

CITY ATTORNEY OFFICE - LEGAL REVIEW CHECKLIST

Name of Agreement: Pineapple Grove Professional Center Lease Amendment #2

Department: Benefits

Contact person: Sue Radig

City Manager approval ☐

City Commission approval ☒

Agenda item #:

Agenda meeting date:

Resolution #:

Agreement Action:

New <input type="radio"/>	Renewal* <input type="radio"/>	Amendment* <input checked="" type="radio"/>	*Renewal: Only change is the agreement term *Amendment: For changes other than/in addition to term
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Does the Contractor require the City to sign first?: No

For City Attorney Use only:

Agreement Terms:

Comments/Specific Provision in Agreement

Term (Duration of Agreement)	Amendment II, amends to renew lease for 36 months beginning March 1, 2020 ending February 28, 2023
Termination Clause	Original Lease, XVI, end 1.4- if tenant is legally unable to operate business in the leased premises, may terminate with 30 days notice and 5 months rent, 13.2- 14
Renewal Clause	Amendment II at Paragraph 2 (amending section III and 1.3 of original lease) amends to renew lease for 36 months
Insurance	City standard
Indemnification	City standard
Assignment	10.1- may not without written consent of landlord
Fiscal Funding Requirement	n/a
FL. Public Records Provision (2016)	n/a
Inspector General Provision	n/a
Governing Law	Florida
Venue	Palm Beach County
Attorney's fees	15.1: landlord is entitled to recover its reasonable attorney's fees

Business Principles:

Comments

Fees: Total Value	Increases rent by 2% on year 2, and 4% on year 3
Fees: Per Fiscal Year	Increases rent by 2% on year 2, and 4% on year 3

Other Issues:

Comments

Non-Negotiable Issues/ Miscellaneous Issues/ Special Considerations	Amendment to extend lease for clinic for 36 months and increase rent.
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Consistent with applicable policies including, but not limited to, Procurement policies. Yes ☒

Attorney: Kelly Brandon, Esq.

Reviewed and approved as to form and legal sufficiency only