

This Document Prepared by and Return to:

City Attorney's Office  
City of St. Petersburg  
P. O. Box 2842, St. Petersburg, FL 33731-2842  
St. Petersburg, Florida 33701

**MEMORANDUM OF AMENDMENT TO TROPICANA FIELD  
LEASE-BACK AND MANAGEMENT AGREEMENT  
(NEW STADIUM PARCEL)**

This MEMORANDUM OF AMENDMENT TO TROPICANA FIELD LEASE-BACK AND MANAGEMENT AGREEMENT ("Memorandum") is entered into as of this 31<sup>st</sup> day of July, 2024, by and between CITY OF ST. PETERSBURG, FLORIDA, a municipal corporation (the "City"), and PINELLAS COUNTY, a political subdivision of the State of Florida (the "County").

**RECITALS**

A. The City and the County entered into that certain Tropicana Field Lease-Back and Management Agreement dated October 17, 2002 and recorded October 18, 2002 in Book 12289, Page 1428 of the Public Records of Pinellas County, Florida (the "Lease"), pursuant to which, among other things, the City leased from the County certain parcels of real estate upon which has been constructed multi-use domed stadium facilities presently called "Tropicana Field" which land and facilities are more particularly described on Exhibit A attached thereto (the "Dome").

B. To facilitate the development, construction, use and operation of a new domed stadium, two (2) parking garages and other improvements on certain portions of the Dome, the City and the County have entered into that certain First Amendment to Tropicana Field Lease-Back and Management Agreement dated July 31, 2024 ("First Amendment") to, among other things, sever and release the New Stadium Parcel (as defined below) from the Lease.

NOW THEREFORE, the City and the County have agreed to record this Memorandum to evidence and confirm the following:

1. Reference should be made to the First Amendment for the terms and conditions thereof. All of the terms and conditions of the First Amendment are incorporated herein by this reference.

2. From and after the date of the First Amendment, (a) the portion of the Dome legally described on the attached Exhibit B is severed and released from the Lease (the "New Stadium Parcel"), and (b) all references to the "Dome" in the Lease will exclude the New Stadium Parcel and mean and refer to the land legally described on the attached Exhibit C.

3. The terms and conditions of the Lease, as amended by the First Amendment, will run with the land and will be binding upon and inure to the benefit of the City and the County and their respective successors and assigns.

4. Nothing in this Memorandum is intended to or will have the effect of modifying, amending or altering any provisions of the First Amendment and if there is any conflict or inconsistency between this Memorandum and the First Amendment, the provisions of the First Amendment will control.

5. All capitalized terms used herein and not defined will have the meaning set forth in the Lease, as amended by the First Amendment.

6. This Memorandum may be executed in several counterparts, each of which will be deemed an original, and all such counterparts will constitute one and the same instrument.

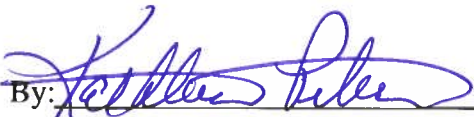
[SIGNATURE PAGES FOLLOW]

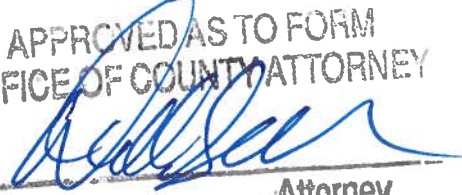
**SIGNATURE PAGE**  
**TO**  
**MEMORANDUM OF AMENDMENT**  
**TO**  
**TROPICANA FIELD LEASE-BACK AND MANAGEMENT AGREEMENT**

IN WITNESS WHEREOF the County has caused this Memorandum to be executed by its duly authorized representatives on the day and date first above written.

**COUNTY:**

**PINELLAS COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners

By:   
Chairman

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY  
By:   
Attorney

ATTEST:  
**KEN BURKE**, Clerk

By:   
Clerk



STATE OF FLORIDA            )  
  )  
COUNTY OF PINELLAS        )

The foregoing instrument was acknowledged before me by Kathleen Peters Chairman,  
Board of County Commissioners, Pinellas County, Florida, on behalf of Pinellas County, Florida,  
this 31 day of July, 2024.

**JORDAN WILSON**  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2027  
No. HH 355118



Notary Public – State of Florida  
Print Name: Jordan Wilson  
Commission Expires: 1/29/2027

**SIGNATURE PAGE**

**TO**

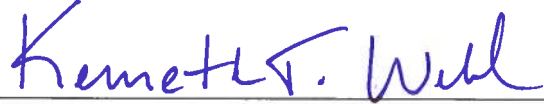
**MEMORANDUM OF AMENDMENT**

**TO**

**TROPICANA FIELD LEASE-BACK AND MANAGEMENT AGREEMENT**

IN WITNESS WHEREOF the City has caused this Memorandum to be executed by its duly authorized representatives on the day and date first above written.

CITY OF ST. PETERSBURG, a municipal corporation of the State of Florida



Mayor

ATTEST



City Clerk

Approved as to Form and Content




City Attorney (Designee) 007



STATE OF FLORIDA )  
 )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me by Kenneth Weir, Mayor, \_\_\_\_\_, City of St. Petersburg, Florida, on behalf of the City of St. Petersburg, Florida, this 31 day of July, 2024.

**JORDAN WILSON**  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2027  
No. HH 355118

  
\_\_\_\_\_  
Notary Public - State of Florida  
Print Name: Jordan Wilson  
Commission Expires: 1/29/2027

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE DOME**

**Legal Description of the City's Domed Stadium (Tropicana Field)**

**Block 1, Lot 1 and Block 2, Lot 1, Suncoast Stadium Replat as recorded in Plat Book 96, Pages 53 and 54, Public Records of Pinellas County, Florida**

**Less that portion of 4<sup>th</sup> Avenue South laying within said Suncoast Stadium Replat and designated "Ingress/Egress Easement"**

**Block 1, Lot 1; Block 2, Lot 1; Block 3, Lot 1; and Block 4, Lot 1, Tropicana Field West Parking Area Replat as recorded in Plat Book 121, Pages 55 and 56, Public Records of Pinellas County, Florida**

**EXHIBIT B**

**LEGAL DESCRIPTION OF NEW STADIUM PARCEL**

Stadium Land

LEGAL DESCRIPTION:

THAT PART OF LOT 1, BLOCK 2, SUNCOAST STADIUM REPLAT, AS RECORDED IN PLAT BOOK 96, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, SUNCOAST STADIUM REPLAT, AS RECORDED IN PLAT BOOK 96, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE S00°04'22"E, ALONG THE WEST RIGHT-OF-WAY LINE OF 10TH STREET SOUTH, A DISTANCE OF 330.34 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°04'22"E, FOR A DISTANCE OF 731.33 FEET; THENCE S89°55'38"W, A DISTANCE OF 467.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF A CURVE, AN ARC LENGTH OF 88.09 FEET, SAID ARC HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 53°07'48" AND A CHORD BEARING OF N63°24'37"W, AND A CHORD LENGTH OF 84.97'; THENCE N89°58'31"W, A DISTANCE OF 189.24 FEET; THENCE N00°04'22"W, A DISTANCE OF 374.04 FEET; THENCE N29°22'15"W, A DISTANCE OF 399.24 FEET; THENCE N89°55'38"E, A DISTANCE OF 195.97 FEET; THENCE S00°04'22"E, A DISTANCE OF 29.34 FEET; THENCE N89°55'38"E, A DISTANCE OF 731.57 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 12.861 ACRES, MORE OR LESS.

Parking Garage Land Parcel 1

LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 2, SUNCOAST STADIUM REPLAT, AS RECORDED IN PLAT BOOK 96, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Parking Garage Land Parcel 2



LEGAL DESCRIPTION:

LOT 1, BLOCK 1, TROPICANA FIELD WEST PARKING AREA REPLAT, AS RECORDED IN PLAT BOOK 121, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, TROPICANA FIELD WEST PARKING AREA REPLAT, AS RECORDED IN PLAT BOOK 121, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE S00°04'08"W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 250.00 FEET; THENCE S89°56'47"W, A DISTANCE OF 399.19 FEET; THENCE N00°06'25"E, A DISTANCE OF 250.00 FEET; THENCE N89°56'47"E, A DISTANCE OF 399.03 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.291 ACRES, MORE OR LESS.

Marquee Land

LEGAL DESCRIPTION:

THAT PORTION OF LOT 1, BLOCK 3, TROPICANA FIELD WEST PARKING AREA REPLAT, AS RECORDED IN PLAT BOOK 121, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, TROPICANA FIELD WEST PARKING AREA REPLAT, AS RECORDED IN PLAT BOOK 121, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°05'25"W, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 145.04 FEET; THENCE S89°54'35"E, A DISTANCE OF 8.03 FEET, FOR A POINT OF BEGINNING; THENCE N77°41'45"E, A DISTANCE OF 73.77 FEET; THENCE S08°11'07"E, A DISTANCE OF 30.33 FEET; THENCE S87°58'40"W, A DISTANCE OF 73.43 FEET; THENCE N10°05'30"W, A DISTANCE OF 17.16 FEET, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1740 SQUARE FEET, MORE OR LESS.

**EXHIBIT C**

**LEGAL DESCRIPTION OF REMAINING DOME**

Parcel A (4.106 Acres): Lot 1, Block 1, Suncoast Stadium Replat, as recorded in Plat Book 96, Pages 53 and 54, Public Records of Pinellas County, Florida

Parcel B (57.729 Acres): Lot 1, Block 2, Suncoast Stadium Replat, as recorded in Plat Book 96, Pages 53 and 54, Public Records of Pinellas County, Florida LESS that portion of 4th Avenue South lying within said Suncoast Stadium Replat and designated as "Ingress/Egress Easement"

Parcel C (2.291 Acres): Lot 1, Block 1, Tropicana Field West Parking Area Replat, as recorded in Plat Book 121, Pages 55 and 56, Public Records of Pinellas County, Florida

Parcel D (0.618 Acres): Lot 1, Block 2, Tropicana Field West Parking Area Replat, as recorded in Plat Book 121, Pages 55 and 56, Public Records of Pinellas County, Florida.

Parcel E (10.964 Acres): Lot 1, Block 3, Tropicana Field West Parking Area Replat, as recorded in Plat Book 121, Pages 55 and 56, Public Records of Pinellas County, Florida.

Parcel F (0.473 Acres): Lot 1, Block 4, Tropicana Field West Parking Area Replat, as recorded in Plat Book 121, Pages 55 and 56, Public Records of Pinellas County, Florida.

THE ENTIRE ABOVE DESCRIPTION, LESS AND EXCEPT THE FOLLOWING PARCELS:

Stadium Land

LEGAL DESCRIPTION:

THAT PART OF LOT 1, BLOCK 2, SUNCOAST STADIUM REPLAT, AS RECORDED IN PLAT BOOK 96, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Parking Garage Land Parcel 2

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