

MUTUAL TERMINATION OF LEASE AND AMENDMENTS

This Mutual Termination is entered into this _____ of January 2025 by and between the Delray Beach Community Redevelopment Agency, a Florida public body corporate and politic created pursuant to Section 163.356 F.S. and Jerk & Lime at Nicole's House, LLC, a Florida limited liability company.

WHEREAS, the Delray Beach Community Redevelopment Agency, (hereinafter "Landlord" and "CRA") did on November 17, 2021 enter into that certain Commercial Lease Agreement ("Lease") with Jerk & Lime at Nicole's House, LLC , (hereinafter "Tenant") for that leasehold premises located at 182 NW 5th Avenue, Delray Beach, FL 3344; and

WHEREAS, from November 17, 2021 to the date of this Mutual Termination, the Landlord and Tenant have entered into six (6) separate and sequential Amendments; and

WHEREAS, notwithstanding the Landlord endeavoring to assist and cooperate with the Tenant to improve the property located at 182 NW 5th Avenue, specifically a kitchen buildout, electrical and plumbing, the Tenant has not improved the property as originally intended.

NOW THEREFORE, the parties hereto in consideration of the mutual covenants and promises contained herein mutually agree as follows:

- 1) The above referenced Whereas clauses are ratified, confirmed and incorporated herein.
- 2) Effective as of _____ 2025, both the Landlord and Tenant do mutually agree that the Lease and all six (6) subsequent Amendments shall be terminated and deemed to be null and void and the Landlord and Tenant shall have no remaining obligations under the Lease and all Amendments.
- 3) In consideration of Tenant waiving and releasing any interest, claim or action in the remaining balance of \$17,104.00 on the Site Assistance Funding Agreement which has been terminated by the CRA, the Landlord does hereby release and discharge the Tenant for the outstanding rent due the Landlord in the amount of \$18,338.11.

IN WITNESS WHEREOF, the Landlord and the Tenant have executed this Mutual Termination of Lease and Amendments on this _____ day of _____, 2025.

Signed and delivered
in the presence of:

Print Name: _____

Print Name: _____

Date: _____

Signed and delivered
in the presence of:

Print Name: _____

Print Name: _____

Date: _____

LANDLORD:
Delray Beach Community Redevelopment Agency,
a Florida public body corporae and politic created
pursuant to Section 163.356 F.S.

By: _____
_____, Chair

TENANT:
Jerk & Lime at Nicole's House, LLC, a Florida
limited liability company

By: _____
Name:
Title: