



**EXHIBIT B - TEMPORARY USE AGREEMENT
WITHOUT EXHIBITS**

TEMPORARY USE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2023, by and between the **DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**, a body politic created pursuant to Chapter 163, Part III, Florida Statutes, hereinafter referred to as "CRA", and the **AHRENS ENTERPRISES, INC. dba AHRENS COMPANIES**, a Florida corporation, hereinafter referred to as the "Permittee".

W I T N E S S E T H:

WHEREAS, the CRA is the owner of certain real property (the "Premises") in the City of Delray Beach, Palm Beach County, Florida, as described in Exhibit "A" attached hereto and by reference made a part hereof, located at 46 SW 6th Avenue, 48 SW 6th Avenue and 105 SW 5th Avenue, Delray Beach, Florida 33444 (the "Premises"); and

WHEREAS, Permittee has requested the use of the Premises for parking of workers and a trailer and as a staging area for construction equipment for the CRA 95 SW 5th Avenue Commercial Building Construction; and

WHEREAS, the CRA is willing to allow the Permittee to use said area for the purposes hereinafter defined.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency of which is hereby acknowledged, the CRA hereby grants to the Permittee and the Permittee hereby accepts the use of the Premises hereinafter defined upon the following terms and conditions:

ARTICLE I BASIC PROVISIONS

Section 1.01 Premises.

The property subject to this Agreement consists of the area as depicted in Exhibit "A" attached hereto and incorporated herein and located at 46 SW 6th Avenue, 48 SW 6th Avenue and 105 SW 5th Avenue, Delray Beach, Florida 33444.

Section 1.02 Length of Term and Commencement Date.

The Term of this Agreement shall be for the duration of the Construction Agreement between the CRA and Permittee dated February 28, 2023, as may be amended, attached as Exhibit "B". Any amendments to the duration of the aforementioned Construction Agreement shall be effective with respect to this Agreement without any further action by the Parties.

Section 1.03 Termination.

The CRA has the right to terminate this Agreement at any time, for any reason, by providing seven (7) days written notice to the Permittee.

Section 1.04 Rent.

The use of the Premises by the Permittee shall be on a rent-free basis.

ARTICLE II CONSTRUCTION OF PREMISES

Section 2.01 Acceptance of Premises.

The Permittee certifies that it has inspected the Premises and accepts same "as is" in its existing condition as of the Commencement Date of this Agreement.

Section 2.02 Alterations.

The Permittee shall not make or permit any improvements, additions, modifications or

alterations whatsoever to the Premises without first receiving written approval of the CRA Executive Director.

ARTICLE III CONDUCT OF BUSINESS AND USE OF PREMISES BY PERMITTEE

Section 3.01 Use of Premises.

The Permittee shall use the Premises solely and exclusively for the following purposes: for parking of workers and a trailer and as a staging area for construction equipment for CRA 95 SW 5th Avenue Commercial Building Construction. The Permittee shall solely utilize the driveway located at 46 SW 6th Avenue, Delray Beach, FL 33444 for ingress and egress onto 46 SW 6th Avenue and 48 SW 6th Avenue, Delray Beach, FL 33444. The Premises shall not be used or made available for use by the general public during the term of this Agreement. Only the Permittee, its employees, agents, and representatives shall be permitted on the Premises. The Permittee shall install a chain-link fence and mesh along the perimeter of the Premises to prevent use by the general public. Permittee shall not use the Premises or any portion thereof for any other purpose or purposes whatsoever without CRA's prior written consent. The CRA's representatives may enter the Premises in order to insure that Permittee's use of the Premises is consistent with the terms of this Agreement. The CRA shall not be liable for any loss, damage, or claim arising out of the Permittee's use of the Premises for any reason.

Section 3.02 Waste or Nuisance.

The Permittee shall not commit or suffer to be committed any waste upon the Premises or any nuisance or other act or thing which may result in damage or depreciation of value of the Premises or which may affect CRA's fee interest in the Premises.

Section 3.03 Hazardous Materials and Waste.

The Permittee shall not store, contain or dispose of any hazardous materials or waste of

any kind on the premises. Permittee shall ensure that any equipment or vehicles parked or stored on the property are in acceptable working condition and do not contain leaks that would result in the contamination of the Premises. Any contamination of the Premises as a result of the work conducted by the Permittee will be the sole responsibility and obligation of the Permittee to conduct any and all necessary studies and remediation to clean-up said premises.

As used herein, the term “Hazardous Materials” means (i) those substances included within the definitions of “hazardous substances”, “hazardous materials”, “toxic substances” or “solid waste” in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §960 et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq., the Hazardous Materials Transportation Act, 49 U.S. C. §1801 et seq., or the Clean Water Act, 33 U.S.C. §1321 et seq., as amended, and in the regulations promulgated pursuant thereto; (ii) those substances listed in the United States Department of Transportation Table (49 CFR §172.101) or by the Environmental Protection Agency as “hazardous substances”, “hazardous materials”, “toxic substances” or “solid waste”, (iii) such other substances, materials and wastes which are regulated, or classified as hazardous or toxic, under applicable local, state or federal laws, ordinances or regulations; and any material, waste or substance which is petroleum, asbestos, polychlorinated, biphenyls, flammable explosives or radioactive materials.

Section 3.04 Governmental Regulations.

The Permittee shall, at the Permittee's sole cost and expense, comply with all ordinances, laws, statutes and regulations promulgated thereunder of all county, municipal, state, federal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to the Permittee or its use of the Premises. To the extent permissible by law, the Permittee shall indemnify, defend and save the CRA harmless from any and all penalties, fines,

costs, expenses, suits, actual or alleged claims or damages resulting from the Permittee's failure to perform its obligations in this Section. However, nothing set forth in this section shall constitute a waiver of Sovereign Immunity beyond the limits set forth in Florida Statute §768.28.

Section 3.05 Surrender of Premises.

Upon termination or expiration of this Agreement, the Permittee at its sole cost and expense, shall remove all of its personal property from the Premises and shall surrender the Premises to the CRA in the same condition the Premises were in as of the Commencement Date of this Agreement, reasonable wear and tear excepted. If the Permittee fails to remove any of the personal property from the Premises, then upon expiration of the Term of this Agreement, the CRA may remove said personal property from the Premises for which the cost the Permittee shall be responsible and shall pay promptly upon demand.

ARTICLE IV REPAIRS AND MAINTENANCE OF PREMISES

Section 4.01 Responsibility of the Permittee.

All portions of the Premises shall be kept in good repair and condition by the Permittee. At the end of the Term of this Agreement, the Permittee shall re-sod the Premises that was utilized under this Agreement, repair and/or replace any damaged curb, sidewalk and existing driveway to the satisfaction of the CRA. The Permittee shall deliver the Premises to the CRA in good repair and condition as specified herein. Permittee hereby agrees to replace any fencing, gates, vegetation, curbing, asphalt, concrete, and signage that are damaged as a result of Permittee's use of the property. The CRA will notify the Permittee of any damage not repaired or replaced, and Permittee shall pay to the CRA all expenses incurred by the CRA in repairing and replacing any damaged item on the property. Permittee shall be responsible for electrical service that may be required. The CRA shall not be responsible for any actual or alleged damage or claim to any of

Permittee's equipment, materials or property which Permittee brings to and/or stores on the Premises.

Section 4.02.

The Permittee shall provide such evidence of its corporate good standing in existence to the CRA prior to occupancy.

**ARTICLE V
INSURANCE AND INDEMNITY**

Section 5.01 Liability Insurance.

The Permittee shall, during the entire Term hereof, keep in full force and effect General Liability Insurance in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) per occurrence combined single limit bodily injury and property damage liability. All insurance policies shall name the CRA as Additional Insured. Such insurance shall be in an insurance company licensed to do business in the State of Florida and subject to the approval of the CRA. A Certificate of Insurance evidencing such insurance coverage shall be provided to the CRA prior to the Commencement Date, such Certificate indicating at least thirty (30) days prior notice of cancellation or adverse material change in coverage. The General Liability Policy shall include coverage for Premises - Operations, Contractual Liability, and Broad Form Property Damage Liability coverage. In no event shall the limits of said insurance policies be considered as limiting the liability of the Permittee under this Agreement. In the event that the Permittee shall fail to obtain or maintain in full force and effect any insurance coverage required to be obtained by the Permittee under this Agreement, CRA may procure same from such insurance carriers as CRA may deem proper, and the Permittee shall pay as Rent, upon demand of the CRA any and all premiums, costs, charges and expenses incurred or expended by CRA in obtaining such insurance.

Notwithstanding the foregoing sentence, the Permittee shall nevertheless hold CRA harmless from any loss or damage incurred or suffered by CRA from the Permittee's failure to maintain such insurance.

Section 5.02 Indemnification.

Permittee shall at all times hereafter indemnify, hold harmless and, at the CRA Executive Director's option, defend or pay for an attorney selected by the CRA Executive Director to defend the CRA, its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, caused or alleged to be caused by any intentional, negligent, or reckless act of, or omission of, Permittee, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement, including, without limitation, any and all claims, losses, liabilities, expenditures, demands, or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. In the event any lawsuit or other proceeding is brought against the CRA by reason of any such claim, cause of action, or demand, Permittee shall, upon written notice from CRA, resist and defend such lawsuit or proceeding by counsel satisfactory to the CRA or, at CRA's option, pay for an attorney selected by the CRA Executive Director to defend the CRA. The obligations of this section shall survive the expiration or earlier termination of this Agreement. However, nothing set forth herein shall constitute a waiver of sovereign immunity or an agreement to indemnify the CRA beyond the limits set forth in Florida Statute §768.28.

**ARTICLE VI
LEGAL EXPENSES**

In the event that it shall become necessary for CRA to employ the services of any attorney to enforce any of its rights under this Agreement or to collect any sums due to it under this

Agreement or to remedy the breach of any covenant of this Agreement on the part of the Permittee to be kept or performed, regardless of whether suit be brought, the Permittee shall pay to CRA such reasonable fee as shall be charged by CRA's attorney for such services. Should suit be brought for the recovery of possession of the Premises, or for any sum due CRA under this Agreement, or because of the default by the Permittee of any of the covenants of this Agreement, the Permittee shall pay to CRA all expenses of such suit and any appeal thereof, including a reasonable attorney's fee.

ARTICLE VII MISCELLANEOUS

Section 7.01 Entire Agreement.

This Agreement and any Exhibits attached hereto and forming a part thereof as fully set forth herein, constitute all agreements, conditions and understandings between the CRA and the Permittee concerning the Premises. All representations, either oral or written, shall be deemed to be merged into this Agreement. Except as herein otherwise provided, no subsequent alteration, waiver, change or addition to this Agreement shall be binding upon the CRA or the Permittee unless reduced to writing and signed by them. The CRA's Executive Director may further approve and amend the Original Agreement by executing a written agreement signed by both parties.

Section 7.02 Notices.

Any consents, approvals and permissions by the CRA shall be effective and valid only if in writing. Any notice by either party to the other shall be in writing and shall be deemed to be duly given only if mailed prepaid by certified mail return receipt requested, addressed:

- (a) If to the CRA:
Delray Beach Community Redevelopment Agency
20 North Swinton Avenue

Delray Beach, FL 33444
Attention: Renée A. Jadusingh, Executive Director

with an email copy to:
Kim N. Phan, Esq. kimp@mydelraybeach.com

- (b) If to Permittee:
Richard C. Ahrens
Ahrens Enterprises, Inc. dba AHRENS Companies
1461 Kinetic Road
Lake Park, FL 33403
Email: richard@ahrenscompanies.com

All such notices shall be deemed sufficiently served or given for all purposes thereunder on the third (3rd) day following the date such notice shall be deposited in any postal office or branch post office within the continental United States.

Section 7.03 Governing Law.

This Agreement shall be governed by and interpreted according to the laws of the State of Florida and venue shall be in Palm Beach County.

Section 7.04 Time of Essence.

Time is of the essence with respect to the performance of every provision of this Agreement in which time of performance is a factor.

Section 7.05 Severability.

If any term of this Agreement, or the application thereof to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Agreement, shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the CRA and the Permittee executed this Temporary Use Agreement as of the day and year first above written.

ATTEST:

DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY

Renée A. Jadusingh, Executive Director

Adam Frankel, Chairman

Approved as to Form:

Kim N. Phan, CRA Legal Advisor

ATTEST:

AHRENS ENTERPIRSES, INC., dba AHRENS
COMPANIES, a Florida Corporation

Print Name: _____

Print Name: _____

Title: _____

Title: _____
(SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____ (name of officer or agent, title of officer or agent), of AHRENS ENTERPIRSES, INC., dba AHRENS COMPANIES., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification

EXHIBIT “A”
LEGAL DESCRIPTION AND LOCATION MAP

EXHIBIT “B”
CONSTRUCTION AGREEMENT BETWEEN THE DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY AND AHRENS COMPANIES