

**AMENDMENT NO. 1 TO THE LEASE AGREEMENT BETWEEN THE CITY OF  
DELRAY BEACH AND PINEAPPLE GROVE PROFESSIONAL CENTER LEASE**

**THIS AMENDMENT NO. 1** to the Lease Agreement is made and entered into effective the 7<sup>th</sup> day of ~~November~~<sup>February</sup>, 2016<sup>7</sup> by and between **PINEAPPLE GROVE HOLDINGS LLC**, (hereinafter referred to as "Lessor") and **CITY OF DELRAY BEACH**, (hereinafter referred to as "Tenant").

W I T N E S S E T H:

**WHEREAS**, the Lessor and the Tenant entered into that certain lease ("Lease") dated October 2, 2015 for that certain premises described herein as: Pineapple Grove Professional Center, 525 N.E. 3<sup>rd</sup> Avenue, Suites 104 and 105, Delray Beach, Florida 33483, and

**WHEREAS**, the Lease is due to expire on February 28, 2017, and

**WHEREAS**, the Lessor and the Tenant wish to continue the Lease's term for 36 additional months and adjust the annual increase rate of the monthly amount due to reflect the length of the new term.

**NOW, THEREFORE**, for and in consideration of the mutual covenants, promises and representations contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the following:

1. The recitations set forth above are incorporated herein.
2. That "**BASIC LEASE TERMS**", Paragraph III, "Term of Lease", Paragraph IV, "Occupancy Date", Paragraph V, "Lease Commencement Date" Paragraph VI, "Lease Expiration Date", Paragraph X, "Base Rent" and Paragraph XV, "Total Monthly Amount Due" of the Lease Agreement shall be amended to read as follows:

BASIC LEASE TERMS

...

- |      |                         |   |
|------|-------------------------|---|
| III. | Term of Lease           | <del>1 year</del> <u>36 months</u><br><del>Three 1 year options with notice</del> |
| IV.  | Occupancy Date          | March 1, 2016 <del>7</del>  |
| V.   | Lease Commencement Date | March 1, 2016 <del>7</del>  |
| VI.  | Lease Expiration Date   | <del>March 28</del> <u>February 29, 2017</u> <del>20</del>                        |

...

X. Base Rent

\$4,211.49

Month 1 to Month 12: \$4049.51

Beginning on month 13, the total monthly amount due shall increase by 2% to \$4,130.50.

Beginning on month 25, the total monthly amount due shall increase by an additional 4% to \$4,295.72.

...

XV. Total Monthly Amount Due

\$4211.49

Month 1 to Month 12: \$4049.51

Month 13 to Month 24: \$4,130.50

Month 25 to Month 36: \$4,295.72.

Tenant as a municipality is exempt from paying State of Florida sales tax. Tenant's utilities shall be separately metered and are the responsibility of the Tenant. ~~Total monthly amount due shall increase 4% annually with any options.~~

3. That Article I "Base Lease Provisions", Section 1.3 "Term of Lease" of the Lease Agreement shall be amended to read as follows:

1.3 Term of Lease

The term of the lease shall be for ~~one (1) year~~ thirty-six (36) months and shall commence 12.00 a.m., March 1, 2016~~7~~, and shall end, unless otherwise extended or terminated as provided herein, at midnight on ~~February 28, 2017~~ February 29, 2020.

4. Except as modified by this Amendment, the original Lease Agreement thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year first above written.

Two Witnesses to Lessor's Execution:

LESSOR:



Witness Signature

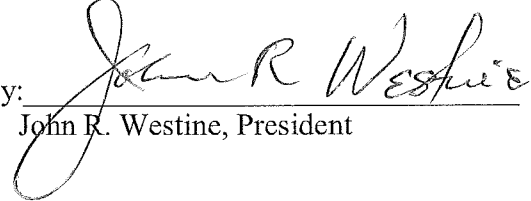
Audrey M. Orr.  
Print Name of Witness



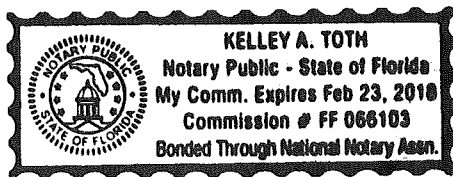
Witness Signature

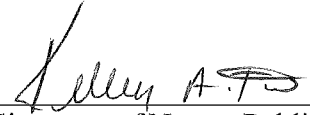
LISA M. Perez  
Print Name of Witness

PINEAPPLE GROVE HOLDINGS, LLC

By:   
John R. Westine, President

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2018  
by John Westine,  
PINEAPPLE GROVE HOLDINGS  
LLC, a \_\_\_\_\_ Florida corporation, on behalf of the corporation. He/She is personally  
known to me/or has produced \_\_\_\_\_ (as identification).



  
Signature of Notary Public

ATTEST:

Charles D. Nibbeli  
City Clerk

Approved as to Form:

R. Max Lohman  
R. Max Lohman, City Attorney

Two Witnesses to Tenant's Execution:

Bess Case  
Witness Signature  
Bess Case  
Print Name of Witness

Patrice T. Harris  
Witness Signature  
Patrice T. Harris  
Print Name of Witness

TENANT:

CITY OF DELRAY BEACH, FLORIDA

By: Cary D. Glickstein  
Cary D. Glickstein, Mayor