

FIRST AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT (the "Amendment") is made and entered into this _____ day of _____ 2025 by City of Lauderhill ("Tenant") and Lauderhill Mall Investment, LLC ("Landlord").

RECITALS

- A. **Whereas**, on or about June 10, 2024, the parties entered into a certain lease, (the "Lease") whereby Landlord is leasing to Tenant the premises located at 1293-201 NW 40th Avenue, Lauderhill, FL 33313 (the "Premises"); and
- B. **Whereas**, the Lease term is set to expire on May 31, 2025, and;
- C. **Whereas**, Tenant and Landlord desire to extend and amend certain provisions of the Lease by this Amendment,

NOW THEREFORE, in consideration of the mutual promises expressed herein, the parties agree as follows:

- 1. All of the above recitals are true and correct and incorporated herein as if fully set forth.
- 2. Landlord and Tenant agree the term of the Lease shall be extended for an additional one (1) year commencing June 1, 2025, and expiring May 31, 2026, hereinafter the ("First Extended Term").
- 3. Commencing June 1, 2025, the monthly Base Rent shall be \$25,725.00 ~~plus applicable sales tax.~~ *EXEMPT*
- 4. During the First Extended Term, Tenant shall continue to contribute towards all monthly charges plus any ~~applicable sales tax~~ as set forth in the Lease. *EXEMPT*
- 5. Effective June 1, 2025, provided Tenant is not in monetary default beyond any applicable cure period, Tenant shall have the right to terminate the Lease Agreement at any time during the First Extended Term upon giving written notice of such termination to Landlord no less than sixty (60) days prior to Lease Termination. If the last day of the sixtieth (60th) day notice does not land on the last day of a calendar month, then the early termination of the Lease shall be automatically extended to the last day of said calendar month. Tenant shall be responsible for all rents, additional rents and utilities through and including the Termination Date or the date that Tenant surrenders the Premises to Landlord in broom swept condition, whichever occurs last.
- 6. ~~Tenant~~ agrees that the terms of this Amendment and the Lease are to remain strictly confidential, and may not be disclosed by Tenant to anyone, by any

Landlord Initials _____

Tenant Initials _____

manner or means, directly or indirectly, without Landlord's prior written consent. Any violation of the foregoing by Tenant shall constitute an Event of Default under the Lease. Notwithstanding anything to the contrary herein, Tenant shall have the right to disclose the terms of this Amendment and the Lease to its attorneys, accountants, and lenders.

SUBJECT TO PUBLIC RECORDS LAW

- 7. This Amendment may be executed in counterparts with the same force and effect as if all signatures were set forth in a single instrument.
- 8. Facsimile or electronic signatures to this Amendment shall be accepted as originals.
- 9. Tenant acknowledges that the Landlord is in full compliance with the Lease and that Tenant has no claims whatsoever against Landlord as of the date hereof.
- 10. In the event of any conflict between the terms of this Amendment and the terms of the Lease, it is expressly agreed that the terms of the Amendment shall control. All of the other terms and conditions of the Lease, except as herein modified are hereby ratified and approved and shall continue in full force and effect as originally written. Capitalized terms not defined herein shall have the same definitions as provided for in the Lease.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment or caused this Amendment to be duly executed under seal as of the date first written above.

Witness:

Tenant: City of Lauderhill

Witness for Tenant

By: _____
Duly Authorized

Print Name: _____
Title: _____

Landlord: Lauderhill Mall Investment, LLC

Witness for Landlord

By: _____
Duly Authorized



Lauderhill Mall Investment, LLC
 696 N.E. 125 Street
 North Miami, FL
 33161

Statement Date: 05/19/2025

Location: Lauderhill Mall Investment, LLC

Assigned Space: 1293-201

Lease ID: t0016384

PLEASE REMIT PAYMENTS TO:
 Lauderhill Mall Investment, LLC
 1227 NW 40 Ave, Lauderhill, FL 33313

To insure proper credit, please include your

Lease ID and Space # on your checks.

For Billing inquiries please contact our Accounts Receivable Department at 305-893-9955

City of Lauderhill
 5581 W Oakland Park Blvd
 Lauderhill, FL 33313
 Att: Sandra Gibbons Scott City of Lauderhill Police
 Department

STATEMENT

Invoice Date	Post Month	Control No.	Description	Charges	Payments	Amount Owed
06/01/2025	06/2025	C-1816073	Rent Income Non-Taxable (06/2025)	24,500.00	0.00	24,500.00
06/01/2025	06/2025	C-1816074	Reimb - HVAC (Non Tax) (06/2025)	500.00	0.00	500.00
06/01/2025	06/2025	C-1816075	Reimb - Water & Sewer (Non Tax) (06/2025)	140.00	0.00	140.00

Total	25,140.00	0.00	25,140.00
Please note that you will be assessed a Late Fee if your payment does not arrive by the date determined in your lease.			