

First Amendment to Lease dated March 21, 2017
between

13 Associates LLC
and
BREVARD WORKFORCE DEVELOPMENT BOARD, INC. d/b/a CareerSource Brevard

This First Amendment to Lease dated March 21, 2017 ("**AMENDMENT**"), is made by and between 13 Associates LLC ("**LESSOR**") and BREVARD WORKFORCE DEVELOPMENT BOARD, INC., d/b/a CareerSource Brevard a Florida not-for-profit corporation ("**CLIENT**") with reference to the following recitals.

WITNESSETH

WHEREAS, LESSOR entered into a Lease with CLIENT dated March 21, 2017, (hereinafter collectively referred to as "Lease"), at 3880 S. Washington Avenue, Suite 214, Titusville, FL 32780 pursuant to which CLIENT leases from LESSOR approximately 5,000 rentable square feet of space (hereinafter referred to as "Leased Premises");

WHEREAS, LESSOR and CLIENT wish to amend certain provisions of the Lease; and

NOW THEREFORE, in consideration of the mutual covenants set forth below and other valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree to the following:

1. ARTICLE 1, INFORMATIONAL PROVISIONS, DEFINITIONS AND EXHIBITS,

Paragraph 1.5 TERM is hereby modified to increase the initial term of the lease and change the Lease Year as follows:

The initial term of the Lease shall commence on July 1, 2020 herein after called the Commencement Date, and expire on June 30, 2023. A Lease Year shall be from July 1 through June 30.

Paragraph 1.7 OPTION TO RENEW is hereby modified as follows:

Conditioned that LESSEE is not in default of its Lease, LESSEE shall have two (2) options to renew the Lease for a period of three (3) additional years each commencing at the expiration of the initial lease term. Should LESSEE exercise its option to renew the Lease Agreement, the Base Rent shall increase each year of the option period by an amount equal to \$0.25 per rentable square foot over the then per square foot rate. LESSEE must provide the LESSOR with written notice a minimum of ninety (90) days prior to the expiration of the lease term of its intent to exercise the option(s). LESSEE will permit LESSOR at any time within sixty (60) days prior to the expiration of this lease, to place upon the premises any usual "to Let" or "For Lease" signs, and permit persons

desiring to lease the same to inspect the premises thereafter at reasonable times and upon reasonable notice from LESSOR to LESSEE.

Paragraph 1.10 BASE RENT is hereby modified as follows:

Rent for the initial term of the lease shall be \$41,425.08 annually and paid \$3,452.09 per month, plus Florida sales tax, if applicable. Occupation of the premises by LESSEE shall be July 1, 2020, the Rent Commencement date shall be July 1, 2020.

Paragraph 1.11 BASE RENTAL ADJUSTMENT is hereby modified to reflect a rent adjustment for the revised lease years.

Lease year 1: July 1, 2020 – June 30, 2021	\$41,425.08 annually/\$3,452.09/monthly
Lease year 2: July 1, 2021 – June 30, 2022	\$42,850.08 annually/\$3,570.84/monthly
Lease year 3: July 1, 2022 – June 30, 2023	\$44,275.08 annually/\$3,689.59/monthly

The base monthly rental shall also include the Florida sales tax of 6% if applicable. Should Lessee exercise its option to renew the Lease Agreement, the Base Rent shall increase each year of the option period by an amount equal to \$0.25 per rentable square foot over the then per square foot rate.

2. This Amendment is effective July 1, 2020 regardless of the date of signatures.
3. Except as herein expressly modified, all of the provisions of the Lease, as amended, are hereby ratified and confirmed.
4. The parties may sign this Agreement in several counterparts, each of which will be deemed an original but all of which together will constitute one instrument.

3580 S. Washington Ave. Ste 214, Titusville, FL.
1st Amendment to Lease

Agreement

The parties hereto agree to the above terms and conditions and have caused this Amendment to Lease to be executed by their undersigned officials as duly authorized.

LESSOR:
13 Associates LLC
c/o Mercado Management, LLC
1400 No. 29th Court
Hollywood, FL 33020

By: Louis Wiener - MEMBER Date: 1-16-2020
Signature

LOUIS WIENER MEMBER
Printed Name /Title

CLIENT:
Brevard Workforce Development Board, Inc.
d/b/a CareerSource Brevard
297 Barnes Blvd.
Rockledge, FL 32955

By: Marci Murphy Date: 1/13/2020
Marci Murphy, President