

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: September 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving (1) a lease agreement between Miami-Dade County, as tenant, and AOA Flexx, LLC, a Florida limited liability company, as Landlord, and (2) an Assignment and Assumption of Lease Agreement between Miami-Dade County, as Assignor, and the State of Florida Department of Health, Miami-Dade County Health Department (DOH), as Assignee, for the premises located at 2200 NW 82 Avenue, Doral, Florida, to be utilized by DOH as warehouse space at no cost to the County for the entire term of five years plus two five-year options to renew; and authorizing the County Mayor to execute both Agreements and to exercise any and all other rights conferred therein and to perform all acts necessary to effectuate same

Resolution No. R-846-25

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.



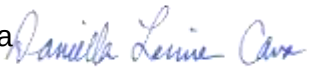
Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Date: September 3, 2025

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

From: Daniella Levine Cava 
Mayor

Subject: Lease Agreement between Miami-Dade County and AOA Flexx, LLC, and Assignment and Assumption of Lease Agreement to the State of Florida Department of Health, Miami-Dade County Health Department, for Property Located at 2200 NW 82 Avenue, Doral, Florida Lease No. 35-3034-011-0010-L09

Executive Summary

This item presented to the Board of County of Commissioners (Board) approves the lease agreement (Lease Agreement) between Miami-Dade County (County) as tenant and AOA Flexx, LLC (Landlord), as well as the Assignment and Assumption of the Lease Agreement (Assignment Agreement) to the State of Florida Department of Health, Miami-Dade County Health Department (Assignee), for the property located at 2200 NW 82 Avenue, Doral, Florida (Premises). The lease is currently in holdover status, and the Assignee is requesting to continue leasing this space for another five-year term with two, five-year options to renew.

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize execution of the Lease between the County and the Landlord for the use of property located at 2200 NW 82 Avenue, Doral, Florida. More specifically, the resolution does the following:

- Authorizes the lease of approximately 1,700 square feet of warehouse space, of which approximately 300 square feet is air-conditioned, together with onsite parking in common with other tenants;
- Authorizes a lease term of five years, with two, five-year options to renew; and
- Authorizes an Assignment Agreement to the State of Florida (State).

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 in Commission District 12, which is represented by Commissioner Juan Carlos Bermudez. Written notice of the Lease was provided to the District Commissioner.

Fiscal Impact/ Funding Source:

No County funds will be utilized during the term of the Lease, as the Landlord agrees to the assignment and delegation of all rights, duties, and responsibilities from the County to the Assignee. The Assignment Agreement is attached as an exhibit to the Lease which is attached to this item's resolution as Attachment 1.

The total fiscal impact to Assignee for the initial year of the lease term is \$33,405.00, which is comprised of base rent in the amount of \$30,600.00 (approximately \$18.00 per square feet), \$1,275.00 in Common Area Maintenance (CAM) charges and \$1,530.00 in a lease management fee that will be paid to the

People and Internal Operations Department (PIOD) for administration of the Lease. The lease management fee equals five percent of the annual base rent and is paid to the County by the Assignee. The annual base rent increases by three percent annually on the anniversary of the Commencement date and each year thereafter.

The Assignee is responsible to reimburse the Landlord for its pro-rata share of any increases in ad valorem taxes over base year 2023 and shall reimburse the Landlord for CAM in the amount of \$153.00 per year for security services, \$85.00 per month for waste removal fees, and \$102.00 per year for storm sewer utility fees.

The State previously paid \$17.22 per square foot on an annual basis for this same Premises and have budgeted this expense.

PIOD has conducted a survey of the comparable rental values in the area of the subject property to determine the subject property's market rental value, and the findings are as provided below:

- 2156-2214 NW 82 Avenue, Doral, Florida – \$19 per square foot on an annual basis. Tenant is responsible for its proportionate share of operating costs and expenses.
- 1900-1924 NW 84 Avenue, Doral, Florida – \$19.95 per square foot on an annual basis. Tenant is responsible for its proportionate share of operating costs and expenses.

Track Record/ County Monitor:

The County has no record of negative performance issues with the Landlord. The company's principal representative is Michael Adler, President. Cindy Ramos-Leal of PIOD's Office of Real Estate and Development is the Lease Monitor.

Delegated Authority:

This item authorizes the County Mayor or the County Mayor's designee (1) to execute the attached Lease, and to exercise all other rights conferred therein; and (2) to execute the attached Assignment Agreement with the State of Florida, and to exercise all other rights conferred therein.

Background:

Resolution No. R-91-15, adopted by the Board on February 3, 2015, approved a Lease for the Tenant with a term of five years with one, five-year option to renew for the subject property. The Lease expired on February 28, 2025. The Assignee currently occupies the subject property on a month-to-month basis through the Lease Agreement's holdover provision.

The subject property will be utilized by the Assignee for the purpose of providing storage and administrative office space. State law and administrative procedure permits the State of Florida to lease space through the County. No County programs will operate from this leased property and no County funds will be expended in conjunction with this Lease.

The County shall have the right at any time, without cause, to terminate the Lease by providing the Landlord with written notice of termination effective 90 days after delivery of such notice.



Carladenise Edwards
Chief Administrative Officer



MEMORANDUM (Revised)

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

DATE: September 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

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

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's 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)(1)
9-3-25

RESOLUTION NO. R-846-25

RESOLUTION APPROVING (1) A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY, AS TENANT, AND AOA FLEXX, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LANDLORD, AND (2) AN ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY, AS ASSIGNOR, AND THE STATE OF FLORIDA DEPARTMENT OF HEALTH, MIAMI-DADE COUNTY HEALTH DEPARTMENT (DOH), AS ASSIGNEE, FOR THE PREMISES LOCATED AT 2200 NW 82 AVENUE, DORAL, FLORIDA, TO BE UTILIZED BY DOH AS WAREHOUSE SPACE AT NO COST TO THE COUNTY FOR THE ENTIRE TERM OF FIVE YEARS PLUS TWO FIVE-YEAR OPTIONS TO RENEW; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE BOTH AGREEMENTS AND TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN AND TO PERFORM ALL ACTS NECESSARY TO EFFECTUATE SAME

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Incorporates the foregoing recital and approves (1) the Lease Agreement (Lease) between Miami-Dade County, as tenant, and AOA Flexx, LLC, a Florida limited liability company, as Landlord, for premises located at 2200 NW 82 Avenue, Doral, Florida (Folio No: 35-3034-011-0010), to be utilized by the State of Florida Department of Health, Miami-Dade County Health Department as warehouse space, at no cost to the County, for the initial lease term of five years plus two five-year options to renew, in substantially the form attached hereto; and (2) the Assignment and Assumption of Lease Agreement (Assignment Agreement) between Miami-Dade County, as Assignor, and the State of Florida Department of Health, Miami-Dade County Health Department, as Assignee.

Section 2. Authorizes the County Mayor or the County Mayor's designee to execute the Lease and the Assignment Agreement for and on behalf of Miami-Dade County and to exercise any and all other rights conferred therein and to perform all acts necessary to effectuate same.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** , 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 Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	absent
Sen. René García	absent	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of September, 2025. 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.

YEM

Yuval E. Manor

OFFICE LEASE

by and between

AOA Flexx LLC
a Delaware Limited Liability Company
("Landlord")

And

Miami-Dade County
a political subdivision of the State of Florida
("Tenant")

For the benefit of: the State of Florida, Department of Health
in Miami-Dade County

Dated as of
March 18
_____, 2025

Lease No.: 35-3034-011-0010– L03

LEASE AGREEMENT

THIS AGREEMENT made on the 18 day of March, 2025, by and between AOA FLEXX, LLC, a Delaware Limited Liability Company, hereinafter called the "LANDLORD," and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, hereinafter called the "TENANT,"

WITNESSETH:

That LANDLORD, for and in consideration of the restrictions and covenants herein contained, hereby leases to TENANT and TENANT hereby agrees to lease from LANDLORD the Demised Premises described as follows:

1,700 rentable square feet of warehouse space of which approximately 300 square feet is air-conditioned space, located at 2200 N.W. 82nd Avenue, Building 5202, Doral, together with onsite parking in common with other tenants.

TO HAVE AND TO HOLD unto said TENANT for a term of Five (5) years, plus Two(2) Five (5) year renewal option periods. Commencing on the first day of the next calendar month following the effective date of the resolution by the Board of County Commissioners approving this Lease Agreement, (the "Commencement Date"), and terminating five years thereafter, for an annual rental of Thirty Thousand Six Hundred Dollars and 00/100 (\$30,600.00) for the first lease year, payable in twelve (12) equal monthly installments of Two Thousand Five Hundred Fifty Dollars and 00/100 (\$2,550.00), payable on the twenty-third day of every month to AOA Flexx, LLC, 1200 N.W. 78th Ave., Suite 203, Doral, Florida 33126 or at such other place and to such other person as LANDLORD may from time to time designate in writing, as set forth herein. The annual rental for the second, third, fourth and fifth lease years of the initial lease term and any subsequent renewal option periods shall be increased by three percent (3%) over the prior year's rental. The October monthly installment rental payment for each year will be processed by the County after the close of the County's fiscal year, for each calendar year. Therefore, October's payment may be delayed each year and Landlord is so acknowledging this fact without penalty to Tenant.

IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED BY THE RESPECTIVE PARTIES HERETO:

ARTICLE I
USE OF DEMISED PREMISES

The area of the Demised Premises shall be used by TENANT for the performance of County business by County and/or State of Florida departments, agencies, and authorities and for the performance of work incidental thereto, which will necessarily entail services performed for the general public, including but not limited to, the storage of emergency medical supplies.

ARTICLE II
CONDITION OF DEMISED PREMISES

TENANT hereby accepts the Demised Premises to be in an “as is” condition, and suitable for usage by TENANT at the commencement of this Lease Agreement.

ARTICLE III
UTILITIES

LANDLORD, during the term hereof, shall pay all charges for water and waste disposal services used by TENANT. TENANT during the term hereof, shall pay for electricity used by TENANT. TENANT shall reimburse the LANDLORD for waste disposal and storm utility used by TENANT in accordance with Article XVIII.

ARTICLE IV
MAINTENANCE

LANDLORD agrees to provide, repair or replace, as necessary, and maintain and keep in good repair, condition, and appearance, during the term of this Lease Agreement or any extension or renewal thereof, the exterior of the building and the following:

- Plumbing and electrical lines, fixtures, and equipment;
- Trash and refuse disposal;
- Roof, roof leaks and all other structural elements of the building;
- Doors, windows and frames;
- Fire equipment, including inspection as required by applicable fire codes;
- Electrical, mechanical, utility and plumbing systems servicing the Demised Premises;

LANDLORD, at its sole cost and expense, shall perform or cause to be performed in the Demised Premises during the term of this Lease Agreement, the maintenance, trash disposal, custodial services and

services described above. Upon the failure of LANDLORD to effect repairs or perform the above-stated services pursuant to this Lease Agreement after fifteen (15) days' written notification to do so by TENANT, TENANT may cause the repairs to be made and deduct their cost from the rental payments due and to become due until in each instance TENANT has fully recovered such costs in accordance with audited costs of repair furnished by TENANT to LANDLORD. In the event of an emergency, TENANT, after proper notification to the LANDLORD and failure of the LANDLORD to take immediate action, may perform repairs that are the LANDLORD's responsibility and receive a credit against rental payments or reimbursement from LANDLORD for the actual costs thereof. All of the aforesaid repairs shall be made with reasonable diligence and in a good and workmanlike manner. Tenant shall be responsible for the interior of the Demised Premises.

ARTICLE V **ALTERATIONS BY TENANT**

TENANT may not make any alterations, additions, or improvements in or to the Demised Premises without the written consent of LANDLORD. All additions, fixtures, or improvements (except but not limited to office furniture and equipment which are readily removable without injury to the Demised Premises) shall be and remain a part of the Demised Premises at the expiration of this Lease Agreement. Subject to the above, any removable partitions installed by TENANT within the Demised Premises shall remain TENANT's property and may be removed by TENANT upon the expiration of the Lease Agreement or any renewal or cancellation thereof. Throughout the term of this Agreement, LANDLORD agrees to provide any additions, fixtures, or other improvements that TENANT may request, and TENANT shall reimburse LANDLORD for any such additions, fixtures, or improvements separately invoiced to the TENANT at the rates agreed-upon with the LANDLORD and expenditure for such services shall not exceed \$10,000.00. Such improvements, at the request of Landlord, shall be removed at the Termination /expiration of this Lease.

ARTICLE VI **DESTRUCTION OF DEMISED PREMISES**

In the event the Demised Premises or any portion thereof should be destroyed or so damaged by fire, windstorm, or other casualty, to render the Demised Premises untenable, either party may cancel this Lease Agreement for its convenience by giving written notice to the other within thirty (30) days after the date of destruction. In the event of cancellation under this Article, neither party shall be responsible to the other party for any expense associated with the cancellation, and TENANT shall only be liable to LANDLORD for such rents as may be due as of the date of such fire, windstorm, or other casualty.

If neither party shall exercise the foregoing right of cancellation, LANDLORD shall cause the building and Demised Premises to be repaired and placed in good condition within one hundred eighty (180) days following the date of casualty, time being of the essence. If the Demised Premises sustained damages such that repairs cannot be completed within one hundred eighty (180) days, TENANT shall be entitled to cancel the Lease Agreement by the giving of written notice to LANDLORD notwithstanding the commencement of any repairs by LANDLORD at any time prior to LANDLORD'S substantial completion of repairs. TENANT shall not be liable for rent during such period of time as the Demised Premises shall be untenable by reason of fire, windstorm or other casualty.

In the event of partial destruction or damages to the Demised Premises which do not render the Demised Premises untenable, the rents shall be proportionately abated in accordance with the extent to which TENANT is deprived of use, occupancy or full enjoyment of the Demised Premises.

ARTICLE VII **DISABLED INDIVIDUALS**

LANDLORD understands, recognizes, and warrants to the best of its knowledge that all common areas are, and shall at all times be maintained, in accordance with the requirements for disabled individuals contained in the Americans with Disabilities Act of 1990 (the "ADA") and Section 553.501 et seq. of the Florida Statutes, as presently written and as may be hereafter amended.

LANDLORD further warrants that the Demised Premises and access thereto, including but not limited to restrooms, hallways, entryways to the street, and accessible parking, if parking is provided under the Lease Agreement, shall be in compliance with the accessibility standards for government programs contained in the ADA and all requirements of Section 553.501 et seq. of the Florida Statutes LANDLORD covenants and agrees that the Demised Premises and access thereto shall at all times be maintained in

accordance with the requirements of Section 255.21 of the Florida Statutes at LANDLORD's cost and expense, except where changes are required as a result of TENANT's change in program or work force.

LANDLORD agrees to correct any and all violations of the obligations of LANDLORD under this Section within thirty (30) days of written notice by TENANT of the existence of the same, provided that, if such violations cannot feasibly be corrected within said thirty (30) day period, then LANDLORD agrees to commence such repairs within said thirty (30) day period and to diligently pursue the completion of same within a reasonable period thereafter.

LANDLORD recognizes and agrees that throughout the term of the Lease Agreement, TENANT may in its discretion change its employees or programs which operate from the Demised Premises. LANDLORD agrees that TENANT may at TENANT's sole expense and subject to LANDLORD's prior reasonable approval, make such changes to the Demised Premises or the access thereto as may be required by TENANT to accommodate disabled individuals or to provide program accessibility in connection with any such change in TENANT's programs or work force providing (i) the changes do not impair access and/or use of other tenant's operation of business, parking or travel ways and (ii) upon termination /expiration of the Lease, Landlord can require Tenant to remove the changes and repair the changed areas at Tenant expense .

ARTICLE VIII **NO LIABILITY FOR PERSONAL PROPERTY**

All personal property placed or moved in the Demised Premises above described shall be at the risk of TENANT or the owner thereof. LANDLORD shall not be liable to TENANT for any damage to said personal property unless caused by or due to gross negligence or willful misconduct of LANDLORD, LANDLORD's agents or employees.

ARTICLE IX **SIGNS**

Interior and/or exterior signs will be of the design and form of letter to be first approved by LANDLORD, the cost of painting and installation to be paid by TENANT. All signs shall be removed by TENANT at termination of this Lease Agreement and any damage or unsightly condition caused to building because of or due to said signs shall be satisfactorily corrected or repaired by TENANT.

ARTICLE X
LANDLORD'S RIGHT OF ENTRY

LANDLORD or any of its agents shall have the right to enter said Demised Premises during all reasonable working hours, upon the giving of twenty-four (24) hours' prior notice, unless an emergency exists, to examine the same or to make such repairs, additions, or alterations as may be deemed necessary for the safety, comfort, or preservation thereof of said building or to exhibit said Demised Premises and to put or keep upon the doors or windows thereof a notice "FOR RENT" at any time within thirty (30) days before the expiration of this Lease Agreement.

ARTICLE XI
LIABILITY FOR DAMAGE OR INJURY

TENANT shall not be liable for any damage or injury which may be sustained by any party or person on the Demised Premises other than the damage or injury caused solely by the negligence of TENANT, ITS EMPLOYEES, AGENTS AND/OR INVITEES, subject to all limitations of Florida Statutes, Section 768.28.

ARTICLE XII
PEACEFUL POSSESSION

Subject to the terms, conditions, and covenants of this Lease Agreement, LANDLORD agrees that TENANT shall and may peaceably have, hold, and enjoy the Demised Premises above described, without hindrance or molestation by LANDLORD SUBJECT TO THE TERMS OF THIS LEASE.

ARTICLE XIII
SURRENDER OF DEMISED PREMISES

TENANT agrees to surrender to LANDLORD at the end of the term of this Lease Agreement, or any extension thereof, said Demised Premises in as good condition as said Demised Premises were at the beginning of the term of this Lease Agreement, ordinary wear and tear and damage by fire and windstorm or other acts of God excepted.

ARTICLE XIV
INDEMNIFICATION AND HOLD HARMLESS

The Tenant shall not be liable for any damage or injury which may be sustained by any party or person on the Premises and/or on the Land, other than the damage or injury caused solely by the gross negligence of the Tenant, its officers, guests, invitees, and employees, subject to the limitations of *Florida Statutes*, Section 768.28.

LANDLORD shall indemnify and hold harmless the TENANT and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the TENANT 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 of third parties arising out of, relating to, or resulting from the negligence of LANDLORD or its employees, agents, servants, partners, principals or subcontractors. LANDLORD shall pay all indemnified claims and losses awarded in connection therewith and shall investigate and defend all indemnified claims, suits or actions of any kind or nature in the name of the TENANT, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. LANDLORD expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by LANDLORD shall in no way limit the responsibility to indemnify, keep and save harmless and defend the TENANT, or its officers, employees, agents, and instrumentalities as herein provided.

ARTICLE XV
SUCCESSORS IN INTEREST

It is hereby covenanted and agreed between the parties that all covenants, conditions, agreements, and undertakings contained in this Lease Agreement shall extend to and be binding on the respective successors and assigns of the respective parties hereto, the same as if they were in every case named and expressed.

ARTICLE XVI

ASSIGNMENT BY LANDLORD

If the interests of LANDLORD under this Lease Agreement shall be transferred voluntarily or by reason of foreclosure or other proceedings for enforcement of any mortgage on the Demised Premises, TENANT shall be bound to such transferee (herein sometimes called the "Purchaser") for the balance of the term hereof remaining, and any extension or renewals thereof which may be effected in accordance with the terms and provisions hereof, with the same force and effect as if the Purchaser were the LANDLORD under this Lease Agreement, and TENANT does hereby agree to attorn to the Purchaser, including the Mortgagee under any such mortgage if it be the Purchaser, as its LANDLORD, said attornment to be effective and self-operative without the execution of any further instruments upon the Purchaser succeeding to the interest of the LANDLORD under this Lease Agreement. The respective rights and obligations of TENANT and the Purchaser upon such attornment, to the extent of the then remaining balance of the term of this Lease Agreement and any such extensions and renewals, shall be and are the same as those set forth herein. In the event of such transfer of LANDLORD's interests, LANDLORD shall be released and relieved from all liabilities and responsibility to TENANT thereafter accruing under this Lease Agreement or otherwise and LANDLORD's successor by acceptance of rent from TENANT hereunder shall become liable and responsible to TENANT in respect to all obligations of the LANDLORD under this Lease Agreement. Notwithstanding any law to the contrary, LANDLORD and TENANT agree that the rights created by this Lease Agreement shall be subordinate to any other instruments affecting the Demised Premises, such as mortgages, subsequent purchase agreements, or encumbrances, whether presently in existence or later created or filed.

ARTICLE XVII **NON-DISTURBANCE**

The Lease Agreement shall be subordinate and subject to all ground or underlying leases and mortgages covering the fee of the property, or which at any time thereafter affect the property, and to all

renewals, modifications, or replacements thereof; provided, however, that with respect to any ground lease agreement, underlying lease agreement, or mortgage subsequent to the date of this Lease Agreement, such subordination shall not be effective unless and until LANDLORD shall obtain from any and all such ground lessors, underlying lessors, and/or lenders a written agreement with TENANT wherein any and all such ground lessors, underlying lessors, and/or lenders shall agree that the Lease Agreement shall not be divested or in any way affected by foreclosure, other default proceedings, or other succession in interest by or under any ground lease agreement, lease agreement mortgage, or obligation secured thereby, so long as TENANT complies with the terms, conditions, and covenants of this Lease Agreement and performs its obligations under this Lease Agreement (said agreement being referred to herein as a "Non-Disturbance Agreement"). If LANDLORD shall so fail to obtain a Non-Disturbance Agreement from any ground lessor, holder of any mortgage, or underlying lessor, then the parties recognize that this Lease Agreement shall be and remain superior to any such ground lease agreement, underlying lease agreement, and/or mortgage entered into or executed subsequent to the date of this Lease Agreement. LANDLORD and TENANT agree that the terms, conditions, and covenants contained herein shall not be altered or affected by any subsequent change in ownership of the Property by reason of foreclosure, conveyance, or otherwise any document purporting to transfer ownership in the Property, whether presently in existence or not, shall be subordinate to this Lease Agreement, and subject to the terms, obligations, and covenants herein. In the event that a change of ownership in the Property results in any additional costs to TENANT by material alteration of the terms of this Lease Agreement, LANDLORD agrees to indemnify TENANT for such costs.

ARTICLE XVIII **ADDITIONAL RENT**

- (a) Security Services: The TENANT agrees to pay additional rent in the amount of one hundred fifty three dollars and 00/100 (\$153.00) per year, which is equal to nine cents (.09¢) per square foot on an annual basis, for Roving Patrol Security Services.
- (b) Waste Removal Fee: The TENANT agrees to pay additional rent in the amount of one thousand

twenty dollars and 00/100 (\$1,020.00) per year, which is equal to sixty cents (.60¢) per square foot on an annual basis, for waste removal services.

- (c) Miami-Dade County Storm Water Utility Fee: The TENANT agrees to pay additional rent in the amount of one hundred two dollars and 00/100 (\$102.00) per year, which is equal to six cents (.06¢) per square foot, for storm water utility fee. The rates for the services described above are subject to adjustments based upon an annual review and determination by the LANDLORD of the actual operating costs and fees, which are subject to audit by the TENANT.

ARTICLE XIX **CANCELLATION**

TENANT, through its County Mayor or the County Mayor's designee, shall have the right to cancel this Lease Agreement or any portion thereof at any time and for any reason by giving Lease by giving LANDLORD at least ninety (90) days' written notice prior to its effective date.

ARTICLE XX **OPTION TO RENEW**

Provided this Lease Agreement is not otherwise in default, TENANT through its County Mayor or the County Mayor's designee is hereby granted the option to extend this Lease Agreement for Two (2) additional five-year renewal option periods upon the same terms and conditions, except that the rental rate shall be adjusted by a three percent (3%) increase each year, by giving LANDLORD notice in writing at least sixty (120) days prior to the expiration of this Lease Agreement or any extension thereof. Should TENANT neglect to exercise any extension option by the date specified above, TENANT's right to exercise shall not expire until thirty (30) business days after notice from LANDLORD of TENANT's failure to exercise the option.

ARTICLE XXI **NOTICES**

It is understood and agreed between the parties hereto that written notice addressed and sent by certified or registered mail, return receipt requested, first class, postage prepaid and/or proven overnight delivery via Federal Express (FedEx) or United Parcel Service (UPS) addressed as follows:

TENANT:

Miami-Dade County

Internal Services Department
Real Estate Development Division
111 N.W. First Street, Suite 2460
Miami, Florida 33128

LANDLORD:

AOA Flexx, LLC.
C/O Adler Properties LLC
9050 Pines Blvd. Suite 101
Pembroke Pines, Fla. 33024

Copy to:

Adler Properties, LLC
1200 N.W. 78 Avenue
Suite 203
Miami, Florida 33126

shall constitute sufficient notice to either party. Notices provided herein in this paragraph shall include all notices required in this Lease Agreement or required by law.

ARTICLE XXII
ENVIRONMENTAL QUALITY

Without prejudice to any other obligation of LANDLORD pursuant to this Lease Agreement, LANDLORD shall at all times comply with the following requirements:

A. INDOOR AIR QUALITY. LANDLORD shall at all times maintain the Heating, Ventilating, and Air Conditioning System (HVAC) and shall perform at least the minimum periodic preventive maintenance on the HVAC system equipment as specified in the attached Exhibit "HVAC System Preventive Maintenance for Demised Premises" applicable to the TENANT's Demised Premises.

B. WATER QUALITY. LANDLORD shall, prior to occupancy by TENANT and following any buildout, changes, or repairs by LANDLORD involving the plumbing system, have the drinking water sampled and tested for lead by a recognized Testing Laboratory. Results of such tests shall not exceed the EPA standard for lead in drinking water of 15 PPB. The drinking water test shall be paid for by the LANDLORD and the original test results shall be furnished to the TENANT.

C. NOTICE OF PEST MANAGEMENT OPERATIONS. The use of pesticide sprays or dusts in the Demised Premises as part of pest control services shall only be used in places of infestation as demonstrated by sticky traps or other such devices observed by TENANT but never as a preventative measure. Such spot sprays or dusts shall be only after normal working hours to allow for ventilation before TENANT employees re-enter the TENANT's Demised Premises. TENANT encourages LANDLORD to employ the use of traps, baits, or portable vacuums before resorting to pesticide sprays or dusts. LANDLORD shall give TENANT twenty-four (24) hours' notice prior to commencement of pest control services that include sprays or dusts with any kind of pesticide or other chemicals. LANDLORD shall provide reasonable assurance that any and all such chemicals are being handled in accordance with the Material Safety Data Sheet (MSDS) provided by their manufacturer.

D. NOTICE OF RENOVATION OPERATIONS. LANDLORD shall act to prevent the degradation of indoor air quality during any building renovation, remodeling, and similar activities that could allow off-gassing from embodied chemicals in construction materials, furniture, or equipment into spaces occupied by and common areas used by TENANT. LANDLORD and its designated contractor will use only nontoxic paint or other surface coatings, and will cause the space to be continuously ventilated with outside air to prevent the build-up of chemical gases from construction materials, carpet, carpet glues, or other emissive materials during the buildout or renovation of the demised space.

ARTICLE XXIII **WAIVER OF LANDLORD'S LIEN**

LANDLORD, for itself and its successors and assigns, does hereby waive all rights to levy and/or distraint and all lien rights accrued and accruing as to all personal property, machinery, fixtures, and equipment, affixed or otherwise, now or hereafter belonging to or in the possession of TENANT. Further, TENANT may at its discretion remove from time to time all or part of its personal property, machinery, trade fixtures, and equipment.

ARTICLE XXIV **FORCE MAJEURE**

TENANT and LANDLORD shall be excused for the period of any delay and shall not be deemed in

default with respect to the performance of any of the non-monetary terms, covenants, and conditions of the Lease Agreement when prevented from so doing by cause or causes beyond TENANT's or LANDLORD's control, excluding filing of bankruptcy, but which shall include, without limitation, all labor disputes, governmental regulations or controls, fire or other casualty, acts of God, or any other cause, whether similar or dissimilar to the foregoing, not within the control of TENANT or LANDLORD.

ARTICLE XXV **LANDLORD'S DEFAULT**

It shall constitute a default of this Lease Agreement by LANDLORD if, except as otherwise provided in this Lease Agreement, LANDLORD fails to observe or perform any of the covenants, conditions, or provisions of this Lease Agreement to be observed or performed by LANDLORD, where such failure shall continue for a period of thirty (30) days after written notice thereof from TENANT to LANDLORD; provided, however, that if the nature of LANDLORD's non-compliance is such that more than thirty (30) days are reasonably required for its cure, then LANDLORD shall not be deemed to be in default if LANDLORD commenced such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion. In the event of any such default by LANDLORD, TENANT may at any time thereafter bring an action for damages, termination, and/or injunctive relief (it being recognized that in such an event TENANT is irreparably harmed for which there is no adequate remedy at law). No remedy of TENANT provided for in the Lease Agreement shall be considered to exclude or suspend any other remedy provided for herein, but the same shall be cumulative and in addition to TENANT'S remedies at law or in equity.

ARTICLE XXVI **WAIVER**

If, under the provisions hereof, LANDLORD or TENANT shall institute proceedings and a compromise or settlement thereof shall be made, the same shall not constitute a waiver of any covenant herein contained nor of any of LANDLORD's or TENANT's rights hereunder, unless expressly stated in

such settlement agreement. No waiver by LANDLORD or TENANT of any provision hereof shall be deemed to have been made unless expressed in writing and signed by both parties. No waiver by LANDLORD or TENANT of any breach of covenant, condition, or agreement herein contained shall operate as a waiver of such covenant, condition, or agreement itself, or of any subsequent breach thereof. No payment by TENANT or receipt by LANDLORD of lesser amount than the monthly installments of rent (or additional rent obligations stipulated) shall be deemed to be other than on account of the earliest stipulated rent nor shall any endorsement or statement on any check or letter accompanying a check for payment of rent or any other amounts owed to LANDLORD be deemed an accord and satisfaction and LANDLORD may accept such check or payment without prejudice to or waiver of LANDLORD's right to recover the balance of such rent or other amount owed or to pursue any other remedy provided in this Lease Agreement. No reentry by LANDLORD and no acceptance by LANDLORD of keys from TENANT shall be considered an acceptance of a surrender of this Lease Agreement.

ARTICLE XXVII **DEFAULT OF TENANT**

If TENANT shall fail to pay any monthly installment or item of rent on the date when the same becomes due or shall violate or fail to perform any of the other conditions, covenants, or agreements herein made by TENANT, and if such violation or failure continues for a period of thirty (30) days after written notice thereof to TENANT by LANDLORD, except for failure to pay rent, which shall have a fifteen (15) day period for cure after written notice thereof to TENANT by LANDLORD, and further, if TENANT shall be diligently attempting to cure such failure to perform any other conditions, covenants, or agreements, the time to cure such failure shall be extended for so long as TENANT shall diligently prosecute such cure, then LANDLORD may proceed with any remedy available at law or in equity in the State of Florida or by such other proceedings, including reentry and possession, as may be applicable. All rights and remedies of LANDLORD under this Lease Agreement shall be cumulative and shall not be exclusive of any other rights and remedies provided to LANDLORD under applicable law. Nothing herein shall prohibit LANDLORD

from taking immediate legal action, with or without notice, to protect the health, safety or welfare of the LANDLORD, the PROJECT, and TENANTS of the Project, other persons or entities in or about the Project or the general public. For purposes of this provision the Project shall be deemed Business Center II.

ARTICLE XXVIII
AD VALOREM REAL ESTATE TAXES AND INSURANCE

TENANT, upon submission of documentation of paid bills, shall reimburse LANDLORD, as additional rent, its proportionate share of any increases, over the base year 2023, in ad valorem real estate taxes and insurance. The percentage of the increases in ad valorem real estate taxes and insurance to be paid by the TENANT shall be based on the percentage of the rentable area of the Demised Premises occupied by TENANT. Real property tax increase shall be calculated based on the November discounted rate.

“Tax Year” shall mean the fiscal year for which taxes are levied by any governmental authority; “Tenants Proportionate Share” shall mean a fraction of which the numerator is the square footage of the Demised Premises occupied by the TENANT which is currently 1,700 square feet and the denominator is the total rentable square footage of the building above grade which is 133,435 ($1,700 \div 133,435 = 1.27\%$). If the Taxes for any Tax Year shall be more than the taxes for Base year 2023, TENANT shall pay as additional rent for such Tax Year an amount equal to TENANT’S proportionate share of the amount by which the Taxes for such Tax Year are greater than the Base Tax year and included as part of the “Real Estate Taxes and Insurance.” It is agreed that the ad valorem taxes due in November of each year shall be the figure used in calculating the “Real Estate Taxes.”

If the LANDLORD elects to contest Real Estate Taxes, TENANT shall cooperate in order to coordinate such contest of Real Estate Taxes. If LANDLORD shall receive a refund for any Tax year in which a Tax Payment shall have been made by TENANT, LANDLORD shall repay to TENANT, TENANT’s proportionate share of such refund, or receive credit against any rents due or become due.

ARTICLE XXVIX
GOVERNING LAW

This Agreement, including any exhibits or amendments, if any, and all matters relating thereto whether in contract, statute, tort or otherwise shall be governed by and construed in accordance with the laws of the State of Florida.

ARTICLE XXX
HOLDOVER

If TENANT, with LANDLORD's consent, remains in possession of the Demised Premises after expiration of the term and if LANDLORD and TENANT have not executed an expressed written agreement as to such holding over, then such occupancy shall be a tenancy from month to month upon expiration of the lease term, at a monthly rental equivalent to one hundred percent (100%) of the monthly rental, for the first month, and one hundred ten percent (110%) after the first full month of exercising the holdover rights, such payments to be made as herein provided. In the event of such holding over, all of the terms of the Lease Agreement including the payment of all charges owing hereunder other than rent shall remain in force and effect on said month to month basis not to exceed twelve (12) months.

ARTICLE XXXI
ASSIGNMENT AND CONSENT TO THE STATE OF FLORIDA
DEPARTMENT OF HEALTH

LANDLORD agrees to the assignment and delegation of all rights, duties and responsibilities of the Lease Agreement to the State of Florida Department of Health, Miami-Dade County Health Department. Pursuant to Florida Statutes, Section 255.2502, the State of Florida's performance and obligation to pay under this contract is Contingent upon an annual appropriation by the Legislature. TENANT may assign this Lease Agreement or any part thereof or sublet all or any part of the Demised Premises without prior written consent of LANDLORD to any State of Florida Department of Health, Miami-Dade County Health Department agency for any related purposes. Any assignment or subletting shall be evidenced in writing to the LANDLORD. In the event of such assignment by TENANT to the State of Florida, TENANT shall be released and relieved from all liabilities and obligations to LANDLORD thereafter occurring under this Lease Agreement.

ARTICLE XXXII
ESTOPPEL CERTIFICATES

LANDLORD and TENANT agree, at any time and from time to time, upon not less than thirty (30) days prior written notice by such party, to execute, acknowledge, and deliver to the other a statement in writing:

A. certifying that this Lease Agreement has been unmodified since its execution and is in full force and effect (or if Lease Agreement has been modified since its execution, that it is in full force and effect, as modified, and stating the modifications);

B. stating the dates, if any, to which the rent and sums hereunder have been paid by TENANT;

C. stating whether or not to the knowledge of LANDLORD or TENANT, as the case may be, there are then existing an defaults under this Lease Agreement (and, if so, specifying the same); and

D. stating the address to which notices to LANDLORD or TENANT, as the case may be, should be sent. Any such statement delivered pursuant thereto shall provide that such statement may be relied upon by LANDLORD or TENANT or any prospective purchaser or mortgagee or lessee or assignee of the Property, or any part thereof or estate therein.

ARTICLE XXXIII **RADON GAS**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk 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 and radon testing may be obtained from your county public health unit.

ARTICLE XXXIV **AMENDMENT**

All amendments to this Lease Agreement must be in writing and signed by LANDLORD prior to submittal to the Board of County Commissioners.

ARTICLE XXXV **RULES AND REGULATIONS**

TENANT agrees to abide by LANDLORD's rules and regulations ("Rules and Regulations") for the building, attached hereto as exhibit "A" said Rules and Regulations may be reviewed and revised by LANDLORD from time to time as LANDLORD may deem necessary.

ARTICLE XXXVI
SPECIAL PROVISIONS

Pursuant to Florida Statutes, Section 255.2502, the LANDLORD understands, accepts and agrees that “The State of Florida’s performance and obligations to pay under this contract is contingent upon an annual appropriation by the Legislature.

ARTICLE XXXVII
WRITTEN AGREEMENT

This Lease Agreement contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only by resolution approved by the Board of County Commission.

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

(CORPORATE SEAL)

By: AOA FLEXX, LLC
A Delaware Limited Liability Company

Signed by:
Amanda Miller
A4CF4EA08A31419...
WITNESS Amanda Miller

Signed by:
Maribel Figueroa
74F10A88F394416...
WITNESS Maribel Figueroa

DocuSigned by:
Tina Spano
1C0922C4DE7D419...
By: Tina Spano
Executive Vice President

(LANDLORD)

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Daniella Levine Cava
County Mayor

(TENANT)

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

EXHIBIT A



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 07/24/2024

PROPERTY INFORMATION

Folio	35-3034-011-0010
Property Address	2210 NW 82 AVE DORAL, FL 33122-1509
Owner	AOA FLEXX LLC
Mailing Address	9050 PINES BLVD 101 PEMBROKE PINES, FL 33024
Primary Zone	7600 INTENSIVE USE
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	136,793 Sq Ft
Living Area	
Adjusted Area	136,793 Sq Ft
Lot Size	332,199 Sq Ft
Year Built	1988
Year Annexed	2004

ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	\$13,287,960	\$11,626,965	\$8,969,373
Building Value	\$10,331,040	\$7,268,040	\$6,781,527
Extra Feature Value	\$0	\$0	\$0
Market Value	\$23,619,000	\$18,895,005	\$15,750,900
Assessed Value	\$15,604,008	\$14,185,462	\$12,895,875

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$8,014,992	\$4,709,543	\$2,855,025

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

SHORT LEGAL DESCRIPTION

MIAMI INTL COMMERCE CENTER SEC 9
PB 133- 15
TRACT 9A
LOT SIZE 7.62 AC M/L
OR 17965-1505 0198 4 (10)



TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,604,008	\$14,185,462	\$12,895,875
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$23,619,000	\$18,895,005	\$15,750,900
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,604,008	\$14,185,462	\$12,895,875
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,604,008	\$14,185,462	\$12,895,875

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
08/28/2008	\$0	26548-2057	Sales which are disqualified as a result of examination of the deed
08/27/2008	\$10	26546-1120	Sales which are disqualified as a result of examination of the deed
02/01/1994	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

EXHIBIT B

Rules and Regulations

1. Sidewalks, doorways, vestibules, halls, stairways and similar areas shall not be obstructed by tenants or used for any purpose other than access to and from the Leased Premises and for going from one to another part of the building.
2. Plumbing fixtures and appliances shall be used only for purposes constructed, and no sweeping, rubbish, rags or other unsuitable materials shall be thrown or placed within such fixtures or appliances. Any damage resulting from such misuse of the Leased Premises or the Building Property or any portion thereof shall be paid by Tenant, and Landlord shall not in any case be responsible for such.
3. No signs, advertisements or notices shall be painted or affixed on or to any windows or doors or other part of the Building, except of such color, size and style and in such places as shall be first approved in writing by Landlord. No nails, hooks or screws shall be driven or inserted in any part of the Building, after Tenant's improvements are completed, except by the building maintenance personnel; nor shall any part of the Building be defaced by tenants.
4. A directory will be placed by Landlord, at its expense, in a conspicuous place in the Building. No other directories will be permitted, unless previously authorized by Landlord in writing.
5. Tenants shall not do, or permit anything to be done, in or about the Building, or bring or keep anything there, that will in any way increase the rate of fire or other insurance on the Building, or on property kept there, or obstruct or interfere with the rights of, or otherwise injure or annoy others tenants, or do anything in conflict with the valid pertinent laws, rules or regulations of Landlord or any governmental authority.
6. Tenant shall notify Landlord's Agent and park's on-site management office when safes or other heavy equipment are to be taken in or out of the Building, and such moving shall be done under the supervision of Landlord's Agent and the Park's on-site management office, after written permission from Landlord. Persons employed to move such property must be acceptable to Landlord.
7. Tenants shall not make or permit any improper noises in the Building, or otherwise interfere in any way with other tenants, or persons having business with them.
8. Nothing shall be swept or thrown into the corridors, halls, elevators shafts or stairways. No birds or animals shall be brought into or kept in or about the Building.
9. No machinery of any kind (other than normal office equipment) shall be operated on the Leased Premises or elsewhere on the Building Property without the prior written consent of Landlord, who may condition such consent upon the payment by Tenant of Additional rent as compensation for excess consumption of water or electricity, or both, occasioned by the operation of such machinery;

nor shall Tenant use or keep in the Building any inflammable or explosive fluid or substance, or any illuminating material, except candles.

10. Movement in or out of the Building of furniture or office equipment, or dispatch or receipt by Tenant of any merchandise or materials which requires use of elevators or stairways, or movement through Building entrances, such as the lobby, shall be restricted to hours designated by landlord. All such movement shall be under supervision of Landlord's Agent and the Park's on-site management office, by pre-arrangement. Such pre-arrangement must be initiated by Tenant and will be subject to the decision and control by Landlord's Agent and the Park's on-site management office, by pre-arrangement. Such pre-arrangement must be initiated by Tenant and will be subject to the decision and control by Landlord's Agent and the Park's on-site management office of the time, method and routing of movement, and limitations imposed by safety or other concerns which may prohibit any article, equipment or any other item from being brought into the Building. Tenant is to assume all risks including equipment, property and personnel of Landlord or Landlord's Agent, if damaged or injured as a result of acts in connection with providing this service to Tenant, from time of the beginning through the completion of the moving or delivery; and neither Landlord nor the Landlord Indemnified parties shall be liable for acts of any persons engage in, or any damage or loss to any of said property or persons resulting from, any act in connection with such activities.
11. No draperies, shutters, or other window coverings shall be installed on exterior windows, walls or doors facing public corridors without Landlord's prior written approval. Landlord shall have the right to require installation and use of uniform window coverings.
12. No portion of the Leased Premises or any other part of the Building shall at any time be used or occupied as sleeping or lodging quarters.
13. Landlord will not be responsible for lost or stolen property, equipment, money, or jewelry from the Leased Premises or any other portion of the Building, regardless of whether such loss occurs when the area in question is locked against entry.
14. Landlord specifically reserves the right to refuse admittance to the Building from 7:00 p.m. to 7:00 a.m. daily, or on Sundays or on legal holidays, to any person or persons who cannot furnish satisfactory identification, or to any person or persons who, for any other reason, in Landlord's or Landlord's Agent's judgment, should be denied access to the Building. Landlord, for the protection of the Building tenants and their effects, may prescribe hours and intervals during the night on Sundays and holidays, when all person entering and departing the Building shall be required to enter their names, the offices to which they are going (or from which they are leaving), and the time of entrance or departure in a register provided for that purpose by Landlord or Landlord's Agent.
15. Landlord reserves the right to rescind any of these Rules and make such other further reasonable rules and regulations that Landlord shall from time to time believe conducive to the safety, protection, care and cleanliness of the Building and the Building Property, its operation, the preservation of good order, and the protection and comfort of its tenants, their agents, employees and invitees, which rules, when made and notice of them given to Tenant, shall be binding upon Tenant as if originally prescribed herein.

EXHIBIT C

ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT (“Assignment”) dated and made effective this _____ day of _____, 2025 by and between Miami-Dade County, a political subdivision of the State of Florida, (hereinafter “Assignor”), and the State of Florida, Department of Health in Miami-Dade County, an agency of the State of Florida Department of Health (hereinafter “Assignee”).

WHEREAS, on or about _____, 2025, the Assignor entered into a Lease Agreement with AOA Flexx, LLC a Delaware Limited Liability Company, for a certain premises located at 2250 NW 82 Avenue, Doral, Florida 33126 (“Lease Agreement”); and

WHEREAS, Assignor desires to assign, and hereby does assign, to Assignee, all rights, title and interest in the Lease Agreement dated _____, 2025, entered into by and between the Assignor and AOA Flexx, LLC, a Delaware limited liability company; and

WHEREAS, Assignee by its acknowledgement and acceptance hereof, does hereby agree to the assignment of the Lease Agreement, and hereby agrees to assume and perform all the responsibilities of Assignor under said Lease Agreement entered into between the Assignor and AOA Flexx, LLC, a Delaware limited liability company; and

WHEREAS, this Assignment shall be governed by, and construed under the laws of the State of Florida, and become a part of this Lease Agreement; and

WHEREAS, this Assignment shall be binding upon all parties, legal representatives, its successors and assigns,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Assignment, and for other good and valuable consideration, the parties do agree as follows:

1. The parties to this Assignment hereby acknowledge and agree that all of the foregoing recitals are true, and correct in all respects and incorporated herein just as if they were set forth at length herein.
2. The Assignor hereby assigns and otherwise transfers all of its right, title, and interest in the Lease Agreement, dated _____, 2025, between the Assignor and AOA Flexx, LLC, a Delaware limited liability company, to the Assignee, as of the date of this Assignment.
3. The Assignee hereby agrees to and accepts the assignment described herein and shall timely perform and observe all of the duties, conditions, and responsibilities of the Assignor under the Lease Agreement, dated _____, 2025, between the Assignor and AOA Flexx, LLC, a Delaware limited liability company;

4. The Assignor shall not be liable for any damage or injury which may be sustained by any party or person related to the Lease Agreement other than the damage or injury caused solely by the gross negligence of the Assignor, its officers, employees, agents, invitees, or instrumentalities, subject to all limitations of Florida Statutes, Section 768.28.
5. The Assignee shall not be liable for any damage or injury which may be sustained by any party or person related to the Lease Agreement other than the damage or injury caused solely by the gross negligence of the Assignee, its officers, employees, agents, invitees, or instrumentalities, subject to all limitations of Florida Statutes, Section 768.28. As Assignee is an instrumentality of the State, Assignee has the statutory protection of sovereign immunity as described in Section 768.28, F.S. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to whom sovereign immunity may be applicable. The exclusive remedy for injury or damage resulting from such acts or omissions of Assignee's agents, servants and employees is an action against the State of Florida. Nothing herein shall be construed to be consent to be sued by any third party.
6. The Assignor hereby agrees that the Assignee and AOA Flexx, LLC, a Delaware limited liability company, may amend the Lease Agreement in any way after the effective date of this Assignment so long as any such amendment is in no way binding upon the Assignor, and in no way obligates the Assignor to perform any obligation, responsibility, or duty. Assignee hereby agrees that after the effective date of this Assignment, the Assignor is and shall forever remain free from performing any and all of the terms, conditions, obligations, and agreements of the Lease Agreement with AOA Flexx, LLC, a Delaware limited liability company.
7. The parties hereby acknowledge and agree that this Assignment shall be governed, construed, and enforced in accordance with the laws of the State of Florida.
8. The parties further agree that the Assignee shall be authorized to exercise renewal options, cancellations and facilitate amendments for all matters and issues regarding this Lease Agreement on behalf of the Assignee, the State of Florida, Department of Health in Miami-Dade County.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]
[ONLY THE SIGNATURE PAGE REMAINS]

IN WITNESS WHEREOF, the parties have duly executed and entered into this Assignment as of the date first written above.

(OFFICIAL SEAL)

State of Florida, Department of Health,
in Miami-Dade County

WITNESS

By: Yesenia Villalta
Dr. Yesenia Villalta, APRN, DNP, MSN
Administrator Florida Department of Health in Miami-
Dade County

(OFFICIAL SEAL)

ATTEST:
JUAN FERNANDEZ-BARQUIN,
CLERK OF THE COURT AND
COMPTROLLER

MIAMI-DADE COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF
FLORIDA, BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Daniella Levine Cava
Mayor

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

Signature: 
Yesenia Villalta (Apr 23, 2025 11:06 EDT)

Email: yesenia.villalta@flhealth.gov