

SECOND AMENDMENT TO LEASE
(Monogram Closet)

THIS SECOND AMENDMENT TO LEASE 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 "Lessor") whose address is 20 N. Swinton Avenue, Delray Beach, Florida 33444, and **THE MONOGRAM CLOSET INCORPORATED**, a Florida corporation, whose address is 11916 N. Lake Dr., Boynton Beach, FL 33436 (the "Lessee") and shall be effective upon execution by the parties hereto.

WITNESSETH:

WHEREAS, on April 23, 2015, the Lessor entered into a Lease ("Original Lease") with Lessee for the property located at 182 NW 5th Avenue, Delray Beach, Florida ("Premises").

WHEREAS, on June 21, 2019, the Lessor and Lessee entered into a First Amendment to Lease to renew the Original Lease for an additional one (1) year term expiring on June 30, 2020 ("First Amendment"); and

WHEREAS, the parties agree to enter into this Second Amendment to Lease in order to renew the Original Lease, as amended, for an additional one (1) year term up to and including June 30, 2021, and to provide for a thirty (30) day termination period ("Second Amendment"); and

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 lease term as provided in Article 1 of the Original Lease, as amended, shall be renewed for an additional one (1) year period up to and including June 30, 2021. Either party may terminate the Original Lease, as amended, upon thirty (30) days prior written notice to the other party.
3. During the term of this Second Amendment, Lessee shall pay in advance to the Lessor, without prior demand, in lawful money of the United States, on the first day of each month, without any deduction or off-set whatsoever, the amount of Two Thousand Four Hundred Sixteen and 66/100 Dollars (\$2,416.66) ("Monthly Base Rent"). Such payment shall be made at the office of the Lessor or at such place Lessor may from time to time designate by written notice directed to Lessee at the Premises.
4. Except as modified by this Second Amendment, all terms, covenants, obligations and provisions of the Original 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. If the terms and conditions set forth in this Second Amendment shall directly conflict with any provision contained in the Original Lease, or First Amendment, the terms contained in this Second Amendment shall control.

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

ATTEST:

LESSOR:
DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: _____
Renée A. Jadusingh, Esq.
CRA Executive Director

By: _____
Shelly Petrolia, Chair

I HEREBY CERTIFY THAT I HAVE
APPROVED THIS AGREEMENT
AS TO FORM:

By: _____
CRA General Counsel

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2020, by Shelly Petrolia, Chair of the Delray Beach Community Redevelopment Agency, on behalf of the agency. She is personally known to me or has produced _____ (type of identification) as identification

Signature

Name and Title

Commission Number

LESSEE:
MONOGRAM CLOSET INCORPORATED, a
Florida corporation

BY: _____
Sabrina Rebelo Amelung, President

ATTEST:
By: _____
Print Name: _____

Date: _____

(SEAL)

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this ___ day of _____, 2020, by Sabrina Rebelo Amelung, as President of **MONOGRAM CLOSET INCORPORATED**, a Florida corporation, on behalf of the corporation. She is personally known to me or has produced _____ (type of identification) as identification

Signature

Name and Title

Commission Number