

REINSTATEMENT AND FIFTH AMENDMENT TO LEASE AGREEMENT

THIS REINSTATEMENT AND FIFTH AMENDMENT TO LEASE AGREEMENT is entered into by and between **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**, a Florida public body, corporate and politic, created pursuant to Chapter 163, Florida Statutes, (the "Landlord") whose address is 20 N. Swinton Avenue, Delray Beach, Florida 33444, and **DANNY MESIDORT d/b/a JACKSON HEWITT TAX SERVICE** (formerly known as FACTUAL MULTI SERVICES, LLC), whose address is 135 NW 5th Avenue, Unit C6, Delray Beach, Florida 33444 (the "Tenant") and shall be effective upon execution by the parties hereto.

WITNESSETH:

WHEREAS, on January 10, 2014, the Landlord entered into a Commercial Lease Agreement ("Lease") with Tenant for the leasehold premises legally described in the Lease Agreement having an address of 135 NW 5th Avenue, Unit C6, Delray Beach, Florida ("Premises"); and

WHEREAS, on November 17, 2016, the Landlord and Tenant entered into the First Amendment to the Lease to extend the Lease for an additional term up to and including January 9, 2018 (the "First Amendment"); and

WHEREAS, on March 20, 2018, the Landlord and Tenant entered into the Second Amendment to the Lease to renew the lease, commencing on January 10, 2018, for an additional three (3) year term, up to and including January 9, 2021, with the option of two (2) one year renewals at a revised monthly base rent; and

WHEREAS, on September 30, 2020, the Landlord and Tenant entered into the Third Amendment to the Lease to refund or abate the rent for the months of April, May and June 2020 pursuant to Tenant's compliance with the Covid-19 Rent Assistance Program; and

WHEREAS, on January 26, 2021, the Landlord and Tenant entered into a Fourth Amendment to the Lease for a renewal of an additional one (1) year term; and

WHEREAS, the Landlord and Tenant desire to enter into this Fifth Amendment to reinstate the Lease and renew the lease for an additional one (1) year term.

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

1. That the above referenced "WHEREAS" clauses shall be confirmed and ratified as if fully set forth herein.
2. The CRA and GRANTEE hereby agree to reinstate the Lease.
3. The term of the Lease as provided in Section 1.1 of the Lease is hereby amended to provide for an additional one (1) year term commencing January 10, 2022, up to and including January 10,

2023.

4. Except as modified by this Fifth Amendment, all terms, covenants, obligations and provisions of the Lease, as amended, shall remain unaltered, shall continue in full force and effect, and are hereby ratified, approved and confirmed by the parties in every respect.

5. If the terms and conditions set forth in this Fifth Amendment shall directly conflict with any provision contained in the Lease, as amended, the terms contained in this Fifth Amendment shall control.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the dates set forth below.

LANDLORD:
DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY, a Florida public
agency

BY: _____
SHIRLEY E. JOHNSON, CHAIR

ATTEST:

RENÉE A. JADUSINGH, EXECUTIVE DIRECTOR

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Shirley E. Johnson as Chair and Renée A. Jadusingh as Executive Director, respectively, of the Delray Beach Community Redevelopment Agency on behalf of the Delray Beach Community Redevelopment Agency. They are personally known to me or have produced _____ (type of identification) as identification.

Notary Public – State of Florida

TENANT:

DANNY MESIDORT d/b/a JACKSON HEWITT TAX SERVICES

BY: _____
DANNY MESIDORT

Title: OWNER_____

ATTEST:

Print Name: _____

(SEAL)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Danny Mesidort, as Owner, of Danny Mesidort d/b/a Jackson Hewitt Tax Service. He/She is personally known to me or has produced _____ (type of identification) as identification

Notary Public – State of Florida

Location Map

135 NW 5th Avenue, Delray Beach, FL 33444

