improvement, repair, restoration, construction, and/or operation of the Premises.

No Liability for Exercise of Police Power

Notwithstanding and prevailing over any contrary provision in this Lease, or any Landlord covenant or obligation that may be contained in this Lease, or any implied or perceived duty or obligation including but not limited to the following:

- (a) To cooperate with, or provide good faith, diligent, reasonable or other similar efforts to assist the Tenant, regardless of the purpose required for such cooperation;
- (b) To execute documents or give approvals, regardless of the purpose required for such execution or approvals;
- (c) To apply for or assist the Tenant in applying for any county, city or third party permit or needed approval; or

- (d) To contest, defend against, or assist the Tenant in contesting or defending against any challenge of any nature;

shall not bind the Board, the Regulatory and Economic Resources Department, or any division thereof, or any other county, city, federal or state department or authority, committee or agency to grant or leave in effect any zoning changes, variances, permits, waivers, contract amendments, or any other approvals that may be granted, withheld or revoked in the discretion of the Landlord or any other applicable governmental agencies in the exercise of its police power; and the Landlord shall be released and held harmless, by the Tenant from and against any liability, responsibility, claims, consequential or other damages, or losses to the Tenant or to any third parties resulting from denial, withholding or revocation (in whole or in part) of any zoning or other changes, variances, permits, waivers, amendments, or approvals of any kind or nature whatsoever. Without limiting the foregoing, the parties recognize that the approval of any building permit and/or certificate of occupancy will require the Landlord to exercise its quasi-judicial or police powers. Notwithstanding any other provision of this Lease, the Landlord shall have no obligation to approve, in whole or in part, any application for any type of permit, license, zoning or any other type of matter requiring government approval or waiver. The Landlord's obligation to use reasonable good faith efforts in the permitting of the use of Premises shall not extend to any exercise of quasi-judicial or police powers, and shall be limited solely to ministerial actions, including the timely acceptance and processing of any requests or inquiries by Tenant as authorized by this Lease. Moreover, in no event shall a failure of the Landlord to adopt any of the Tenant's request or application for any type of permit, license, zoning or any other type of matter requiring government approval or waiver be construed a breach or default of this Lease.

SECTION 12. ABANDONMENT: If Tenant shall fail to occupy, abandon, or vacate the Premises before the end of the Term of this Lease, except in the event Tenant elects to close the Premises temporarily for the purpose of remodeling same for no more than thirty (30) days (or such longer period upon prior written permission of Landlord), or shall suffer the Rent to be in arrears, Landlord may, at its option, forthwith cancel this Lease and/or enter the Premises as the agent of Tenant, without being liable in any way therefore, and re-let the Premises with or without any furniture that may be therein, as the agent of Tenant, at

such price and upon such terms and for such duration of time as Landlord may determine, and receive the Rent therefore (without any compensation to Tenant) applying the same to the payment of Rent due by this Lease, and if the full Rent shall not be realized by Landlord over and above the expenses to Landlord in such re-letting, the said Tenant shall pay any deficiency. Landlord shall not be liable to Tenant in the event of any excess. Notwithstanding Tenant's abandonment or Landlord's acceptance thereof, Tenant shall be responsible to satisfy any and all covenants and obligations due to Landlord under the terms of this Lease.

SECTION 13. COLLECTION AND LANDLORD'S EXPENSES: The parties hereby agree to pay for their own costs of collections, attorneys' fees, and other disbursements incurred by either party in the event of any breach of this Lease. This provision shall apply to all trial and appellate proceedings and any other efforts by either party to enforce their rights regarding this Lease, including any bankruptcy, receivership, or other insolvency proceeding or negotiation.

In addition to the foregoing and subject to the provisions, limits and limitations of Section 768.28, Florida Statutes, as may be amended, the Tenant agrees: (a) to indemnify and save Landlord harmless from and against all reasonable expenses which Landlord may incur by reason of a termination of this Lease and the cost of putting the Premises in good order to prepare the same for rental to other tenants; and (b) that Landlord may (i) re-let the Premises, or any portion thereof, either in the name of Landlord or otherwise for a period which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the Term, and (ii) grant concessions of free rent. The failure of Landlord to re-let the Premises or any portion thereof shall not release or affect Tenant's liability for damages. Any suit brought to collect the amount of deficiency for the Term, or any portion thereof, shall not prejudice in any way the right of Landlord to collect any deficiency for any subsequent sum or amount by a similar proceeding. Landlord may make such alterations, repairs, replacements and decorations to the Premises as Landlord, in Landlord's sole judgment, considers advisable or necessary for the purpose of re-letting the Premises, and the making of such alterations, repairs, replacements or decorations shall not operate or be construed to release Tenant from liability hereunder. Landlord shall not be liable for failure to re-let the Premises, or, if the Premises is re-let, for failure to collect the rent due under such re-letting, but will

nonetheless use commercially reasonable good faith efforts to mitigate damages and the amount of Rent past due shall be offset by the amount collected from the other tenant, if such occurs during the term of the Lease or the Optional Period.

SECTION 14. UTILITIES: Landlord and Tenant agree that the cost associated with the Premises for utilities include, but are not limited to charges for water, sewer, electricity, and all other utilities and services used or consumed on the Premises. These costs are incorporated into the amount for Operating Expenses for the Premises. Separately, the Tenant shall be solely responsible for the installation, maintenance, and cost associated with any utility or service not currently provided by the Landlord, such as: telephone, cable television, and internet, which is used or consumed in the Premises, and for all applicable licenses and permits for the same.

SECTION 15. INTENTIONALLY OMITTED

SECTION 16. LANDLORD'S ACCESS: Landlord, and/or its employees and/or agents, shall have the right to enter the Premises during all reasonable hours, and with reasonable prior notice (except in the event of emergency), and without materially interfering with the conduct of Tenant's business, to examine the same to make reasonable inspections, repairs, additions or alterations as may be deemed necessary for the safety, comfort, or preservation thereof, and to make certain that the Premises is being used in accordance with this Lease, or to exhibit the Premises. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations, or additions, which do not conform to this Lease, or to the rules and regulations of the Premises. Landlord shall make reasonable efforts to minimize disruption of Tenant's business activities. In the event of an emergency, the Landlord, and/or its employees and/or agents, shall have the right to immediately gain entry into the Premises without any prior notice and/or warning to the Tenant. In such case, the Landlord agrees to provide notice as soon as practicable.

SECTION 17. CONDITION OF PREMISES: Tenant hereby accepts the Premises in the condition that the Premises is in as of the Effective Date on an "AS IS" "WHERE IS" basis without warranty of any nature, with any and all faults, including without any warranty of use, without any warranty of habitability, and without any obligation on the Landlord's part to perform any work with respect to improving the Premises. Notwithstanding, the Landlord

has agreed to paint the walls and install new carpeting in the Premises. The Landlord expressly refuses to extend and specifically denies any implied warranty as to the condition of the Premises, or any structure or building thereon. Except as otherwise specifically set forth herein, Tenant acknowledges and agrees that the Landlord has made no warranties or representations as to the condition of the Premises. Tenant further acknowledges that Landlord has no present or future intention to make any capital or non-capital alterations, renovations or improvements to the Premises, except for painting and installing new carpeting inside the Premises. Tenant, at its sole costs and expense, shall be responsible for all improvements, including, but not limited to the installation of any and all phone lines and conduit for phone lines as well as additional electrical or cable utility lines, for its own use, in and to the Premises.

Landlord and Tenant further agree that the Tenant shall be solely responsible for obtaining, securing and/or maintaining any and all applicable permits and licenses, including, but not limited to, building permit(s) and occupancy license(s). Tenant agrees to be solely responsible for the cost to obtain any type of permit(s) and/or license(s) for the Premises.

SECTION 18. MAINTENANCE AND REPAIR: Tenant agrees to maintain and keep in good repair, condition, and appearance, during the Term of this Lease, or any extension or renewal thereof, at its sole cost and expense, the Premises, including any item or property in need of maintenance, restoration, and/or repair within the four (4) walls of the Premises. Tenant shall be responsible for keeping the Premises safe and free of any health hazard.

In regards to the general maintenance and occupancy of the Premises, Tenant will at its expense: (a) maintain the Premises in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; (b) keep any garbage, trash, rubbish and/or other refuse in safe containers that do not encourage the existence of vermin; (c) cause to have such garbage, trash, rubbish and refuse removed on a daily, weekly, or as needed basis to ensure cleanliness; (d) comply with all applicable laws, ordinances, rules and regulations of governmental authorities regarding the removal of garbage, trash, rubbish and refuse from the Premises; (e) keep all mechanical equipment apparatus free of vibration and noise which may be transmitted beyond the Premises and/or which could disturb adjacent landowners, and/or tenants; (f) prevent any objectionable odors to emanate or to be dispelled from the Premises; (g) comply with and observe all rules and regulations

established by the Landlord from time to time which to the Premises; and (h) conduct its operation in all respects in a dignified manner in accordance with the high standards of other similar organizations.

Tenant acknowledges and agrees in accordance with Section 19 of this Lease below entitled "Tenant Improvements; Installation By Tenant", that it is permitted to improve the Premises, at its sole cost and expenses, by making certain improvements, and thereafter maintain and repair the Premises consistent with such improvements, so long as the Tenant first secures the Landlord's written consent to make such improvements. Upon completion of any such improvements, the Tenant shall properly maintain and repair such improvements throughout the Term. Upon return of the Premises to the Landlord, any and all such improvements remaining shall become the sole property of the Landlord, without any compensation to the Tenant, excepting only reasonable wear and tear arising from the use thereof under this Lease.

Additionally, Tenant accepts all pre-existing equipment and accessories in the condition they have been delivered with the Premises, with no representation or warranties from Landlord. In addition to the foregoing, Tenant, at its sole cost and expense, shall do the following, including, but not limited to, maintain the interior of the Premises including the walls, light fixtures, cabinets, appliances, hardware, flooring, windows, doors, and frames.

Any damage or injury sustained by any person because of mechanical, electrical, plumbing or due to any other equipment or installation failure, which maintenance, improvement, and/or restoration, or repair caused by the Tenant and/or any of its employees, vendors, agents, or guest, is the responsibility of Tenant, shall be paid for by Tenant, and, subject to the provisions, limits and limitations of Section 768.28, Florida Statutes, as may be amended, Tenant shall indemnify and hold Landlord harmless from and against all claims, actions, damages and liability in connection therewith, including, but not limited to attorneys' fees, and any other cost which Landlord may reasonably incur as a result of such.

**SECTION 19. TENANT IMPROVEMENTS;
INSTALLATION BY TENANT:**

Tenant, at its sole cost and expense, may make such improvements to the Premises that it shall deem reasonably necessary to place the Premises in such a state or condition that the Tenant may use it for the purposes described in this Lease, so long as such improvements are first approved

by the Landlord in writing.

Tenant understands and agrees to procure any and all construction and electrical, as well as other trade services in strict compliance with Section 255.20, Florida Statutes.

Prior to commencing any improvements, including construction, restoration, and/or repair to the Premises, including the purchase of supplies and/or materials from materialmen and suppliers, and/or before recommencing any such work or repair after a default or abandonment, Tenant shall obtain and deliver to the Landlord, at its sole cost and expense, a payment and performance bond, or such other alternate form of security, each which meet the requirements, as applicable, of Section 255.05, Florida Statutes, as set forth below, not less than ten (10) days prior to the anticipated purchase of supplies and/or materials, commencement of the improvement work, including, construction, restoration, and/or repairs. Said payment and performance bond(s) shall name the Landlord as an additional payee and obligee, the form of such bonds shall be as provided by Section 255.05, Florida Statutes and each shall be in the amount of the entire cost of the improvement work regardless of the source of funding. The Tenant shall be responsible for recording the bonds in the public records of Miami-Dade County, Florida, and providing notice to subcontractors and suppliers, as required by Section 255.05 of the Florida Statutes. Said payment and performance bonds shall be maintained in full force and effect for the duration of any construction and/or repair project. However, the foregoing requirement of securing a performance bond shall not be required when such contract for any improvements is estimated, in accordance with generally accepted cost-accounting principles, to have a cost of less than \$25,000.

Prior to commencing any improvements to the Premises, the Tenant must deliver all plans, specifications and scheduling for any construction, repair, or other improvements, at its sole cost and expense, to the Landlord, and specifically to the Director of the Community Action and Human Services Department for written approval at least thirty (30) days before the commencement of any work. Further, the Tenant shall not commence construction of any improvements upon the Premises unless and until it has secured, and has on-hand, sufficient funds or resources to complete the improvement project.

TENANT HEREBY AGREES THAT IT SHALL NOT MAKE, OR CAUSE TO BE MADE, WITHOUT LANDLORD'S PRIOR WRITTEN APPROVAL, ANY

CONSTRUCTION, ALTERATION, ADDITIONS, AND/OR STRUCTURAL MODIFICATIONS TO THE PREMISES.

Tenant acknowledges and agrees that the Landlord shall review and approve all of the Tenant's plans, including but not limited to architectural plans, to facilitate any construction, alterations, additions, and/or structural improvements of the Premises. Landlord, and/or its employees and/or agents, shall have the right to enter the Premises during all reasonable hours with notice, and in coordination with Tenant, to examine the construction, alterations, additions, and/or structural improvements of the Premises, as may be underway. Prior to the purchase of any materials and/or supplies for any improvements, Tenant must secure a payment and performance bond in accordance with Section 255.05, Florida Statutes, furthermore, Tenant covenants and agrees to obtain all necessary permits and approvals as required by the Landlord's Community Action and Human Services Department, Internal Services Department, Regulatory and Economic Resources Department, the State of Florida, local Fire Department and any local municipality, as applicable, and that all alterations and improvements shall be in conformance with all applicable laws, including Section 255.05 of the Florida Statutes, whereby Tenant will obtain a payment and performance bond for any construction work performed naming the County as co-obligee. All additions, fixtures or improvements shall be and remain part of the Premises at the expiration of this Lease or any extension thereof. Upon completion of such, the Tenant shall promptly deliver a copy of its certificate of occupancy to Landlord, and in no event later than ten (10) days following Tenant's receipt thereof. If Tenant undertakes any material modifications to the Premises, it must provide Landlord with copies of the final architectural plans, and certificate of occupancy for the Landlord's records.

All work in the Premises will be performed in a good and workman like manner and by a licensed general contractor under the guidelines of the applicable building codes and in compliance with all applicable governmental regulations. Such general contractor must be approved by Landlord in writing prior to the commencement of any work in the Premises. Tenant shall be responsible for any construction defects in connection with its improvements and/or repairs to the Premises. Tenant's work shall be performed without interference and disruption to Landlord, or any adjacent landowner or occupier of space.

Tenant shall promptly pay all persons or entities furnishing labor and material with respect to any work performed by Tenant or its contractor on or about the Premises, and shall obtain and deliver to Landlord "releases" or waivers of liens from all parties doing work on or about the Premises, along with an affidavit from Tenant stating that all bills have been paid with regard to such work and that there are no outstanding obligations owed with respect to any such work performed on the Premises.

Landlord shall have no obligation, financial, regulatory or otherwise, for any and/or all activities necessary to construct, maintain or repair Tenant's improvements, or for Tenant's operations within on or about the Premises during the Term of this Lease.

Tenant acknowledges and agrees should it make any improvements to the Premises, and as a result of such improvements it is determined by the Landlord and/or a governmental entity that further improvements to the Premises are necessary in order to comply with the American with Disabilities Act (and related state and local laws and regulations), then the Tenant shall be solely responsible for making such improvements to ensure that the Premises complies with the American with Disabilities Act, along with any and all amendments, and/or additions, as well as with any and all Florida accessibility requirements, including, but not limited to, the Florida Americans with Disability Accessibility Implementation Act, including Sections 553.501-553.513, Florida Statutes, and shall immediately bring the physical components of the Premises into compliance.

If Tenant's construction or repair activities or other actions relative to the Premises result in the introduction of hazardous materials or contamination of the soil or ground water, then the Tenant agrees to: (1) immediately notify the Landlord of any contamination, claim of contamination or damage, (2) after consultation and with the approval of the Landlord, to clean up the contamination in full compliance with all applicable statutes, regulations and standards, and (3) to indemnify, defend and hold the Landlord harmless from and against any claim, suits, causes of action, costs and fees, including any and all attorneys' fees arising from or connected with such contamination, claim of contamination or damage, subject to the provisions, limits and limitations of Section 768.28, Florida Statutes, as may be amended.

All leasehold improvements installed on or about the Premises at any time, whether by or on behalf of the Tenant

or by or on behalf of Landlord, shall not be removed from the Premises at any time, unless removal is consented to in advance, in writing, by Landlord; and at the expiration of this Lease (either on the termination date, or any extension or renewal thereof, or upon such earlier termination or cancellation as provided for in this Lease), all such fixtures shall be deemed to be part of the Premises, and shall not be removed by Tenant when it vacates the Premises, and title thereto shall vest solely in the Landlord without payment of any kind or nature to Tenant.

Should the Tenant bring and/or add any additional furniture and/or equipment to the Premises, which personal property can be removed without damage to the Premises, such shall remain the Tenant's property and may be removed from the Premises, in accordance with the terms and conditions of this Lease, upon the expiration date.

SECTION 20. LANDLORD NOT RESPONSIBLE FOR ACTS OF OTHERS: Landlord shall not be responsible or liable to Tenant, or to those claiming by, through or under Tenant, for any loss or damage which may be occasioned by or through the acts or omissions of persons coming onto the Premises, including but not limited to invitees, trespassers, and/or licensees for any loss or damage resulting to Tenant, or those claiming by, through or under Tenant, for themselves and/or their personal property, from any actions or activity by such person(s), including, but not limited to, such actions or activity which is the direct or indirect cause of any lack of security, insufficient safety measures, failure to provide adequate or sufficient warnings, precautions, and/or inadequate protection to the Premises, the Tenant, or anyone claiming by, through or under the Tenant. To the maximum extent permitted by law, the Tenant agrees to use and occupy the Premises at Tenant's own risk. Tenant shall secure, maintain and utilize security personnel, at its sole cost and expense, as it deems necessary to protect the Tenant, its guests, licensees, and/or the Premises.

Landlord shall not be responsible or liable to Tenant, or to those claiming by, through or under Tenant, for any loss or damage which may be occasioned or caused by any actions or inactions which is the direct or indirect cause of any breaking, bursting, stoppage or leaking of water, gas, sewer, electrical, telephone or other utility pipes and/or lines and/or the effects or results from failed, down, broken or damaged cable and/or wires. To the maximum extent permitted by law, Tenant agrees to use and occupy the Premises, at Tenant's own risk.

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SECTION 21. BANKRUPTCY: If Tenant shall become a debtor under the bankruptcy code then, to the extent that the bankruptcy code may be applicable or affect the provisions of this Lease, the following provisions shall also be applicable. If the trustee or debtor-in-possession shall fail to elect to assume this Lease within sixty (60) days after the filing of the petition (or such other minimum time as required by any applicable law), this Lease shall, at Landlord's option, be deemed to have been rejected and Landlord shall be thereafter immediately entitled to possession of the Premises and this Lease shall be terminated subject to and in accordance with the provisions of this Lease and of law (including such provisions for damages and acceleration). No election to assume (and, if applicable, to assign) this Lease by the trustee or debtor-in-possession shall be permitted or effective unless: (i) all defaults of Tenant shall have been cured and Landlord shall have been provided with adequate assurances reasonably satisfactory to Landlord, including (a) any reasonably required guaranties and/or security deposits, and (b) any other reasonably required assurances that there will continue to be sufficient funds and personnel available to professionally staff and operate the Premises in strict compliance with all provisions of this Lease; and (ii) neither such assumption nor the operation of the Premises subsequent thereto shall, in Landlord's judgment, cause or result in any breach or other violation of any provision of this or any applicable lease, mortgage or other contract; and (iii) the assumption and, if applicable, the assignment of this Lease, has been ratified and approved by order of such court or courts as having final jurisdiction over the bankruptcy code and the case; and (iv) the assignment must be to a governmental entity or to a not-for-profit entity in accordance with Section 125.38, Florida Statutes. No assignment of this Lease by the trustee or debtor-in-possession shall be permitted or effective unless the proposed assignee likewise shall have satisfied (i), (ii), (iii), and (iv) of this paragraph and any such assignment, shall, without limitation, be subject to the provisions of this Section. When pursuant to the bankruptcy code the trustee or debtor-in-possession is obligated to pay reasonable use and occupancy charges, such charges shall not be less than the Annual Base Rent, Operating Expenses, along with other charges specified in this Lease to be payable by Tenant. Neither Tenant's interest or estate in the Premises herein or created hereby, nor any lesser interest or estate of Tenant, shall pass to anyone under any law of any state or jurisdiction without the prior written consent of Landlord. In no event shall this Lease, if the Term hereof has expired or has been terminated in accordance with the provisions of this Lease, be revived, and no stay or other proceedings

shall nullify, postpone or otherwise affect the expiration or earlier termination of the Term of this Lease pursuant to the provisions of this Section or prevent Landlord from regaining possession of the Premises thereupon in the event of a bankruptcy. Notwithstanding the foregoing, Landlord may elect to accept Rent from a receiver, trustee, or other judicial officer during the Term of their occupancy in their fiduciary capacity without affecting Landlord's rights as contained in this Lease, but no receiver, trustee or other judicial officer shall ever have any right, title, or interest in or to the above described property by virtue of this Lease. Landlord shall also be granted immediate relief from any applicable automatic stay to seek eviction or other remedies or shall likewise be entitled to obtain an order authorizing a rejection of the Lease at Landlord's option which may limit Tenant from maintaining possession of the Premises, notwithstanding the institution of bankruptcy. In the event Landlord is required to exercise any rights under this Section, Tenant agrees to immediately consent to any and all of the relief requested by Landlord.

SECTION 22. ACCORD AND SATISFACTION: No payment by Tenant, or receipt by Landlord, of a lesser amount than the Rent due hereunder shall be deemed to be other than on account of the earliest stipulated Rent due, nor shall any endorsement or statement or any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such Rent or pursue any other remedy provided herein or by law. Any letter accompanying such check that such lesser amount is payment in full shall be given no effect, and Landlord may accept such check without prejudice to any other rights or remedies which Landlord may have against Tenant.

SECTION 23. BINDING TERMS: This Lease shall bind Landlord and Tenant and their respective assigns or successors, personal representatives, as the case may be. The reference in the preceding sentence to the successors and assigns of Tenant is not intended to constitute consent to any assignment by Tenant, but as a reference only to those instances in which Landlord has given written consent to a particular assignment.

SECTION 24. TIME OF ESSENCE: It is understood and agreed between the parties hereto that time is of the essence of this contract and this applies to all terms and conditions contained herein.

SECTION 25. NOTICE: All notices by the Landlord or the Tenant, to the other party, shall be delivered by either hand delivery, or by a nationally recognized courier, such as FedEx or DHL, or by the United States Postal Service, sent Certified Mail, return receipt requested, postage prepaid, and addressed to the party as follows:

To Landlord: Internal Services Department
Real Estate Development Division
111 N.W. First Street, Suite 2460
Miami, Florida 33128
Attention: Director

with copy to: Community Action and Human
Services Department
701 N.W. First Court, 11th Floor
Miami, Florida 33136
Attention: Director

with copy to: Miami-Dade County Attorney's
Office
111 N. W. First Street, 28th Floor
Miami, Florida 33128

To Tenant: The Hospitality Institute
Miami International Hospitality
Center
300 N.E. Second Avenue
Room 3704-39
Miami, Florida 33132

with copy to: Office of Legal Affairs
Miami Dade College
300 N.E. Second Avenue
Room 1453
Miami, Florida 33132

or to such other address as either party may designate in writing from time to time. If notice is delivered by hand, and signed by the recipient, the notice shall be deemed served on the date of such delivery. If notice is sent by courier, or by Certified Mail, then notice shall be deemed served three (3) business days after the date the notice was given to the courier or deposited in a United States Post Office receptacle, unless proof of earlier delivery is obtained or provided.

SECTION 26. NUISANCE AND WASTE: Tenant shall not commit any waste upon the Premises or any nuisance or other act or thing which may adversely affect Landlord's fee interest in the Premises. No loudspeakers, stereos,

machinery, mechanical apparatus, or other devices shall be used or allowed to operate in a manner so as to be heard or seen outside of the Premises without the prior written consent of Landlord. Tenant shall ensure, at its sole cost and expense, that it operates in a manner such that any odors, smells or noise emanating from its use of the Premises does not impact other Tenants in the building. These remedial measures shall include, without limitation, installing appropriate ventilation systems and/or insulation to mitigate such odors, smells or noise, as the case may be. Tenant covenants and agrees to prevent the Premises from being used in a way which will injure the reputation of the Landlord, or which may be a nuisance, annoyance, inconvenience, or damage to adjacent landowners and/or occupiers, or in general the neighborhood, including, without limiting the generality of the foregoing, noise by the playing of any musical instrument, radio or television, or the use of microphone, loudspeaker, electrical equipment, or other equipment outside the Premises or any other noise or odors (e.g., smoking) from visitors of Tenant.

SECTION 27. RIGHTS OF THE PARTIES: The rights of the parties under this Lease shall be cumulative, and failure on the part of either party to exercise promptly any rights given hereunder shall not operate as a waiver of any of such party's rights.

SECTION 28. INDEMNIFICATION AND INSURANCE: Subject to the provisions, limits and limitations of Section 768.28, Florida Statutes, as may be amended, Tenant shall indemnify and hold harmless the Landlord and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including any and all reasonable attorneys' fees and costs of defense which the Landlord or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Lease by the Tenant, and/or its trustees, officers, employees, agents, partners, principals, contractors, or subcontractors. Tenant shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Landlord, where applicable, including appellate proceedings, and shall pay all costs, judgments and any and all reasonable attorneys' fees which may issue thereon. Tenant expressly understands and agrees that any insurance protection required by this Lease or otherwise provided by Tenant shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Landlord or its officers, employees, agents and

instrumentalities as herein provided unless otherwise provided by Section 768.28, Florida Statutes, as may be amended.

Prior to occupancy, the Tenant shall furnish to the Internal Services Department, Real Estate Development Division, 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128, a letter establishing that it is self-insured in accordance with Section 768.28, Florida Statutes, as may be amended, which letter must be to the satisfaction of the Landlord in its sole and absolute discretion. Alternatively, if the Tenant is not self-insured then the Tenant shall provide a Certificate(s) of Insurance which indicate that insurance coverage has been obtained which meets the minimum requirements as outlined below:

- A. Workers Compensation Insurance for all employees of the Tenant as required by Florida Statutes Section 440.
- B. Commercial General Liability Insurance on a comprehensive basis in an amount not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- C. Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in connection with the work, in an amount not less than \$300,000 combined single limit per occurrence for bodily injury and property damage.

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company must be rated no less than "A" as to management, and no less than "Class VII" as to financial strength, by the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division.

or

The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida" issued by the State of Florida Department of Insurance and are members of the Florida Guaranty Fund.

CERTIFICATE HOLDER MUST READ:

**MIAMI-DADE COUNTY
111 N.W. 1st STREET
SUITE 2340
MIAMI, Florida 33128**

Compliance with the foregoing requirements shall not relieve the Tenant of its liability and obligation under this section or any other section of this Lease.

Tenant shall be responsible for ensuring that the insurance certificates required in conjunction with this Section remain in full force for the duration of this Lease. If insurance certificates are scheduled to expire during the Term of this Lease, Tenant shall be responsible for submitting new or renewed insurance certificates to the Landlord prior to expiration.

SECTION 29. LANDLORD'S WORK ON BEHALF OF TENANT; ADDITIONAL RENT: It is understood and agreed between the parties hereto that any charges against Tenant by Landlord for services or for work done on the Premises by order of Tenant or otherwise accruing under this Lease shall be considered Additional Rent due and shall be included in any lien for Rent due and unpaid, unless previously paid by Tenant prior to it being assessed as Additional Rent or as a lien, if applicable, as the case might be.

SECTION 30. HAZARDOUS MATERIALS: Hazardous materials shall not be used, generated, handled, disposed of, discharged or stored on the Premises. The requirements of this Section may be enforced by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided by law or ordinance. Subject to the provisions, limits and limitations of Section 768.28, Florida Statutes, as may be amended, Tenant hereby indemnifies and holds harmless the Landlord, and Landlord's employees, assigns, vendors, contractors, agents, against all claims, causes of action, liability or loss, including any and all reasonable attorneys' fees and costs on the trial and appellate level, arising out of a violation by Tenant of this

provision. Tenant's obligations and liabilities under this Section shall survive the termination of this Lease. In the event the Premises is located within the boundaries of Miami-Dade County, Florida, the Director of the Regulatory and Economic Resources (RER) Department, Division of Environmental Resources Management (DERM) of Miami-Dade County, may also enforce the requirements of this Section.

SECTION 31. CORPORATE STATUS: Tenant represents that its governmental status may purport to have, either at the time of the execution of this Lease or thereafter, shall be maintained in any and all lawful form. To the extent that the Tenant possesses a corporate or other legal business status, Tenant shall maintain such legal business status as active and current with the appropriate state authorities, and in the event Tenant fails to maintain such status, Landlord shall have the express authorization, at its sole option, to declare this Lease in default and cancel this Lease. Further, at all times during the duration of this Lease the Tenant shall maintain its not-for-profit status with the State of Florida, and any failure to do so, shall be an event of default.

SECTION 32. REPRESENTATIONS/WARRANTIES: The Tenant, as a governmental entity, acknowledges and hereby agrees that the party and the persons executing the Lease on its behalf, represent and warrant that the individuals executing this Lease on behalf of the Tenant are duly authorized to execute and deliver the Lease on the Tenant's behalf in accordance with the Tenant's organizational documents, and that this Lease is binding upon it in accordance with its terms. Further, each party warrants that it has the full legal power and authority to execute and enter into this Lease and to perform all of its obligations hereunder, and the execution and delivery of this Lease and the performance of its obligations hereunder will not conflict with or result in a breach of, or constitute a default, under any agreement, instrument, judgment, order or decree to which it is a party or to which it may be subject. In the event either party fails to operate as a government entity, or as an active corporation, limited liability company, or Partnership, as the case may be, at any time during the Term, without limiting the foregoing, in the event of any such breach of warranty, covenant or representation, the other party may, in addition to any other remedy, may terminate this Lease by written notice to the other party, upon thirty (30) days' notice.

SECTION 33. RIGHT TO A JURY TRIAL: LANDLORD AND TENANT HEREUNDER HEREBY

KNOWINGLY, VOLUNTARILY AND INTENTIONALLY AGREE NOT TO WAIVE ANY RIGHT THAT ANY PARTY MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, ARISING OUT OF, OR RELATED HERETO, WHETHER UNDER OR IN CONNECTION WITH THIS LEASE OR ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WEATHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. IN THE EVENT EITHER PARTY INITIATES LEGAL PROCEEDINGS TO ENFORCE ANY OF THE TERMS OF THIS LEASE, EACH PARTY SHALL BE RESPONSIBLE FOR ITS OWN COST OF SUIT, INCLUDING, BUT NOT LIMITED TO, COURT COSTS, ANY AND ALL REASONABLE ATTORNEYS' FEES AND OTHER EXPENSES AT TRIAL AND ON ANY APPEAL.

SECTION 34. SUBORDINATION: Landlord and Tenant hereby agree that this Lease shall be automatically subject and subordinate to any and all mortgages, deeds of trust and other instruments in the nature of a mortgage, secured by the Landlord, either now or at any time hereafter, or any other lien or liens placed on the property by the Landlord of which the Premises are a part and Tenant shall, when requested, promptly execute and deliver such written instruments that shall be necessary to show the subordination of this Lease to said mortgages, deeds of trust or such other instruments in the nature of a mortgage. Specifically, if requested by Landlord or Landlord's lender, if any, Tenant shall execute a subordination, non-disturbance and attornment agreement ("SNDA") on Landlord's form within thirty (30) business days of such request, so long as such SNDA is in a form reasonably acceptable to Tenant. Tenant shall pay Landlord Thirty (\$30.00) Dollars per day if such a SNDA is not executed within this thirty (30) day period. Additionally, Tenant agrees that if it shall fail at any time to execute a SNDA within such thirty (30) day period, then Landlord may, but shall not be required to, in addition to any other remedy available to Landlord, execute, acknowledge and deliver such instrument as Tenant's attorney-in-fact for that purpose.

SECTION 35. FINANCING AGREEMENTS: The Tenant hereby acknowledges and agrees that it shall not enter into, execute or deliver any financing agreement, arrangement, mortgage, encumbrance, and/or lien upon the Premises, and/or the Tenant's leasehold interest in the Premises, without the Landlord's prior written consent to do so.

Further, the Tenant further agrees that any financing agreement, arrangement, mortgage, encumbrance, and/or lien upon the Premises, and/or the Tenant's leasehold interest in the Premises, which might be approved by the Landlord cannot be considered as a priority to any mortgage or deed of trust that Landlord may have placed, or places in the future, upon the Premises.

SECTION 36. LIENS: Tenant shall not permit any type of lien to be filed against the Premises for any reason whatsoever. This includes any type of lien for materials, labor, utilities or anything related to the Premises. If, for whatever reason, any mechanic's or other lien shall be filed against the Premises, or any part thereof, purporting to be for labor or materials furnished or to be furnished at the request of Tenant, then Tenant shall, at its expense, cause such lien to be discharged of record by payment, bond, or otherwise as allowed by law, within thirty (30) calendar days after the filing thereof. If Tenant shall fail to cause such lien to be discharged of record within such thirty (30) day period, Landlord, in addition to any other rights and remedies, may, but shall not be obligated to, cause such lien to be discharged by payment, bond or otherwise, without investigation as to the validity thereof or as to any offsets or defenses thereto, and Tenant shall, upon written demand, promptly within thirty (30) calendar days, pay to Landlord a sum equal to the amount of such lien(s) and reimburse Landlord for all amounts paid and costs incurred, including any and all reasonable attorneys' fees and interest thereon at the maximum legal rate from the respective dates of Landlord's payment in having such lien discharged of record and, further, subject to the provisions, limits and limitations to Section 768.28, Florida Statutes, as may be amended, Tenant shall otherwise indemnify and save Landlord harmless from any claim or damage resulting therefrom.

SECTION 37. DAMAGE, DESTRUCTION, CASUALTY (NATURAL DISASTER) AND EMINENT DOMAIN:

Tenant shall be responsible for and shall repair any and all damage caused to the Premises as a result of Tenant's use of the Premises or any vandalism, malicious mischief, or criminal acts thereto. The Tenant shall immediately notify the Landlord, in writing, upon discovering any damage and/or destruction to the Premises.

If the Premises is totally or partially destroyed or damaged as a result of a casualty, disaster (natural or otherwise) or hazard (a "Casualty Event"), either party may terminate this Lease by giving the other party thirty (30) calendar days' advanced written notice, and this Lease shall

terminate, and the Landlord shall have no obligation to rebuild or repair the Premises. If this Lease is terminated as provided in this Section, all of Tenant's obligations under this Lease shall cease, effective from the date of the Casualty Event, or the date that the Tenant vacates the Premises, whichever is later.

If this Lease is not terminated, and if Tenant remains open for business in any portion of the Premises after a Casualty Event, Tenant shall be obligated to pay Rent and Operating Expenses, maintain the Premises, and pay for all expenses related to the Premises. All construction and/or repairs by Tenant, related thereto, shall be made in a manner consistent with and in accordance with this Lease, and all applicable codes and industry standards. Such damage shall be repaired in architecture and quality consistent with conditions existing prior to the damage and with facilities and amenities comparable to such structure being replaced.

If this Lease is not terminated, Tenant shall have the option to repair the Premises to the extent damaged by such an event. However, in no event shall the Landlord be required to repair the Premises. In connection with the repair the Premises, the Tenant shall be responsible for the interior of the Premises, as well as replacing or restoring all of Tenant's furniture, fixtures and equipment, and signs after the occurrence of a Casualty Event. During periods of hurricane or tropical storm watches and/or warnings, Tenant shall have the option to install hurricane shutters and otherwise protect the Premises, along with the furniture, fixtures, and equipment therein, such as utilizing all appropriate means of protection, at its sole cost and expense. Landlord shall have no obligation, either prior to, or during the periods of hurricane or tropical storm watches and/or warnings, to protect that Tenant's furniture, fixtures and equipment.

In the event the Premises, or a substantial portion thereof, is taken by any condemnation or eminent domain proceeding (a "Taking") whereby the Premises is rendered untenable, the parties hereto shall have the right to terminate this Lease without further liability on the part of Landlord or Tenant as of the date of the Taking, by providing thirty (30) calendar days written notice from the date of such Taking. If this Lease is not terminated, and if Tenant remains open for business in any portion of the Premise after a Taking, Tenant shall be obligated to pay Rent and Operating Expenses in proportion to the square footage of the Premises which remains tenantable after a Taking, and Rent and the Operating Expenses shall be reduced in proportion to the square footage of the Premises

rendered untenable. Any award of proceeds resulting from a condemnation, or sale in lieu thereof, of the whole or part of the Premises, will belong to Landlord and Tenant as their respective rights might appear. Provided, however, that Landlord is not entitled to any award specifically made to Tenant for the taking of Tenant's fixtures, furniture, equipment.

SECTION 38. RETURNED CHECK FEES: Landlord shall have the option to assess a returned check fee in the amount of Fifty (\$50.00) Dollars, and a service charge, in the amount of Twenty-five (\$25.00) Dollars, should the Tenant issue a check to the Landlord, which is not honored by the Tenant's banking institution.

SECTION 39. DEFAULT: Tenant shall be in default under this Lease if it fails to (i) make timely payments of Rent or Operating Expenses and/or any other sums due hereunder, or to (ii) faithfully observe all terms, covenants, rules and regulations contained in this Lease, or such other uniform and non-discriminatory rules or regulations as may be hereafter made and promulgated by Landlord. Further, in the event of a default, the Tenant acknowledges and agrees that in addition to the Landlord's rights pursuant to Section 40, Termination by Landlord, the Landlord shall have the following rights.

In the event of any default by Tenant remaining uncured past any applicable cure period, notwithstanding any waiver of any former breach of covenant or waiver of the benefit hereof or consent in a former instance, Landlord may immediately perform any and/or all of the following: (1) without terminating this Lease, cure Tenant's default, including, but not limited to, making any and all maintenance and repairs, at Tenant's cost and expense, and/or (2) without terminating this Lease, re-enter the Premises and remove all persons and all or any property therefrom, by any suitable action or proceeding at law, or otherwise, without being liable for any prosecution or damages therefrom for trespass or otherwise, and repossess and enjoy the Premises, with all additions, alterations and improvements, and Landlord may at its option, repair, alter, remodel and/or change the character of the Premises as it may reasonably deem fit; (3) terminate this Lease upon written notice to Tenant, and thereafter re-let the Premises or any part or parts thereof; and/or (4) terminate this Lease upon written notice to Tenant; and/or (5) exercise any other remedies otherwise available to Landlord provided herein, or at law or in equity. In connection with the foregoing, if Landlord so elects, it may sell any personal property of Tenant at public auction or private sale and apply the net

proceeds to the payment of all sums due to Landlord from Tenant, if any, and pay over the balance to Tenant. All rights and remedies available to Landlord shall be cumulative and non-exclusive.

The exercise by Landlord of any right granted in this Section shall not relieve Tenant from the obligation to make all Rent payments, and make all payments for Operating Expenses, and also to fulfill all other covenants and/or obligations required by this Lease, at the time and in the manner provided herein. The Tenant throughout the remaining Term hereof shall pay Landlord, no later than the last day of each month during the Term, the then current excess, if any, of the sum of the unpaid rentals and costs to Landlord resulting from such default by Tenant over the proceeds, if any, received by Landlord from such re-letting, if any, but Landlord shall have no liability to account to Tenant for any excess. Landlord shall not be required to re-let the Premises nor exercise any other right granted to Landlord hereunder, nor shall Landlord be under any obligation to minimize Tenant's loss as a result of Tenant's default, but will nonetheless use commercially reasonable good faith efforts to mitigate damages. If Landlord attempts to re-let the Premises, Landlord shall be the sole judge as to whether or not a proposed tenant is suitable and acceptable. After being disposed or ejected therefrom by process of law or under the terms of this Lease, Tenant hereby waives and surrenders all rights and privileges which it might have under or by reason of any present or future law to redeem the Premises or to have continuance of this Lease for the Term hereby granted.

Tenant agrees that no demand for Rent and no re-entry for condition broken and no notice to quit possession or other notices prescribed by statute shall be necessary to enable Landlord to recover such possession, but that all right to any such demand and any such re-entry and any notice to quit possession or other statutory notices or prerequisites are hereby expressly waived by Tenant. Tenant covenants and agrees, notwithstanding any termination of this Lease as aforesaid or any entry or re-entry by Landlord, whether by summary proceedings, termination, or otherwise, to pay and be liable for on the days originally fixed herein for the payment thereof, amounts equal to the several installments of Rent and other charges reserved as they would, under the terms of this Lease, become due if this Lease had not been terminated or if Landlord had not entered or re-entered, as aforesaid, and whether the Premises be re-let or remain vacant, in whole or in part, or for a period less than the remainder of the Term.

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Should Tenant fail to occupy, vacate, or abandon the Premises at any time during the Term of this Lease, Landlord shall be permitted to immediately take possession of the Premises.

Upon any default, and after the expiration of any cure period, as described in Section 40 of this Lease, the Landlord may, with or without judicial process, enter the Premises and take possession of any and all goods, inventory, furniture, equipment, fixtures and all other personal property of Tenant situated in the Premises without liability for trespass or conversion, and may sell or otherwise dispose of any and all such property after thirty (30) calendar days notice to Tenant, which notice shall constitute reasonable and sufficient notice (so long as such property is valued by the Landlord at more than One Thousand (\$1,000.00) Dollars, otherwise, such property shall be considered abandoned by the Tenant, and Landlord shall have no obligation to either store, maintain, sell or otherwise dispose of the property). The proceeds of any such sale or disposition shall be applied first to the payment of all costs and expenses of conducting the sale and/or caring for and/or storing said property, including any and all reasonable attorneys' fees.; second, toward the payment of any indebtedness, including (without limitation) indebtedness for Rent, which may be due or become due to Landlord; and third, to pay Tenant, on demand in writing, any surplus remaining after all indebtedness of Tenant to Landlord has been fully paid, so long as Tenant in fact makes such demand within sixty (60) calendar days of any such sale or disposition of property.

Upon any default, Landlord may perform, on behalf of and at the expense of the Tenant, any obligation of Tenant under this Lease which Tenant has failed to perform and of which Landlord shall have given Tenant notice of, the cost of which performance by Landlord, together with interest thereon, at the highest legal rate of interest as permitted by the State of Florida, and shall be immediately payable by Tenant to Landlord.

If this Lease is terminated or cancelled by Landlord, Tenant nevertheless shall remain liable for any and all Rent and damages which may be due, become due or sustained by Landlord, along with any and all reasonable costs, fees, and expenses including, but not limited to, any and all reasonable attorneys' fees, costs and expenses incurred by Landlord in pursuit of its remedies hereunder, or in renting the Premises or a portion thereof to others.

All rights and remedies of Landlord under this Lease shall

be cumulative and shall not be exclusive of any other rights and remedies provided to Landlord under applicable law.

The Tenant further acknowledges and agrees that should the Landlord elect to terminate, or otherwise cancel, this Lease due to any breach by the Tenant, the Tenant shall not be entitled to any type of compensation or reimbursement for any improvements made to the Premises by the Tenant, and/or for the value of the remaining Term.

SECTION 40. TERMINATION BY LANDLORD:

In addition to the Landlord's rights pursuant to Section 36 above, the occurrence of any of the following shall cause this Lease to be terminated by the Landlord upon the terms and conditions also set forth below:

A. Automatic Termination:

- 1) Institution of proceedings in voluntary bankruptcy by the Tenant.
- 2) Institution of proceedings in involuntary bankruptcy against the Tenant if such proceedings continue for a period of ninety (90) days.
- 3) Assignment by Tenant for the benefit of creditors.
- 4) Failure of Tenant to maintain its not-for-profit tax status.

B. Termination after ten (10) calendar days from receipt by Tenant of written notice by Certified Mail sent to Tenant for any of the following:

- 1) Non-payment of any sum or sums due hereunder after the due date for such payments; provided, however, that such termination shall not be effective if Tenant makes the required payment(s) during the ten (10) calendar day period from date of the written notice.
- 2) Notice of any condition posing a threat to health or safety of the public or patrons and not remedied within the ten (10) calendar day period from date of written notice.

C. Termination after fourteen (14) calendar days from receipt by Tenant of written notice by Certified Mail sent to the Tenant for the following:

- 1) Non-performance of any covenant of this Agreement other than non-payment of rent and others listed in A and B above, and failure of the Tenant to remedy such breach within the fourteen (14) calendar day period from receipt of the written notice, or where a court finds that

the Tenant has brought a frivolous and/or baseless claim or defense.

- D. A final determination in a court of law in favor of the Landlord in litigation instituted by the Tenant against the Landlord, or brought by the Landlord against Tenant (termination shall be at the option of the Landlord).
- E. Landlord, through its County Mayor or Mayor's designee, in accordance with this Lease, shall have the right to terminate or cancel this Lease or any portion thereof, at any time, and for any reason whatsoever, by giving the Tenant one hundred eighty (180) calendar days written notice of such termination/cancellation prior to its effective date. Should the term of this Lease, at the time the Landlord elects to provide the Tenant with notice of termination/cancellation, be equal to or less than one hundred eighty (180) calendar days, then notice shall be commensurate with the remaining Term of this Lease.

SECTION 41. EARLY TERMINATION BY TENANT: As described in Section 3 above, the Tenant shall have the right to terminate this Lease on an annual basis if the necessary funding for the Tenant's use of the Premises is cut, or otherwise not secured, by the Tenant from its grantors. However, any financial obligations due and owing to the Landlord by the Tenant shall be paid by the Tenant prior to the termination or cancellation of this Lease. This clause shall survive the termination or cancellation of this Lease.

SECTION 42. EARLY TERMINATION BY LANDLORD: The Landlord shall have the right to cancel/terminate this Lease at any time and for any reason by giving the Tenant at least one hundred eighty (180) calendar days' written notice prior to its effective date. Should Landlord elect to cancel or otherwise terminate this Lease (through no fault or breach by Tenant) within the initial Term, then it shall reimburse the Tenant for the unamortized portion of the improvements, including but not limited to, any capital improvements, renovations, additions, plumbing and electrical installation, furnishings, and related expenses thereto, made to the Premises. Tenant shall provide written documentation of all expenses to be reimbursed by the Landlord to the Tenant during the course of the Term, which expenses may be verified by review and/or audit by the Landlord.

SECTION 43. LEASEHOLD IMPROVEMENTS UPON LEASE EXPIRATION OR TERMINATION: Tenant shall at the expiration or other termination of this Lease remove all of Tenant's goods, furniture, fixtures and equipment, and other personal property from the Premises (including, without hereby limiting the generality the foregoing, all signs and lettering affixed or painted by Tenant, either inside or outside the Premises). All other improvements made by Tenant to the Premises shall remain. All electrical connections from Tenant's sign(s) shall be capped and the exterior façade surface of the sign area shall be made weather-tight and be restored to a like-new condition that is consistent with the rest of the façade (including any necessary cleaning, painting and/or patching of the surface). Tenant also agrees to repair any damage caused to the Premises by the removal of its personal property including, but not limited to, any and all furniture, fixtures, and equipment. Anything attached to the Premises by electrical, plumbing or gas connections or anything attached to the ceilings, walls and floors (including any carpeting) will remain the property of Landlord and shall not be removed from the Premises by Tenant. Any special equipment servicing the Premises, including on the roof or exterior of the Premises (e.g., fire suppression systems), shall not be removed without Landlord's written prior consent. Any removal of such equipment without Landlord's prior written consent will result in Landlord charging Tenant for the cost of such equipment as new, as Additional Rent due.

SECTION 44. RETURN OF PREMISES: If the Expiration Date occurs on a weekend day or a State or County holiday, the Premises shall be returned to the Landlord in accordance with this Section no later than 5:00 p.m. on or before the last business day prior to such weekend day or State or County holiday. On or before the specified time, Tenant shall deliver to Landlord the Premises, including all keys, locks thereto, and other improvements connected therewith and all alterations and additions made to or upon the Premises, in good condition subject to reasonable wear and tear (including being broom swept/vacuumed), damage by fire or other casualty only excepted. In the event of Tenant's failure to remove any of Tenant's personal property from the Premises, Landlord is hereby authorized, without liability to Tenant for loss or damage thereto and at the sole risk and cost of Tenant, to remove and store any of the personal property at Tenant's expense, or to retain same under Landlord's control or to sell at public or private sale, without notice, any or all of the personal property not so removed, and to apply the net proceeds of such sale to the payment of any sum due hereunder.

SECTION 45. MODIFICATION, INTEGRATION AND INTERPRETATION:

This Lease contains the entire agreement between the parties hereto and all prior negotiations. All negotiations, agreements, considerations, representations, and understandings between Landlord and Tenant are incorporated herein and may be modified or altered only by agreement in writing between Landlord and Tenant, and no act or omission of any employee or agent of Landlord and/or Tenant shall alter, change, or modify any of the provisions hereof. Tenant specifically acknowledges that it has freely negotiated this Lease and that it has not been influenced to enter into this transaction. Tenant acknowledges that it has not relied upon any warranties or representations not specifically set forth in this Lease. Tenant specifically acknowledges that the condition of the Premises or any building of which the Premises are a part are not a significant inducement for entering into this Lease. Tenant further acknowledges that Landlord's repair and/or maintenance of the Premises, or lack thereof, or in the building of which the Premises may be part, is not a significant inducement for entering into this Lease. In any controversy, dispute, or contest over the meaning, interpretation, validity, or enforceability of this Lease or any of its terms or conditions, there shall be no inference, presumption, or conclusion drawn whatsoever against either party by virtue of that party having drafted this Lease or any portion thereof. The parties to this Lease agree that the terms of this Lease shall not be more strictly construed against Landlord, or more favorably for Tenant, notwithstanding Landlord's presentation of this Lease.

SECTION 46. QUIET ENJOYMENT: Tenant, on paying the Rent and performing the conditions hereof, shall and may peaceably and quietly have, hold and enjoy the Premises throughout the Term of the lease, without hindrance or molestation by Landlord.

SECTION 47. RULES AND REGULATIONS AND TENANT OBLIGATIONS: Landlord reserves the right to promulgate, and Tenant agrees to comply with reasonable non-discriminatory Rules and Regulations for the Premises, including, but not limited to, the following:

a) Tenant is expressly prohibited from placing, erecting, or maintaining any sign, lettering, or advertising devices on, in, or about the windows or doors of the Premises other than as specifically permitted in this Lease.

b) Tenant will not install any equipment which exceeds the capacity of the utility lines leading into the Premises or the building of which the Premises constitutes a portion.

c) Tenant shall give Landlord prompt written notice of any accident, fire or damage occurring on or to the Premises, and shall immediately process its claim through its insurance carrier.

d) Tenant shall immediately notify the Landlord of any incident in which someone is seriously injured or dies on or about the Premises, irrespective of the cause of injury or death. For the purposes of this Section, serious injury is any injury that results in hospitalization, wound care, and/or surgery.

e) No radio, television, fiber-optic cable, satellite dish or other similar device shall be installed without obtaining in each instance, the written consent of Landlord. No antenna or satellite dish shall be erected on the roof or exterior walls of the building, or on the grounds without Landlord's written consent. Any antenna or satellite dish so installed without such written consent of Landlord shall be removed promptly at the direction of Landlord. If Landlord removes such equipment, Landlord shall not be liable for such removal and disposal of such equipment.

f) The plumbing facilities shall not be used for any other purpose than for which they are constructed. No foreign substance of any kind shall be permitted therein, and the expenses of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by Tenant. Tenant shall be responsible for repairing all plumbing and electrical lines inside or outside of the Premises, if such damaged was caused by the Tenant, or any of its employees, guests, vendors, and/or agents. Also, Tenant shall be responsible for the annual inspection and maintenance of the backflow preventer and the grease traps servicing the Premises, if applicable.

g) The Tenant shall be responsible for the timely maintenance and the general upkeep of the Premises.

Tenant agrees that Landlord may from time to time to suspend, amend or supplement the foregoing rules and regulations, and to adopt additional reasonable rules and regulations applicable to the Premises. Notice of such rules and regulations and amendments and supplements thereto, if any, shall be given to Tenant.

SECTION 48. LANDLORD'S RIGHTS: Landlord shall in no event be in default in the performance of any of Landlord's obligations hereunder unless and until Landlord shall have failed to perform such obligations within thirty (30) calendar days of written notice from Tenant, or such additional time as is reasonably required to correct any such default after written notice by Tenant properly specifying wherein Landlord has failed to perform such obligation.

SECTION 49. AIR QUALITY; RADON GAS; MOLD: Landlord makes no warranties or representations regarding indoor air quality or condition within the Premises or the building. Furthermore, Tenant has conducted or has had the opportunity to conduct all testing regarding indoor air quality and condition, and hereby releases Landlord for any such claim or condition. In compliance with Section 404.056, Florida Statutes, Tenant is hereby made aware of the following: Radon Gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of Radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding Radon Gas, and Radon testing, may be obtained from the county public health unit. Tenant further acknowledges that mold and fungi are naturally occurring conditions and that mold or fungi may be present in the Premises at the commencement of this Lease and/or may be found or otherwise identified in the Premises sometime during the Term. For the purposes hereof, fungi shall include any type or form of fungus, including mold or mildew and any mycotoxins, spores, scents or byproducts produced or released by fungi.

SECTION 50. INDEPENDENT COVENANT: Each and every Rent obligation Tenant is obligated for under the terms of this Lease shall be deemed to be independent covenants to Landlord and shall remain independent covenants notwithstanding any other obligation Landlord may have to Tenant under the Lease.

SECTION 51. DISPLAY RESTRICTIONS: Tenant will display and maintain the Premises in a first class manner at all times. Tenant cannot display any items or merchandise outside the Premises for sale including at the front door and along the sidewalk of the Premises.

SECTION 52. SIGNAGE/ADVERTISING: The Tenant agrees that all signs placed on the doors or windows or elsewhere about the Premises, which are visible from

outside of the Premises, or upon any part of a building, including building directories, shall be subject to the approval of the Landlord, which approval shall not be unreasonably withheld or delayed. The Tenant, at the Landlord's discretion may be permitted to have its name displayed on any and all existing building directory, if any, at the Tenant's sole cost and expense, and any requested changes thereto by the Tenant shall also be at the Tenant's sole cost and expenses. The Tenant further agrees that all signs must comply with applicable local zoning and building department ordinances, codes and regulations. Landlord reserves the right to review all signs and must provide written approval of all shop drawings prior to submission for permit applications.

The following signs are prohibited:

- (1) flashing lights or animated signs,
- (2) audible devices and temperature signs,
- (3) all Styrofoam, plastic, foam and wood signs,
- (4) all paper signs and banners of any kind (unless professionally prepared),
- (5) no flood lights, flags, pennants or signs held by ropes,
- (6) no window signage, and
- (7) balloons, sandwich boards, sidewalk signs, portable signage, signs, characters or mascots, parking lot signage and the like.

All signs are to be constructed at Tenant's sole cost and expense (including all costs associated with the preparation of the façade and/or removal of the existing signage and for connecting the electricity to the sign) and installed only with proper permits and approvals by licensed sign and electrical contractors, which signs shall be deemed a fixture to the Premises. Tenant may not penetrate the building or façade in order to install signs. At Lease expiration, if Landlord so requires, the Tenant's signage must remain at the Premises until a subsequent tenant installs substitute signage unless otherwise directed by Landlord. Any failure to comply with the foregoing sentence shall result in the Tenant reimbursing Landlord for its cost to repair the façade in the amount of up to Two Thousand Five Hundred (\$2,500.00) Dollars.

SECTION 53. NON-WAIVER PROVISION: No assent, express or implied, by either party to any breach of any agreement or condition herein contained on the part of the applicable party to be performed or observed, and no waiver, express or implied, of any such agreement or condition, shall be deemed to be a waiver of or assent to any succeeding breach of the same of any other agreement or condition; the acceptance by Landlord of Rent or other payment hereunder or silence by Landlord as to any breach

shall not be construed as waiving any of Landlord's rights hereunder unless such waiver shall be in writing.

SECTION 54. USE OF ADDITIONAL AREAS: The use and occupation of the Premises shall include the use of other areas of the overall property, commonly known as the Culmer Community Resource Center, in common with other tenants, including, but not limited to the parking areas and common areas within the building that the Premises is located.

SECTION 55. TENANT'S TAXES AND ASSESSMENTS: If applicable to it as a state governmental entity, Tenant agrees to pay to the local tax authorities and other governmental agencies, throughout the Term of this Lease and any renewal thereof, all personal property taxes which may be levied against the Tenant's leasehold interest in the Premises, as well as Tenant's merchandise, trade fixtures and other personal property in and about the Premises. Further, Tenant shall, to the greater extent possible, also be responsible for any and all sales taxes and real estate taxes as assessed against the Premises and/or this Lease. **THE ANNUAL RENT DOES NOT INCLUDE STATE OF FLORIDA SALES TAX (WHICH IS CURRENTLY SEVEN (7 %) PERCENT FOR MIAMI-DADE COUNTY, OF THE RENTAL AMOUNT, UNLESS THE TENANT PROVIDES A CONSUMER'S CERTIFICATE OF EXEMPTION FROM THE STATE OF FLORIDA, DEPARTMENT OF REVENUE OR OTHER DOCUMENTATION, ACCEPTABLE TO THE LANDLORD, DEMONSTRATING TENANT'S EXEMPTION FROM THE PAYMENT OF SALES TAX ON THE RENTAL CHARGES.**

SECTION 56. FORCE MAJEURE: Neither Landlord nor Tenant shall be liable for failure to perform any obligation under this Lease, except for the payment of money, in the event it is prevented from so performing by strike, lockout, breakdown, accident, order or regulation of or by any governmental authority or failure to supply or inability by the exercise of reasonable diligence to obtain supplies, parts or employees necessary to furnish such services or because of war or for any other cause that is completely beyond its reasonable control, but financial inability shall never be deemed a force majeure, and, except as otherwise provided in this Lease, in no event shall either party be excused or delayed in the payment of any money due under this Lease by reason of any of the foregoing.

SECTION 57. ADA/HANDICAPPED; CODE UPGRADES: Tenant agrees, at its sole expense, to comply promptly with

all applicable current and future requirements, laws, ordinances, regulations or codes of any legally constituted authority that may have authority over its use of the Premises, including any ordinances or requirements for handicapped access leased to, from, or inside of the Premises. Except in instances in which the Tenant has made improvements to the Premises, the Landlord shall be responsible for upgrading the Premises for any code upgrades that may be enacted in the future. Regarding any improvements to the Premises by the Tenant, the Tenant acknowledges and agrees that it will comply with the terms and conditions of the federal Americans with Disabilities Act ("ADA"), along with any and all amendments, and/or additions, as well as with any and all Florida accessibility requirements, including, but not limited to, the Florida Americans with Disability Accessibility Implementation Act, including Sections 553.501-553.513, Florida Statutes, and shall immediately bring the physical components of the Premises into compliance upon request. Tenant acknowledges and agrees that Landlord shall have no obligation in any manner to Tenant or any claimants on behalf of Tenant for any improvements or upgrades made by or for the Tenant to the Premises, including if any such improvements were made to any access leading to or from the Premises.

SECTION 58. SECURITY: Tenant acknowledges and agrees that Tenant assumes any and all responsibility and liability for the security of the Premises, as well as for the security of its employees, agents, guests, invitees, as well as for any and all of the Tenant's personal property, including, but not limited to furniture, fixtures, and equipment within or about the Premises. Tenant, at its option, may enlist its own security personnel, and install its own security devices within or about the Premises.

SECTION 59. NO OFFER: THE PRESENTATION OF THIS LEASE BY LANDLORD DOES NOT CONSTITUTE AN OFFER WHICH MAY BE ACCEPTED BY TENANT. THIS LEASE ONLY BECOMES VALID, BINDING AND EFFECTIVE UPON EXECUTION AND DELIVERY OF THIS LEASE BY BOTH LANDLORD AND TENANT. FURTHER, EMPLOYEES OR AGENTS OF LANDLORD HAVE NO AUTHORITY TO MAKE OR AGREE TO MAKE A LEASE OR ANY OTHER AGREEMENT OR UNDERTAKING IN CONNECTION HEREWITH.

SECTION 60. ESTOPPEL CERTIFICATES: Tenant agrees, at any time and from time to time, upon not less than ten

(10) business days prior written request by Landlord, to execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect (or, if there have been modifications, that the same are in full force and effect as modified and stating the modifications), that no uncured defaults exist hereunder (or if any such defaults exist, specifying the same), and the dates to which the rent and other charges due hereunder have been paid in advance, if any, it being intended that any such statement delivered pursuant to this Section may be relied upon by any prospective purchaser or mortgagee of, or assignee of any mortgage upon, the building. If such an estoppel is not executed within this ten (10) business day period, in addition to other default remedies provided herein, Tenant shall pay Landlord an amount equal to Thirty (\$30.00) Dollars per day for each day of delay. Further, Tenant agrees that if it shall fail at any time to execute, acknowledge and deliver any such instrument within ten (10) business days after request, then Landlord may execute, acknowledge and deliver such instrument as the attorney-in-fact of Tenant; and Tenant hereby makes, constitutes, and irrevocably appoints Landlord its attorney-in-fact for that purpose.

SECTION 61. NON-DISCRIMINATION: The Tenant for itself, and its successors and assigns, as a part of the consideration hereof, does hereby covenant and agree that:

- A. In the use of Premises, Tenant will comply with Resolution No. 9601 dated March 24, 1964, which states that as a matter of policy, there shall be no discrimination based on race, color, creed, gender, or national origin, and Resolution No. 85-92 dated January 21, 1992, which states that there shall be no discrimination on the basis of disability in connection with any of the Landlord's properties or facilities operated or maintained under lease agreements, licenses, or other agreements from Miami-Dade County or its agencies. No person, on the grounds of race, sex, age, color, gender, national origin, or physical handicap, shall be excluded from participation therein, or be denied the benefits thereof, or be otherwise subjected to discrimination.
- B. In the construction of any improvements to the Premises, and in the furnishings of services thereon, no person on the grounds of race, sex, age, gender, national origin, or physical handicap, shall be excluded from participation therein or be denied

the benefits accruing therefrom, or be otherwise subjected to discrimination.

- C. Tenant agrees, in accordance with Chapter 11A of the Miami-Dade County Code, that it shall not discriminate against any employee, subtenant, person, etc. on the basis of race, color, religion, ancestry, national origin, sex, disability, marital status, familial status, sexual orientation, gender identity or gender expression, or status of domestic violence, dating or stalking.

SECTION 62. MISCELLANEOUS:

- A. **CAPTIONS AND SECTION NUMBERS:** The captions in this Lease are for convenience of reference only and shall not define, modify, explain, amplify, augment, or limit the provisions, interpretation, construction, or meaning hereof.
- B. **CONSTRUCTION OF CERTAIN TERMS:** As used in this Lease, the word "person" shall mean and include where appropriate, any individual, corporation, partnership or other entity; the plural shall be substituted for the singular, and the singular for the plural, where appropriate; and words of any gender shall mean and include any other gender.
- C. **COUNTERPARTS:** This Lease and any amendment hereof may be executed in several counterparts and by each party on a separate counterpart, each of which when so executed and delivered shall be an original, and all of which together shall constitute one instrument.
- D. **LIMITATION OF LIABILITY:** The term "Landlord" as used in this Lease, so far as covenants or obligations to be performed by Landlord are concerned, shall be limited to mean and include only the owner or owners at the time in question of the Premises, and in the event of any transfer or transfers of title to the Premises, the Landlord (and in case of any subsequent transfers or conveyances, the then grantor) shall be concurrently freed and relieved from and after the date of such transfer or conveyance, without any further instrument or agreement, of all liability as respects the performance of any covenants or obligations on the part of Landlord contained in this Lease thereafter to be performed, it being intended hereby that the covenants and obligations contained in this Lease on the part of Landlord, shall,

subject as aforesaid, be binding on Landlord, its successors and assigns, only during and in respect of their respective successive periods of ownership of said leasehold interest or fee, as the case may be provided that such successors and assigns assume the liability of the prior landlord. If Landlord's successor and assigns assumes all of Landlord's liabilities to the Tenant, then Tenant, its successors and assigns, shall not assert nor seek to enforce any claim for breach of this Lease against any of Landlord's assets other than Landlord's interest in the Premises, and in the rents, issues and profits thereof, and Tenant agrees to look solely to such interest for the satisfaction of any liability or claim against Landlord under this Lease, it being specifically agreed that in no event whatsoever shall Landlord, and Landlord's assigns, employees, vendors, contractors, agents, ever be personally liable for any such liability.

E. RECORDING: The parties hereto agree not to record this Lease.

F. CONFIDENTIALITY: Landlord and Tenant acknowledge and agree that because the Landlord is a governmental entity, any and all information pertaining to this Lease is subject to be disclose to others, and therefore none of the information contained herein is, or shall be considered, confidential.

G. SUCCESSORS AND ASSIGNS: The covenants and agreements of this Lease shall, subject to the terms of this Lease to the contrary, be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, as the case may be.

H. LANDLORD-TENANT RELATIONSHIP: Landlord and Tenant are not creating a joint venture or partnership by the provisions of the Lease and they are and at all times shall remain in the relationship of Landlord and Tenant.

I. PARTIAL INVALIDITY OR UNENFORCEABILITY: The invalidity of one or more of the provisions of this Lease shall not affect the remaining portions of this Lease; and, if any one or more of the provisions of this Lease should be declared invalid by final order, decree or judgment of a court of competent jurisdiction, this Lease shall be construed as if such invalid provisions had not been included in this Lease.

J. BROKERS: Other than in connection with any brokers listed in the Basic Lease Provisions, there are no brokerage commissions due under this Lease or that shall become due upon the renewal or extension of this Lease.

K. GOVERNING LAW: This Lease shall be governed by and construed and enforced in accordance with the laws of the State of Florida and venue for all actions shall lie in Miami-Dade County, Florida.

L. MULTIPLE TENANT SIGNATORIES: In the event this Lease is executed in an individual capacity by more than one signatory for Tenant and same needs to be modified, canceled, terminated, or otherwise amended, or in the event Landlord requires written authority on behalf of the Tenant for any reason whatsoever, all parties comprising the Tenant hereby irrevocably acknowledge the grant of formal authority to any and all other parties comprising the Tenant to execute any document, modification, cancellation, termination, amendment to this Lease or other matter requiring a signature of the Tenant, on their behalf, without their signature or any other action by them. Consequently, it shall only be necessary for Landlord to obtain the signature of ONE of the parties comprising the Tenant hereunder in order to bind the Tenant hereunder. Therefore, one signature on behalf of the Tenant shall bind all parties comprising the Tenant hereunder to any document, modification, cancellation, termination, amendment or other matter requiring a signature of the Tenant.

M. ENTIRE AGREEMENT: This Lease, including all exhibits attached hereto, contains the entire agreement of the parties hereto with respect to the matters covered thereby. This Lease cancels, voids, and nullifies all prior lease agreements, addendums, written agreements and oral agreements between the parties. This Lease may not be amended, modified or supplemented except by written instrument executed by Landlord and Tenant, and approved by the Miami-Dade County Board of County Commissioners.

N. TELECOPIED AND EMAILED SIGNATURE PAGES: In order to expedite the transaction contemplated herein, telecopied or emailed signatures may be used in place of original

signatures on this Lease. The parties intend to be bound by the signatures on the telecopied document, are aware that the other party will rely on the telecopied or emailed signatures and hereby waive any defenses to the enforcement of the terms of this Lease based on the form of signature.

O. REPRESENTATION BY COUNSEL: The parties hereby acknowledge and agree that each was properly represented by counsel and this Lease was negotiated and drafted at arm's length so that the judicial rule of construction to the effect that a legal document shall be construed against the draftsman shall be inapplicable to this Lease which has been drafted by counsel for both Landlord and Tenant.

P. DEFINITIONS:

a) Florida Statutes, Section 768.28:

In the event that either party has a lawsuit, demand, claim, cause of action and/or proceeding brought against it, the parties hereby agree that to the greatest extent permitted by law, the Landlord and Tenant that may only be held liable in tort for money damages in accordance with Florida Statutes, Section 768.28, as may be amended.

b) Improvements:

The word "Improvements" shall mean any and all alterations, additions, modifications, remodeling, and/or changes made to the Premises by the Tenant, including, but not limited to, painting, installation of partitions, flooring, walls, ceilings, plumbing, cabinetry, electrical, and/or customized lighting, hardscaping, landscaping, amenities, and all related or connected infrastructure, installations, utilities, and other enhancements or changes made upon, or otherwise to, the Premises.

c) Fixtures:

The word "Fixtures" shall mean an item or thing that is attached or affixed to the Premises, such as lighting, sink, stove, toilet, machinery, appliances, and/or equipment. And, while typically fixtures cannot be removed by a tenant at the termination or expiration of the lease term,

the Landlord agrees that this Lease does provide for the Tenant to remove the items or things that it attaches or affixes to the Premises, at the expiration of the Lease, so long as the Tenant repairs any damage caused to the Premises by the removal of such fixtures, and restores the Premises to the condition that it was in prior to the commencement of this Lease, to the Landlord's satisfaction.

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[Only the Signature Page Remains]

IN WITNESS WHEREOF, Landlord has caused this Lease to be executed in its name by the County Mayor, or the Mayor's designee, as authorized by the Board of County Commissioners, and Tenant has caused this Lease to be executed by its duly authorized representative, and this Lease is therefore effective on the day and year first hereinabove written.

LANDLORD

MIAMI-DADE COUNTY,
A political subdivision of the State of Florida
BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

HARVEY RUVIN, CLERK

By: _____

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

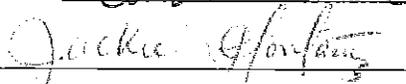
TENANT

DISTRICT BOARD OF TRUSTEES OF
MIAMI DADE COLLEGE

By: R. Montoya
Name: Rolando Montoya
Title: Provost, Operations

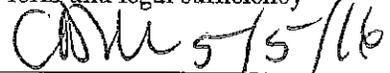


Print: Cordline Garcia



Print: Jackie Montoya

Approved as to form and legal sufficiency


Carmen Dominguez, College Legal Counsel