

THIRD AMENDMENT TO THE SECOND FLOOR LEASE

THIS AMENDMENT (the “Third Amendment”) effective this 18th day of November, 2025 is hereby entered into by and between **MELROSE CLEARWATER HOLDINGS LLC** and **SOLOMON CLEARWATER HOLDINGS LLC**, Florida limited liability companies, hereinafter collectively referred to as the “Landlord”, and **PINELLAS COUNTY**, a political subdivision of the State of Florida, having its principal office at 315 Court Street, Clearwater, Florida 33756, hereinafter referred to as the “Tenant”, jointly referred to from time to time throughout this agreement as the “Parties”.

WITNESSETH:

WHEREAS, Highwoods/Florida, L.P., Highwoods Properties, Inc. (“Highwoods”) and Tenant entered into that certain lease agreement with an Effective Date of April 16, 2003 (the “First Floor Lease”), for approximately 12,055 rentable square feet of office space at 29399 U.S. Hwy. 19 North Clearwater, Florida 33761 (the “Office Building”); and

WHEREAS, Highwoods thereafter sold the property and assigned its interests in the First Floor Lease to Make Us an Offer Four, LLC (“MUOS”); and

WHEREAS, Northside Square LLC, a Florida limited liability company (the “Prior Landlord”), successor in interest to MUOS, and Tenant entered into a lease, having an Effective Date of June 7, 2016 (the “Second Floor Lease”) for approximately 15,275 rentable square feet of office space in Suite 200, located on the second floor of the Office Building; and

WHEREAS, the Tenant and the Prior Landlord entered into a First Amendment to the Second Floor lease, having an effective date of June 2, 2017, to combine the First Floor Lease and the Second Floor Lease into one lease agreement, and added approximately 2,073 rentable square feet of office space in Suite 280 to the premises (throughout this Third Amendment, the First Floor Lease and the Second Floor Lease, as amended, modified, altered, extended, and supplemented, are collectively referred to as the “Lease”); and

WHEREAS, on or about January 14, 2020, the Office Building was sold and transferred from Prior Landlord to Landlord;

WHEREAS, on or about January 14, 2020, the Lease, together with all Prior Landlord’s rights, title, and interest therein, therefrom, and thereto were assigned to Landlord; and

WHEREAS, the Parties entered into a Second Amendment to the Second Floor Lease to remove the renewal options from the Lease and extend the lease for a period of three (3) years effective January 1, 2024 and expiring on December 31, 2026; and amend and coordinate the terms as provided herein.

WHEREAS, the Tenant and Landlord desire to extend the Lease Term for an additional period of one (1) year effective January 1, 2027 and expiring on December 31, 2027; and amend and coordinate the terms as provided herein.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions herein contained and for other good and valuable consideration, the receipt of which is hereby mutually acknowledged, the Parties agree as follows:

1. Paragraph 9 of the Second Floor Lease (as amended and combined with the First Floor Lease) is hereby amended by adding thereto the following: Landlord and Tenant hereby agree to further extend the Lease Term for the entire Premises (including the First Floor Premises and Suite 280) for an additional one (1) year for the period beginning January 1, 2027 and ending December 31, 2027 (the "Second Extension Period").

Tenant shall pay Landlord Rent during the Second Extension Period in accordance with the following rent schedule:

Second Floor Lease	RENTAL STRUCTURE		
SUITE 200	Extension Period		
Effective Date	1/1/2027		
End Date	12/31/2027		
Suite 200 Rental Rate	\$ 27.08		
RSF	15,275		
Annual Rent	\$ 413,627.14		
Monthly Rent	\$ 34,468.93		

First Floor Lease + 280			
SUITES 100 & 280	Extension Period		
Effective Date	1/1/2027		
End Date	12/31/2027		
Suite 100 & 280 Rental Rate	\$ 26.31		
RSF	14,128.00		
Annual Rent	\$ 371,653.99		
Monthly Rent	\$ 30,971.17		

Total Monthly Rent	\$ 65,440.09		
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2. Except as amended herein, all terms, covenants and provisions of the Lease, including, without limitation, Tenant's obligations to pay Additional Rent in accordance with Section 10 of the Second Floor Lease (as amended and combined with the First Floor Lease), shall be and remain in full force and effect and are hereby ratified and confirmed. In the event of any conflict between the terms of the Lease and the terms of this Third Amendment, the terms of this Third Amendment shall control. Unless otherwise set forth, the defined terms used in this Third Amendment shall have the same meanings as set forth in the Lease.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by the respective authorized officers on the date first above written.

TENANT:

PINELLAS COUNTY, a political subdivision of the State of Florida

By: [Signature]

Title: Chair

Print Name: Brian Scott

Date: November 18, 2025.



ATTEST: KEN BURKE, CLERK

By: [Signature]

LANDLORD:

MELROSE CLEARWATER HOLDINGS LLC

By: Jeffrey Steinberg

Date: September 17, 2025

SOLOMON CLEARWATER HOLDINGS LLC

By: Jeffrey Steinberg

Date: September 17, 2025