

MEMORANDUM

Agenda Item No. 8(F)(2)

TO: Honorable Chairman Anthony Rodríguez
and Members, Board of County Commissioners

DATE: December 3, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving, pursuant to section 125.38, Florida Statutes, the terms of a lease agreement ("Lease") between Miami-Dade County, as Landlord, and the Children's Home Society of Florida, as Tenant, for the County-Owned property located at 17501 SW 117 Avenue, Miami, Florida 33177 (Folio No. 30-5031-000-0110) for a 10 year initial term with three, five-year options to renew; waiving Resolution No. R-256-13 requiring rental payments in lieu of paying taxes; declaring such property as surplus; authorizing the County Mayor (1) to execute the Lease, (2) to take all actions necessary to exercise all rights conferred in the Lease, and (3) to take all actions necessary to effectuate same; and directing the County Mayor to provide an executed copy of the Lease to the Property Appraiser's Office within 30 days of execution

Resolution No. R-1069-24

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001

Memorandum



Date: December 3, 2024

To: Honorable Chairman Anthony Rodríguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Approving a Lease Agreement between Miami-Dade County and Children's Home Society of Florida, a Florida Nonprofit Corporation, for County-Owned Property Located at 17501 SW 117 Avenue, Miami, Florida 33177
Folio No. 30-5031-000-0110

Executive Summary

This item is for the approval of a Lease Agreement (Lease), between Miami-Dade County (County), and Children's Home Society of Florida (Tenant), a Florida nonprofit corporation, for the lease of property owned by the County located at 17501 SW 117 Avenue, Miami, Florida 33177, consisting of a 19,829 square foot, free-standing building situated on a parcel of land measuring approximately 115,129 square feet, under Folio No. 30-5031-000-0110 (Premises). The Lease is for an initial ten (10) year term with three (3) five-year options to renew, at an annual rate of \$1.00. The Tenant will be responsible for all costs associated with the Premises and their operational programs. The County, through the Internal Services Department (ISD), will administer the Lease and recommends waiving Resolution R-256-13, which requires payment of rent in lieu of taxes, due to the substantial community benefits provided. The Tenant will instead direct those funds towards its mission and community services.

The Tenant, with offices throughout the State of Florida, serves approximately 60,000 clients annually and provides critical services that empower children and strengthen families. Services offered at this location include adoption, child welfare, parental support, family assistance, community schools, family case management, family stabilization, and trauma therapy. The premises will further support initiatives such as early childhood development programs, counseling, mental health support, and services for teens and young adults.

Recommendation

It is recommended that the Board approve the terms and authorize the execution of the Lease between the County and the Tenant, for the use of the Premises. More specifically, the attached resolution does the following:

- Authorizes the lease of the Premises in substantially the form of the Lease attached to the accompanying Resolution;
- Authorizes an initial lease term of ten (10) years, with three (3), five-year options to renew;
- Waives Resolution R-256-13 requiring payment of rent in lieu of taxes; and
- Declares such property surplus.

The Lease becomes effective on the first day of the next month following the effective date of the resolution approving the Lease.

Scope

The Premises is located in Commission District 9, represented by Commissioner Kionne L. McGhee. In accordance with Resolution No. R-380-17, written notice of the Lease was provided to the District Commissioner.

Fiscal Impact/Funding Source

The rental revenue to the County for each year of the initial term and the renewal terms is \$1.00, totaling \$25.00, for the initial term and the three (3) renewal option periods. The estimated average market rent in the area of the Premises is approximately \$26.65 per square foot, and for reference purposes the estimated 2024 real estate property ad valorem taxes for a for profit entity occupying the building is estimated to be \$26,358.96. In lieu of paying market rent, the Tenant will utilize the funds to support its mission, goals, objectives, and provide its services to the community. It is recommended that the County policy set forth in Resolution No. R-256-13 requiring payment of rent in lieu of taxes be waived since the Tenant provides substantial services to the community in the form of social services to children and families, such as early childhood services, child welfare programs, counseling, mental health assistance, and teen and young adult services. The Tenant will assume full responsibility to pay for all costs associated with the Premises, including, but not limited to, security, janitorial and custodial services, maintenance, fire alarm, landscaping, improvements and repairs, replacement of furniture, fixtures, HVAC equipment, electrical wiring and equipment, plumbing, all other permitted equipment, and the recertification(s) of the building. Tenant is also responsible for all utility services, including water and sewer, storm water, waste disposal, electricity, telephone, internet, cable, trash removal, and all other utilities and services used or consumed in and about the Premises, and all licenses and permits for same. Additionally, the Tenant is responsible for all applicable taxes in sales, rental taxes, real estate, use and similar taxes and assessments. The Tenant currently pays \$1.00 annually. The County, through ISD, will be responsible for administration of the Lease and all associated costs.

Pursuant to Resolution No. R-333-15, ISD has conducted an in-house survey of comparable rental values in the area of the Premises to estimate market rental value. The findings are provided below:

- 11615 SW 117 Avenue, Miami, Florida - \$23.00 per square foot on an annual basis. The Tenant is responsible for electric services and common area expenses.
- 18932 South Dixie Highway, Miami, Florida - \$19.00 per square foot on an annual basis. The Tenant is responsible for all operating expenses.
- 18900 SW 106 Avenue, Miami, Florida - \$20.00 per square foot on an annual basis. The Tenant is responsible for all operating expenses.

Track Record/Monitor

The County has no record of negative performance issues with the Tenant. Robert Rodriguez of ISD will monitor the Lease on behalf of the County. As required by Section 2-8.6.5 and Section 2-8.1(d) of the County's Code, the following is the ownership structure of the Children's Home Society of Florida:

- Andry Sweet, President and Chief Executive Officer; Kymberly Cook, Secretary and Chief Operating Officer; Barbara McDonald, Treasurer and Chief Financial Officer; Brand Meyer; Chair; and
- Ronald A. Brise, Vice-Chair.

Delegated Authority

This item authorizes the County Mayor or County Mayor's designee to execute the Lease, to exercise all other rights conferred therein, and to take all actions necessary to effectuate same. A copy of the Lease will be provided to the Property Appraiser's Office within 30 days of its execution.

Background

The Tenant has been occupying the Premises through a lease approved by the Board on April 4, 1989, pursuant to Resolution No. R368-89 (Prior Lease) and amended by Resolution No. 1041-90 which authorized the change of the construction initiation date to August 31, 1991. Resolution No. 1058-91, approved by the Board on September 16, 1991, authorized substituting references to

Capital Improvement and the Development to the Department of Development and Facilities Management and authorizing the development of the project in four (4) phases. Resolution No. R-270-92, adopted by the Board on March 1992, authorized the amendment of Article XIII of the Prior Lease requiring the Tenant to obtain and deliver to the County, prior to the anticipated commencement of construction, a completion and payment bond, amending the construction's commencement date from February 1, 1992, to May 1, 1992. Resolution No. R-60-98, adopted by the Board on January 13, 1998, reduced the size of the Premises to 115,129 square feet and specified the termination date of the initial term of the Prior Lease as April 3, 2019. The Prior Lease contained two (2), ten-year options to renew from April 4, 2019, through April 3, 2029, and from April 4, 2029, through April 3, 2039. The Prior Lease required that the Tenant provide written notice to the County six (6) months before the expiration of the initial term in order to exercise the first option to renew. The Tenant failed to meet this deadline and proposed to change the intended use of the Premises, which was originally to operate a shelter care facility for abandoned, neglected, and abused children. Therefore, it is in the best interest of the County to terminate the Prior Lease and enter into a new agreement. After thoroughly reviewing the services that the Tenant is providing to the community, it has been determined that they are of great benefit to the Countywide community. The Tenant will utilize the Premises solely for providing services to children and families to include, but not limited to, early childhood development and child welfare programs, counseling services, mental health assistance, and teen and young adult services.

Leasing the premises to this well-established organization, which has been delivering essential services to children and families across the County for over 20 years, offers significant public benefits. In the fourth quarter of FY 2023-2024 alone, the Tenant provided support to over 2,000 clients through various programs, including Dependency Case Management, Family Preservation, and Healthy Families, as well as serving more than 4,100 students in its Miami Community Partnership Schools program. The organization's focus on early childhood development, mental health support, and trauma therapy ensures that vulnerable children and teens receive the necessary care to thrive. Moreover, its statewide presence and broad range of services promote equity and inclusion by making these vital resources accessible to a diverse population. This Lease will therefore contribute to the well-being of individuals and support the economic and social stability of the County.

In accordance with Implementing Order 8-4, ISD has circulated the Premises to County departments to determine whether the County has a present or future need for the Premises. No need was identified, therefore ISD negotiated and drafted the Lease for the Premises on behalf of the County. No material issues forbidding the Lease were found during the findings and recommendation review process (see Attachment 1). The County or the Tenant shall have the right to terminate the Lease by providing the other party with at least 90 days' advance written notice. In accordance with Resolution No. R-407-19, a sign has been posted on the subject property to provide written notice of this Lease to the public. In accordance with Ordinance No. 12-53, the County Mayor or the County Mayor's designee performed a criminal background check on the Tenant. The required criminal background checks did not produce any adverse findings.

Attachment

A handwritten signature in blue ink, appearing to read 'C Edwards', written over a horizontal line.

Carladenise Edwards
Chief Administrative Officer

Memorandum



Date: May 29, 2024

To: Daniella Levine Cava
Mayor

From: Alex Muñoz, Director
Internal Services Department

Subject: Findings and Recommendations for the Lease Request from The Children's Home Society of Florida, for the County-owned Premises Located at 17501 SW 117 Avenue, Miami, Florida 33177
Folio Number: 30-5031-000-0110

Executive Summary

In compliance with Implementing Order 8-4 (IO 8-4), the Internal Services Department (ISD) has completed the required due diligence process to determine if there are any obstacles to continue leasing the property owned by Miami-Dade County (County) located at 17501 SW 117 Avenue, Miami, Florida 33177, identified under the Folio No. 30-5031-000-0110 (Premises) to the Children's Home Society of Florida (CHS), a Florida nonprofit corporation. The Premises is within Commission District 9. CHS has been leasing the Premises since April 1989, through Resolution No. R-363-89, approved by the Board of County Commissioners (Board) on April 4, 1989. After missing the October 2018 deadline to exercise the option to renew, CHS has been occupying the Premises as a holdover tenant. As a result of the expiration of the prior lease agreement and CHS's proposed changes to the intended use of the Premises, a new lease has been negotiated. CHS intends to provide services solely to children and families including, but not limited to, early childhood development and child welfare programs, counseling services, mental health assistance, and teen and young adult services. ISD conducted due diligence on the Premises, the results of which are provided in this memorandum. As described in the findings below, ISD recommends that the Premises continue to be leased to CHS.

Circulation

On June 14, 2023, the Premises was circulated to the appropriate County departments and agencies to determine if there is a planned use or anticipated need for the Premises. As a result of the circulation, no planned use or anticipated need was identified.

Title

A title search was conducted on the Premises and identified the County's title to the Premises through a Special Warranty Deed to the Board and State of Florida, dated February 1927, and recorded in Deed Book 1156, Page 226. An Application and Acceptance of Conditional Building Permit and Estoppel Notice (Notice) was filed on February 20, 1992, and recorded in Official Records Book 15394, Page 3651. The Notice was for a "conditional building permit," and created a covenant running with the land, which would only be released by the filing of a Certificate of Issuance. A Certificate of Use has been issued by County officials, and CHS is in the process of its filing to release the encumbrance. There is a perpetual easement on the Premises granted to the Florida Power and Light Company (FPL), recorded in the Official Records under Book 16164, Page 3384, and the designation of a portion of the land owned by the County as a road right-of-way for SW 117 Avenue in Section 31, Township 55 South, Range 40 East Miami-Dade County, Florida, approved by the Board through Resolution No. R-1453-85, and filed under the Official Records Book 12699, Page 2799. The easement and the designation of the right-of-way do not impose restrictions on the leasehold interest of the Premises. No other encumbrances were found attached to the Premises or appurtenant land.

Funding Restrictions

The Premises was originally built by CHS at its sole cost and expense. CHS has also been fully responsible for all operating expenses of the Premises to include the payment of the non-ad valorem assessment. No funding restrictions were identified that would preclude the continued leasehold of the Premises. ISD is the managing department of the Premises and there are no funding restrictions that would result in a significant financial impact to the County in the event of the proposed leasehold.

Regulatory and Economic Resources

Pursuant to IO 8-4, the Regulatory and Economic Resources Department (RER) was consulted to provide its review and determination as to whether the Premises is zoned consistent with the proper land use planning for the area or whether there should be a change in zoning on the Premises. RER indicated that CHS's intended use of the Premises is permitted.

Water and Sewer Connections

IO 8-4 further requires confirmation as to whether the Premises is connected to or has access to a sanitary sewer system. The Water and Sewer Department (WASD) has confirmed that the Premises is connected to water and sewer services, and that CHS is currently a customer of WASD.

Recommendation

Based on the above findings, ISD notes that the Premises may be declared surplus for the proposed lease of the Premises, provided that such lease is subject to compliance with all applicable laws and to the existing easement and right-of-way designation referenced above, that CHS pursue satisfaction of the Notice, and that CHS obtain all necessary approvals from all applicable regulatory agencies at its sole cost and expense. Should you agree with this recommendation, please advise and ISD will finalize the lease item for presentation to the Board of County Commissioners.

- c: Kionne L. McGhee, Commissioner, Commission District 9
- Geri Bonzon-Keenan, County Attorney
- Gerald K. Sanchez, First Assistant County Attorney
- Jess M. McCarty, Executive Assistant County Attorney
- Office of the Mayor Senior Staff
- Yinka Majekodunmi, Commission Auditor



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodríguez
and Members, Board of County Commissioners

DATE: December 3, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(2)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) 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)(2)
12-3-24

RESOLUTION NO. R-1069-24

RESOLUTION APPROVING, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, THE TERMS OF A LEASE AGREEMENT (“LEASE”) BETWEEN MIAMI-DADE COUNTY, AS LANDLORD, AND THE CHILDREN’S HOME SOCIETY OF FLORIDA, AS TENANT, FOR THE COUNTY-OWNED PROPERTY LOCATED AT 17501 SW 117 AVENUE, MIAMI, FLORIDA 33177 (FOLIO NO. 30-5031-000-0110) FOR A 10 YEAR INITIAL TERM WITH THREE, FIVE-YEAR OPTIONS TO RENEW; WAIVING RESOLUTION NO. R-256-13 REQUIRING RENTAL PAYMENTS IN LIEU OF PAYING TAXES; DECLARING SUCH PROPERTY AS SURPLUS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE (1) TO EXECUTE THE LEASE, (2) TO TAKE ALL ACTIONS NECESSARY TO EXERCISE ALL RIGHTS CONFERRED IN THE LEASE, AND (3) TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO PROVIDE AN EXECUTED COPY OF THE LEASE TO THE PROPERTY APPRAISER’S OFFICE WITHIN 30 DAYS OF EXECUTION

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

WHEREAS, Miami-Dade County (“County”), through its Internal Services Department, (“ISD”) owns the premises located at 17501 SW 117 Avenue, Miami, Florida 33177, identified by Folio No. 30-5031-000-0110 (“Premises”); and

WHEREAS, the Children’s Home Society of Florida (“Tenant”), a not-for-profit corporation organized under the laws of the State of Florida, seeks to lease the Premises to provide services to children and families including, but not limited to, early childhood solutions, child welfare programs, counseling, and mental health assistance, teen, and young adult services; and

WHEREAS, the Tenant provided the County with an application to lease the Premises to further its mission and work, which was processed pursuant to the procedures set forth in Implementing Order (“IO”) 8-4; and

WHEREAS, pursuant to IO 8-4, the Premises was circulated to all County departments for possible use, and it has been determined that the County does not need the Premises for any County purpose and it can be therefore be declared surplus; and

WHEREAS, the County wishes to lease the Premises, consisting of a free-standing building measuring approximately 19,829 square feet, together with parking, situated on a parcel of land measuring approximately 115,129 square feet, to the Tenant, for an initial term of 10 years, which commences on the first day of the month following the effective date of this resolution and lease execution by the County Mayor or County Mayor’s designee, and with three, five-year options to renew; and

WHEREAS, because the Tenant provides substantial services to the community in the form of social services to children and families and will assume full responsibility for all cost associated with its use of the Premises, the Board finds it is in the best interest of the County to waive Resolution R-256-13 as it relates to payment of rent in lieu of taxes; and

WHEREAS, the Board is satisfied that pursuant to section 125.38, Florida Statutes, Tenant needs the Premises for a use consistent with its nonprofit mission and in support of the community interest and welfare purposes for which it is organized, finds that the lease of the Premises to Tenant will be in the best interest of the public, community interest and welfare, and finds that the Premises is not otherwise needed for County purposes,

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 finds that the Premises are not needed for County purposes, and thereby declares the Premises surplus.

Section 3. This Board approves, pursuant to section 125.38, Florida Statutes, the lease agreement (“Lease”) between the County and Tenant, in substantially the form attached hereto as “Exhibit 1,” for the Premises, to be utilized to provide services to children and families including, but not limited to, early childhood solutions, child welfare programs, counseling, mental health assistance, and other teen and young adult services, with an estimated revenue of \$25.00 through the entire 25 year term, with ISD responsible for Lease administration and all associated costs. The funding source for such costs shall be ID7010000-G5014-NO-GRANT-ID-ID07_OWNED-4620000001.

Section 4. This Board waives the County policy set forth in Resolution No. R-256-13 requiring rental payment in lieu of taxes and authorizes the County Mayor or County Mayor’s designee to execute the Lease for and on behalf of the County, to exercise any and all rights conferred therein, including but not limited to the right of termination and renewal, and to take all actions necessary to effectuate same.

Section 5. This Board further directs the County Mayor or County Mayor’s designee to provide the Property Appraiser’s Office with an executed copy of the Lease within 30 days of execution.

The foregoing resolution was offered by Commissioner **Kevin Marino Cabrera** ,
who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee**
and upon being put to a vote, the vote was as follows:

Anthony Rodríguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	absent	Danielle Cohen Higgins	aye
Eileen Higgins	absent	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of December, 2024. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

SMG

Sophia Guzzo

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease"), is being entered into and made effective this ____ day of _____, 20__ ("Effective Date"), between Miami-Dade County, a political subdivision of the State of Florida, through the Internal Services Department, ("Landlord"), and The Children's Home Society of Florida, a Florida not-for-profit corporation, ("Tenant"), by which Landlord does this day lease unto Tenant, and Tenant does hereby lease from Landlord, the real property consisting of a free-standing building, measuring approximately 19,829 square feet, together with parking, and the surrounding land, which land measures approximately 115,129.08 square feet, located at 17501 SW 117 Ave, Miami-Dade County, Florida, 33177, within Folio No.: 30-5031-000-0110 ("Premises"), for a term of ten (10) 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:	The Children's Home Society of Florida, a Florida not-for-profit corporation.
B. TENANT'S TRADE NAME:	The Children's Home Society of Florida
C. LANDLORD:	Miami-Dade County, a political subdivision of the State of Florida.
D. PRESENT NOTICES, RENT PAYMENTS AND MAILING ADDRESS OF LANDLORD:	Internal Services Department Real Estate Development Division 111 N.W. First Street, 23 rd Floor Miami, Florida 33128
E. PREMISES, ADDRESS, AND FOLIO NUMBER:	17501 SW 117 Ave, Miami, Florida 33177, consisting of 19,829 square feet of a free-standing building, together with parking, and the surrounding land. The entire land measures approximately 115,129.08 square feet. Folio Number: 30-5031-000-0110 (See Exhibit "A")
F. MAILING ADDRESS OF TENANT:	The Children's Home Society of Florida 5766 S. Semoran Blvd., Orlando, Florida 32822
G. INITIAL TERM:	The initial term of this Lease is for ten (10) 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 and execution by the County Mayor, 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 and is executed by the County Mayor. The date on which this Lease becomes effective as provided herein is called the "Effective Date," and expiring ten (10) years thereafter (the "Expiration Date").
I. OPTIONS TO RENEW:	Tenant shall have Three (3), five (5) year options to renew this Lease in accordance with the terms contained herein, and such option to renew shall hereinafter be referred to as "Option Period."
J. ANNUAL BASE RENT:	Rent shall be One (\$1.00) Dollar annually. In addition to the Annual Base Rent, the Tenant shall also be responsible for paying any Additional Rent, Operating Expenses, and Utilities as described in Sections M, N and R.
K. RENT SCHEDULE:	The Tenant shall pay the Landlord for the first (1 st) year of the Lease, the annual amount of One (\$1.00) Dollar by the Effective Date.

	The Rent shall be paid each subsequent year thereafter, including during the Option Period on the first day of each anniversary date of this Lease.
L. RENT COMMENCEMENT DATE:	Commencement of the Rent shall begin on the Effective Date, and then be paid annually on the first day of each anniversary date of the Effective Date.
M. FLORIDA SALES TAX:	In accordance with Section 212.031 of the Florida Statutes the Tenant is responsible for any and all sales tax and any applicable discretionary sales surtax for the Premises.
N. OPERATING EXPENSES:	Tenant is responsible for any and all costs and expenses associated with the Premises, including, but not limited to, all utilities, janitorial and custodial, maintenance, fire alarm, landscaping, improvements, repairs, replacement of furniture, fixtures, HVAC equipment, electrical wiring and equipment, plumbing and all other equipment to be paid by Tenant directly to Tenant's service providers, any Additional Rent as described in Section 2 of this Lease and any other responsibilities as described in Section 6 and 14 of this Lease.
O. RENT PAYMENT ADDRESS:	Internal Services Department, Real Estate Development Division 111 N.W. First Street, 23 rd Floor, Miami, Florida 33128
P. SECURITY DEPOSIT:	N/A
Q. PERMITTED USE:	Premises is to be utilized solely to provide services to children and families to include, but not limited to, early childhood solutions, child welfare programs, counseling, and mental health assistance, teen and young adult services.
R. UTILITIES:	All utility services, including water, water and sewer charges, storm water, waste disposal, electricity, telephone, cable, trash removal, and all other utilities and services used or consumed in and about the Premises, and all licenses and permits for the same, shall be placed in the name of Tenant, and shall be fully paid for by the Tenant, including, but not limited to, any initial security deposits.

This Lease consists of the foregoing introductory paragraphs, constituting the Basic Lease Provisions (consisting of paragraphs A through R), along with Exhibits A and B, all 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:

A free-standing building located at 17501 SW 117 Ave, Miami, Florida 33177, consisting of 19,829 square feet, together with parking, and the surrounding land. The entire land measures approximately 115,129.08 square feet. The

parcel of land along with all structures and improvements on the land, and within Folio No.:30-5031-000-0110 (the "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.

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 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. Tenant, at its sole cost and expense, shall be responsible for all renovations or improvements of the Premises.

Landlord and Tenant further agree that the Tenant shall be solely responsible for all building recertifications pursuant to Section 8-11(f) of the Miami-Dade County Code. Tenant shall be responsible for obtaining, securing and/or maintaining any and all permits and licenses, including, but not limited to, building permit(s) and occupancy license(s).

SECTION 2. RENT: For the first year of this Lease, the Annual Rent shall be One (\$1.00) Dollar. Additionally, Tenant shall pay any additional rent to include charges, fees, and/or expenses to be paid by Tenant as hereinafter set forth in this Lease, plus any applicable taxes in the nature of sales, rental taxes, assessments, real estate use or similar taxes now or hereafter assessed or levied by any appropriate taxing authority ("Additional Rent") upon the payment of the Annual Base Rent. At all times after the date hereof, the Tenant shall be governed by and subject to all provisions, covenants and conditions of this Lease requiring the payment of Annual Base Rent and Additional Rent 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 annual payment of Rent on the Effective Date. Afterwards, the Tenant hereby agrees that it shall continue to remit to Landlord all payments for Rent when due, throughout the Term, and during the Option Period(s), without demand, setoff, or deduction at the Rent Payment Address or mailing address of Landlord listed in the Basic Lease Provisions, 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 for all costs and expenses for maintaining and operating the Premises, as described in Sections N and R of the Basic Lease Provisions and Sections 6 and 14 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, 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 ten (10) years thereafter (hereinafter "Expiration Date") subject to the extension provisions contained herein.

Further, in accordance with Section 41 of this Lease, the parties agree that the Tenant shall have the right to terminate this Lease within ninety (90) days prior to the anniversary date of this Lease if the necessary funding for the Tenant's use of the Premises is cut, or otherwise not secured by the Tenant from its grantor(s) or other funding source(s). However, any financial obligations due and owed 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 Expiration Date, or at the end of any

renewal or extension 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 to 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 or extension 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 Expiration 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 on 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 to market rent as determined by the Landlord, plus the continued payment of all operating expenses associated with the Premises at Tenant's sole cost and expense.

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 three (3) additional five (5) year renewal periods, on the same terms, conditions, and provisions as contained in this Lease. In order to exercise the option to renew, Tenant shall give the Landlord at least sixty (60) days written notice prior to the expiration of the Term.

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. 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 to market rent as determined by the Landlord, plus the continued payment of all operating expenses associated with the Premises at Tenant's sole cost and expense.

SECTION 6. OPERATING EXPENSES: Tenant will assume full responsibility for all costs and expenses associated with the exterior and interior of the Premises. The Premises shall be kept in state of good repair, safe and clean condition, at all times at the Tenant's sole cost and expense, including, but not limited to, security, fire alarm, all utility services used and consumed for the use of the Premises, to include electricity, water, sewer, storm water, telephone, cable, data communication, trash removal, dumpster, janitorial and custodial services, maintenance, improvements, landscaping, repairs, and replacement of furniture, fixtures, HVAC system(s), parking lot, equipment, roof, fence, structural elements of the buildings, electrical wiring and equipment, plumbing and all other equipment.

Tenant agrees that Tenant shall during the term of this Lease, or any renewal or extension thereof, at its sole cost and expense, examine, regularly maintain, and if necessary, repair and/or improve any and all machinery, equipment and systems relating to any and all utilities, including, but not limited to any and all water lines, sewer pipes and/or electrical lines or wiring leading to or from any structures on the Premises leased by the Tenant to the main line, pump station, or in the case of electrical service, to the utility pole.

SECTION 7. PERMITTED USE: It is hereby understood and agreed that the Premises is to be utilized solely to provide services to children and families to include, but not limited to, early childhood solutions, child welfare programs, counseling, and mental health assistance, teen and young adult services. The Lease is contingent upon Tenant receiving and maintaining property licensing by the State of Florida Department of Health, if applicable, for the specified use. Any violation of the agreed use, or any type of disturbance or interference with any other adjacent or nearby Tenants, or occupier of land, including any business and/or governmental entity, will be a violation of this Lease. Any violation related to the permitted 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 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, county and local governmental agencies.

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.

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 percent (100%) 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 that 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 this Lease. Tenant shall disclose all beneficial owners of the business to be conducted in the Premises to Landlord prior to execution of this 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.

Notwithstanding the foregoing, Tenant may license the use of the Premises with the Landlord's prior consent. Tenant's ability to license use of the Premises is limited to licenses granted to other social service agencies or individuals providing Tenant must notify Landlord at least ten (10) days prior to granting such a license to obtain Landlord's prior written consent, which may be withheld in Landlord's sole and absolute discretion. Tenant agrees that

notwithstanding the existence of any license, Tenant is solely responsible for the obligations under this Lease.

SECTION 9. TENANT'S RESPONSIBILITIES; PERSONAL PROPERTY: Tenant agrees to use and occupy the Premises at its own risk; and that, except for the gross 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 furniture 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, unless arising from the gross 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 or any renewal or extension thereof.

SECTION 10. COMPLIANCE WITH LAWS; GOVERNMENTAL APPROVALS: Tenant shall promptly comply with any and all statutes, ordinances, rules, orders, regulations and requirements of any applicable federal, state, county, and city government, 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 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. During the term of this Lease, if any governmental agency, municipality, utility company, including, but not limited to the Landlord's Regulatory and Economic Resources Department, requires changes to the Premises or to any of the facilities or systems (including, but not limited to, electrical work, plumbing, fire alarm, waste removal, enclosures, fire panels, back flow preventers and/or ADA accessibility), the Tenant hereby agrees that it shall make such changes at its sole cost and expense. Tenant shall be responsible, at Tenant's sole cost and expense, for any and all desired, or required fire alarm monitoring for the Premises including, but not limited to, a dedicated phone line for 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 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 except as required by law.

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 Landlord's Board of County Commissioners, the Landlord's 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 except as provided by law; 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 except as provided by law. The Landlord's obligation to use reasonable good faith efforts in the permitting of the use of the 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, or 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 therefor, and relet the Premises with or without any

furniture, fixtures, and equipment 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 therefor (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 reletting, 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, 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, subject to Florida Statutes 768.28; 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 this Lease or any renewal or extension thereof.

SECTION 14. UTILITIES: Tenant agrees to place any and all utilities in its name, and to pay when due, from the Effective Date, all charges for water, water and sewer charges, storm water, electricity (or other illumination), telephone, cable, trash removal, graffiti removal, and all other utilities and services used or consumed in and about the Premises directly to the service provider(s), and Tenant agrees to pay for all 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, and accepts the Premises in its "AS IS" "WHERE IS" condition 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. 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. 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, and any renewal or extension thereof, the exterior and the interior of the Premises, at its sole cost and expense to include all interior maintenance and repairs, maintenance of all operating equipment janitorial services, plumbing, electrical lines and equipment, HVAC system and equipment, roof repairs, landscape and lawn maintenance, fire sprinkler system, removal of litter, trash and refuse, maintain parking area and maintain structure free of termites or any termite activities. Tenant shall be responsible for keeping the Premises safe and free of any health hazard. Tenant shall be solely responsible for all building recertifications pursuant to Section 8-11(f) of the Miami-Dade County Code.

In regards to the general maintenance and occupancy of the Premises, and all surrounding areas, 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) 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 tenant (e) prevent any objectionable odors to emanate or to be dispelled from the Premises; (f) comply with and observe all rules and regulations established by the Landlord from time to time which to the Premises; and (g) 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 of this Lease and any renewal or extension thereof excepting only reasonable wear and tear arising from the use thereof under this Lease. 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. Tenant is responsible for all interior and exterior pest control.

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 Tenant shall indemnify and hold Landlord harmless from and against all claims, actions, damages and liability(ies) 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 \$200,000.

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 Internal 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 NOTIFYING LANDLORD, 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. Tenant covenants and agrees to obtain all necessary permits and approvals as required by the Landlord's 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 Statute. All additions, fixtures or improvements shall be and remain part of the Premises at the expiration of this Lease or any renewal or extension thereof. Upon completion of such, the Tenant shall promptly deliver a copy of its Certificate of Occupancy to the 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 or any renewal or extension thereof.

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 renewal or extension 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, employees, 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.

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 have 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 the preceding sentence 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 Rent, and other charges specified herein 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 Premises 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 Lease 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 email, so long as the recipient has acknowledged receipt of such email message, 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, 23rd Floor

Miami, Florida 33128
Attention: Director

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

To Tenant: The Children's Home Society of
Florida
Purchasing & Facilities Operations
5766 S. Semoran Blvd., Orlando,
Florida 32822
Attention: Director of Facilities
with a copy to the Chief Financial Officer

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 disturb adjacent tenants and/or landowners. 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 other tenants and/or landowners in the surrounding area, 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:

To the extent provided by law, the 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, licensees, 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.

The Tenant shall furnish to the Internal Services Department, Real Estate Development Division, 111 N.W. First Street, 23rd Floor, Miami, Florida 33128, a Certificate(s) of Insurance which indicates that insurance coverage has been obtained which meets the minimum requirements as outlined below:

- A. Workers' Compensation Insurance in compliance with Chapter 440, Florida Statutes.
- B. Commercial General Liability Insurance in an amount not less than One Million (\$1,000,000) Dollars per occurrence, and Two Million (\$2,000,000) Dollars in the aggregate with no exclusion for Abuse and Molestation. **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, in an amount not less than Three Hundred (\$300,000) Dollars

combined single limit per occurrence for bodily injury and property damage.

- a. For Lessees using vans or mini-vans with seating capacities of fifteen (15) passengers or more, the limit of liability required for Automobile Liability Insurance is Five Hundred Thousand (\$500,000) Dollars and must include passenger liability.

D. Professional Liability Insurance in an amount not less than \$1,000,000 per claim.

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 Financial Services.

CERTIFICATE HOLDER MUST READ:

**MIAMI-DADE COUNTY
111 N.W. FIRST STREET
SUITE 2340
MIAMI, FLORIDA 33128**

The Landlord reserves the right from time to time to amend the Insurance Requirements under this Section.

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. Contractors performing construction or renovation work on the Premises shall carry insurance coverage as required in the attached Exhibit "B."

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.

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. 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 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.

The Tenant agrees that the Director of the Regulatory and Environmental Resources Department (RER), 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 any business organization status that it may purport to have at the time of the execution of this Lease 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 corporation, limited liability company, or a partnership, acknowledges and hereby agrees that the

party and the persons executing this Lease on its behalf, 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, not-for-profit, 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, terminate this Lease by written notice to the other party, upon thirty (30) days' notice.

SECTION 33. 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 (WHETHER 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, 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 ten (10) 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 ten (10) day period. Additionally, Tenant agrees that if it shall fail at any time to execute a SNDA within such ten (10) 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 without the Landlord's prior written consent. 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 seven (7) calendar days after the filing thereof. If Tenant shall fail to cause such lien to be discharged of record within such seven (7) 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 ten (10) 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 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, 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. Further, any financial obligations due and owed to the Landlord by the Tenant shall be paid prior to the termination of this Lease.

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, maintain the Premises, and pay for all Operating 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 and exterior 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 the 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, maintain the Premises, and pay Operating Expenses in proportion to the square footage of the Premises which remains tenable after a Taking, and the Rent 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 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 thereof 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 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.

Should Tenant fail to occupy, or to 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 this Lease, the Landlord may, with or without judicial process, enter the Premises and take possession of any and all goods, inventory, 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 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, 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 39, 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 thirty (30) 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 Lease 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 thirty (30) 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 ninety (90) 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 ninety (90) calendar days, then notice shall be commensurate with the remaining term of this Lease.

SECTION 41. EARLY TERMINATION BY TENANT: Tenant shall have the right to terminate this Lease by giving the Landlord ninety (90) days written notice prior to the anniversary date if the necessary funding for the Tenant's use of the Premises is cut, or otherwise not secured, by the Tenant from its grantor(s) or other funding source(s). However, any financial obligation(s) due and owed 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: As mentioned in Section 40, the Landlord through its County Mayor, or Mayor's designee, shall have the right to cancel/terminate this Lease at any time and for any reason by giving the Tenant at least ninety (90) 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 made by Tenant, 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 potentially all expenses to be reimbursed by the Landlord, immediately upon the completion of such improvements, during the course of the term, which expenses may be verified by review and/or audit by the Landlord. Tenant acknowledges and agrees that in an event of an emergency situation, the Landlord has the right and may terminate or suspend the use of the Premises, pursuant to Resolution No.: R-64-16.

SECTION 43. LEASEHOLD IMPROVEMENTS UPON LEASE EXPIRATION OR TERMINATION: Tenant shall in accordance with the terms and conditions of this Lease, at the expiration or other termination of this Lease remove all of Tenant's goods, furniture, trade fixtures and effects, 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 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's right to remove personal property items from the Premises is conditioned upon Tenant's full and complete discharge of any and all obligations under this Lease. In the event any obligations are due and owing to Landlord at the time Tenant seeks to vacate the Premises, Tenant shall take no action to remove any of its personal property items located on, in or outside the Premises, and Landlord shall be entitled to exercise any and all rights as Landlord against such property in order to satisfy all such obligations. Furthermore, Tenant also agrees to repair any

damage caused to the Premises by the removal of its personal property. 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 federal, 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 federal, state, or county holiday. On or before the specified time, Tenant shall deliver to Landlord the Premises, including all keys, locks thereto, and other fixtures 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 any 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 Operating Expenses and performing the conditions hereof, shall and may peaceably and quietly have, hold and enjoy the Premises throughout the term of this 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, doors, or fence 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 building which constitutes a portion of the Premises.

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 prompt 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) 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. 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 to the Premises including, but not limited to pest control, janitorial, landscaping, and the general maintenance and upkeep of the Premises.

Tenant agrees that Landlord may from time to time to suspend, amend or supplement the foregoing rules and regulations, and may 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 any building. Furthermore, Landlord shall have no responsibility regarding indoor air quality or condition (through Rent offset by Tenant or otherwise), such responsibility being solely that of Tenant. Tenant has conducted or has had the opportunity to conduct all testing regarding indoor air quality and condition, and hereby releases Landlord for any claim therefor. 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 your 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, but not limited to the front door and/or 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 shall be entitled 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 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, 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. Tenant shall be responsible for the removal of its signage, including cleaning and painting the façade behind the removed signs. Any failure to comply with the foregoing specification 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. TENANT'S TAXES AND ASSESSMENTS: Tenant agrees to pay to the local tax authorities and other governmental agencies, throughout the term of this Lease and any renewal or extension 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, assessments as assessed against the Premises and/or this Lease.

THE ANNUAL RENT DOES NOT INCLUDE STATE OF FLORIDA SALES TAX, HOWEVER, THE TENANT IS RESPONSIBLE FOR PAYING THE ESTABLISHED PERCENTAGE IN SALES TAX OF THE RENTAL AMOUNT AS ESTABLISHED BY THE STATE OF FLORIDA, IN THE AREA OF MIAMI-DADE COUNTY, 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 55. 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, casualty, act of God, or for any other cause that is completely beyond its reasonable control, but financial inability shall never be deemed to be a cause beyond a party's control, and 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 56. ADA/HANDICAPPED; CODE UPGRADES: Tenant agrees, at its sole expense, to comply promptly with all current and future requirements, laws, ordinances, regulations or codes of any legally constituted authority that may have authority over the Premises, including any ordinances or requirements for handicapped access leased to, from, or inside of the Premises. Tenant shall be responsible for upgrading the Premises for any code upgrades that may be enacted in the future. With regards to the physical structure of the Premises, Tenant will comply with all requirements to make necessary modifications that are within the confines of the Premises. Tenant acknowledges 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 upgrades for or to the Premises and/or any access leading to or from the Premises.

SECTION 57. 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/or install its own security devices within or about the Premises.

SECTION 58. 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 59. 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. Landlord shall similarly provide to Tenant, upon the same notice, such estoppel certificates as may be commercially required by Tenant in the operation of the permitted uses, included any financing sought for the purposes of this Lease.

SECTION 60. 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 property or facilities operated or maintained under lease agreements, license, or other agreement from Miami-Dade County or its agencies. No person, on the grounds of race, sex, age, color, gender, ancestry, national origin, pregnancy, disability, or physical handicap, marital status, familial status, gender identity, gender expression, or sexual orientation, 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 further agrees, in accordance with Section 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, age, pregnancy, familial status, sexual orientation, gender identity, perceived or actual gender expression, perceived or actual status of domestic violence, dating or stalking.

SECTION 61. 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. 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, except for the Landlord filing this Lease with the Clerk of the Board, Miami-Dade County, Florida.
- 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 disclosed 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 this 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:** There are no brokerage commissions due under this Lease or that shall become due upon the Initial Term or 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, 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 for the Premises. 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. GENDER NEUTRAL/GENDER INCLUSIVE SIGNAGE:** Tenant hereby agrees that it shall comply with Miami-Dade County's Resolution No. R-1054-16, to identify all single occupancy restrooms located in the Premises, and to replace any gender signage with gender neutral/gender inclusive signage on or near the opening of such single occupancy restrooms as depicted in Exhibit "B," which exhibit is attached hereto, and incorporated herein by this reference.

- P. 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.

Q. CRIMINAL BACKGROUND CHECK: Prior to the Landlord entering into this Lease with the Tenant, the Tenant agrees that it shall be subject to having the Principals of the Tenant, along with any spouses, parents, and children of such Principals undergo a background check because the Premises is to be used by the Tenant as a facility for, or to provide programs and services to, children and/or developmentally disabled individuals, in accordance with Section 2-8.6.5(3) of the Miami-Dade County Code. The Mayor of Miami-Dade County, or Mayor's designee, shall perform a national criminal background check of all of the aforementioned people connected with the Tenant. The cost of the criminal background check(s) performed by the Landlord shall be the responsibility of the Tenant and payment for the cost of the criminal background check(s) shall be made by the Tenant prior to the Landlord incurring the cost thereof.

**[THE REMAINDER OF THIS PAGE WAS
INTENTIONALLY LEFT BLANK]**

[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 first day of the month following ten (10) days after the date of its adoption by the Miami-Dade County Board of County Commissioners and execution by the County Mayor, 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 and execution by the County Mayor.

LANDLORD

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

By: _____
Name: Daniella Levine Cava
Title: County Mayor
Date: _____

ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of Court and Comptroller

By: _____

Approved by the County Attorney
To form and legal sufficiency. _____

TENANT

The Children's Home Society of Florida
By: Barbara J. McDonald
Name: Barbara J. McDonald
Title: CFO & CAO
Date: 1-31-24

EXHIBIT "A"



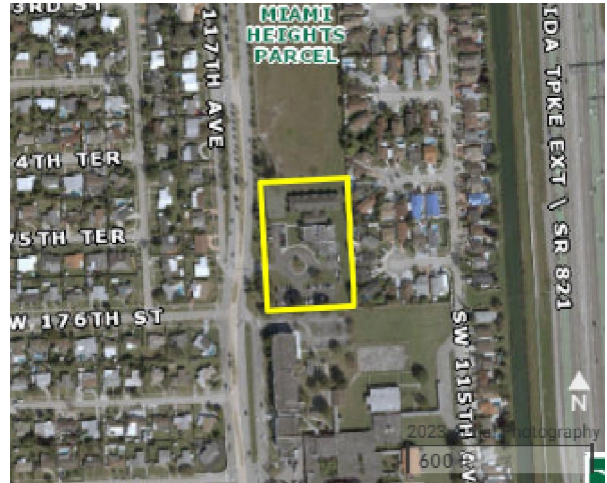
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 01/29/2024

PROPERTY INFORMATION

Folio	30 5031 000 0110
Property Address	17001 SW 117 AVE MIAMI, FL 33177, ZN
Owner	MIAMI DADE COUNTY, GSA RIE MGMT
MailirtQ Address	111 NW 11 ST STE 2.400 MIAMI, FL 3312.B 1925)
Plinnar; Zone	9000 AGRICULTURE
Plinnar; Land Use	8M7 COUNTY: DADECOUNTY
Bed's I Balhs IHalf	0/010
Floors	
living Units	0
Actual Area	19,829 Sq.Ft
living Area	19,589 Sq.Ft
Adj;uslect Area	19,709 Sq.Ft
Lot Siz E>	115.12.9.08 Sq.Ft
YearBuil	1997



TAXABLE VALUE INFORMATION

Year	2023	2022	2021
COUNTY			
Exemption Val11E>	\$1,903,110-1	\$1,730,822	\$1,583,085
Taxable>Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Val11E>	\$2,013,597	\$1,730,822	\$1,583,085
Taxable> Value	\$0	\$0	\$0
CITY			
Exemption Value>	\$0	\$0	\$0
Taxable, Value	\$0	\$0	\$0
REGIONAL			
Exemption Yalu"	\$1,903,110	\$1,730,822	\$1,583,085
Taxable>Value	\$0	\$0	\$0

ASSESSMENT INFORMATION

Year	2023	2022	2021
La11dVal'ue	\$528,000	\$2,24,655	\$224,655
B11ld111l Value	\$1,354,452	\$1,373,713	\$1,221,166
Exira Feature Val11"	\$130,845	\$132,45-1	\$134,064
MarketYalu,e	\$2,013,897	\$1,730,822	\$1,583,085
Asse,ssecl Val11E>	\$1,903,911-1	\$1,730,822	\$1,583,085

BENEFITS INFORMATION

Benefit	Type	2003	2022	2021
Non-HomE>slead	.Asses:-;			
Cap	Red'uc ion	\$109.993		
County	Exemption	\$1,903.904	\$1,730.822	\$1,583,085

Note: Not all benefits are applicable to all Taxable Values (i.e. Gmmr, School Board, City, Regional),

SHORT LEGAL DESCRIPTION

315540 2.M3AC Mill
S4-1QFT OF W1/4 OF SW 1/4 OF NW1/4
LESS W6'2.50FT FOR RJW

The Office of the Property Appraiser is continually editing and updating the land map. This website may reflect the most current information, but the Property Appraiser and Miami-Dade County assume no liability. See full disclaimer and User Agreement at <http://www1.miamidadegov/infocdisclaimer.asp>

EXHIBIT "B"
GENDER NEUTRAL RESTROOM

