

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT is made this 23RD day of JULY, 2019, by and between PINELLAS COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY," which terms shall include COUNTY'S designated agent(s) and/or successors in interest, and PALM HARBOR COMMUNITY SERVICES AGENCY, INC. (PHCSA), hereinafter referred to as the "LESSEE," jointly referred to as the "Parties."

W I T N E S S E T H

WHEREAS, PHCSA was formed in part to help promote recreational opportunities for unincorporated north County residents with MSTU tax revenue and revenue generated by special events; and

WHEREAS, the Parties entered into that certain lease agreement in June 2014 whereby the County leased space to PHCSA in support of its administration and operation of the MSTU ; and

WHEREAS, the Parties wish to amend the lease agreement to define responsibility for future capital improvements.

NOW THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, and the promises and covenants contained herein, the Parties agree as follows:

1. Delete paragraph 6, "Maintenance, Repairs and Services" in its entirety and replace with the following:

The COUNTY will be responsible for maintenance and repair of structural building components to include roof, windows, exterior walls, and the structural flooring. LESSEE will be responsible for all other maintenance and repairs including, but not limited to plumbing, electrical, HVAC, telecommunication wiring and installation, floor coverings, bearing and non-bearing interior walls, landscaping, site drainage, and parking lots, which includes but is not limited to painting/stripping, sealing, asphalt repairs, parking bumper stops, and clearance of debris from drains.

COUNTY shall be responsible for capital improvement replacements to the Premises, defined as improvements that add value to an existing capital asset either

by lengthening its estimated useful life or increasing its service capacity. Capital improvement replacements include roof, building envelope, HVAC systems, elevators, fire alarm systems, exterior doors, and windows, but only if said replacements are not determined to be the result of action of the LESSEE, its agents, employees, contractors, invitees, licensees, customers, or its clients. Replacement schedule shall be at COUNTY's sole discretion and shall be based on inspection and condition assessment by the COUNTY, conducted annually. LESSEE shall be responsible to maintain assets in conformance with manufacturer's specifications, use only OEM parts for repairs, and provide COUNTY maintenance and repair records for review at annual inspection.

In the event COUNTY pays any monies required to be paid by LESSEE hereunder, COUNTY shall demand repayment of same from LESSEE within ten (10) days of payment and LESSEE shall make such payment within ten (10) days of receipt of demand. LESSEE'S failure to timely reimburse COUNTY shall be deemed a breach of contract.

COUNTY shall be responsible for repairs and renovations as provided in the attached Exhibit "B" prior to December 31, 2014.

2. Delete paragraph 4, "Taxes," in its entirety and replace with the following:

In the event that any ad valorem, rental, sales, or similar taxes or special assessments are levied or placed on the Premises due to the existence of this Lease, then TENANT shall pay all such taxes or special assessments so imposed.

3. Amend paragraph 13, "Indemnification," by deleting reference to "attorney's fees," and adding the following sentence: "Nothing herein shall be construed as a waiver of COUNTY's sovereign immunity, subject to §768.28, Florida Statutes."
4. Amend paragraph 16, "Default," by deleting all reference to "attorney's fees," and deleting the following sentence: "County may reenter the Premises using such force for that purpose as may be necessary without being liable to any prosecution therefore, and County may repair or alter the Premises in such a manner as the County may seem necessary or advisable to re-let the Premises."

5. This amendment shall take effect October 1, 2019.
6. Delete Paragraph 7 (Insurance) of original lease and replace with the insurance requirements set forth in Exhibit "C" attached hereto and incorporated herein by reference.
7. Except to the extent specifically modified herein all other terms and provisions of the lease agreement shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to Lease Agreement on the day and year first written above.

LESSEE: PALM HARBOR COMMUNITY SERVICES AGENCY, INC.

WITNESSES:

Print Name: Erica Lynford

Title: Director

Print Name: Trish Harrison

Title: Asst. Director

By: [Signature]

Print Name: Kelli Snow

Title: Chairman PHCSA

LESSOR: PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS

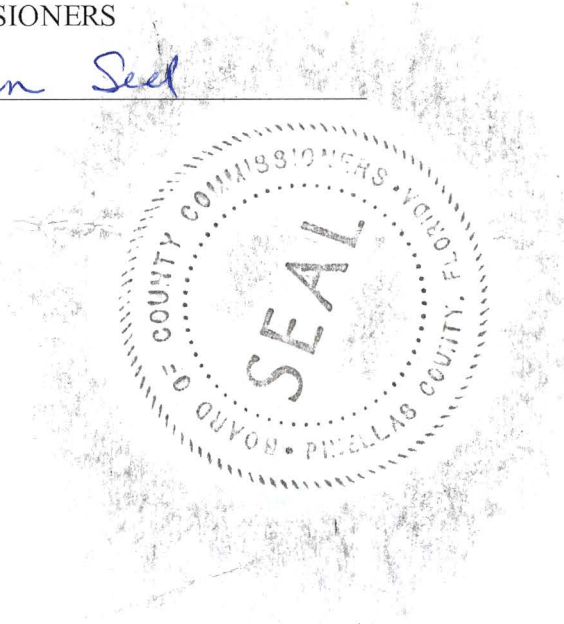
ATTEST: KEN BURKE, CLERK
Print Name: By: Norman D. Loy
Deputy Clerk

Title: Norman D. Loy - Deputy Clerk

Print Name: JAMES J. BURKE

Title: Deputy Clerk

By: Karen Seed
Chairman



APPROVED AS TO FORM

By: Chelsea Wardenly
Office of the County Attorney