

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE is made and entered into as of this ____ day of October, 2014, by and between

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

(hereinafter referred to as "SBBC")

a body corporate and political subdivision of the State of Florida, whose principal place of business is
600 Southeast Third Avenue, Fort Lauderdale, Florida 33301

and

FLORIDA COMPUTER PARTNERS, LLC

(hereinafter referred to as "Lessor"),

Whose principal place of business is
7879 Pines Boulevard - Suite 103, Pembroke Pines, FL 33024

WHEREAS, the LESSOR and SBBC had heretofore entered into and executed a Lease Agreement dated May 20, 2014, for Property located at 7875 Pines Boulevard, Pembroke Pines, FL 33024 (the Premises), and consisting of 1,343 square foot; and

WHEREAS, LESSOR and SBBC desire to revise and amend said LEASE.

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto intending to be legally bound hereby do covenant and agree as follows:

1. SBBC has requested to expand its leased space to include Unit 7853 Pines Boulevard, composed of approximately 1,360 square foot.
2. LESSOR agrees to the expansion for the duration of the Lease Agreement, and hereby amends the Lease Agreement accordingly, effective upon the executed of this First Amendment to Lease Agreement by all parties.
3. SBBC's leased space will be comprised of Units 7853 and 7875 Pines Boulevard, with a combined new total of approximately 2,703 square foot.
4. **RENOVATION EXPENSES:** At SBBC's request, LESSOR agrees to pay for the expenses of renovating the interior of the Premises of Unit 7853, to meet SBBC's needs, as depicted in Exhibit A. In the event that this Lease Agreement is canceled by SBBC before the expiration of this initial three (3) year lease term only, pursuant to Section 3.05 of the Lease, SBBC shall also pay LESSOR the balance and unamortized portion of the Tenant Improvement cost spent as depicted in Exhibit "B", and the method in which the amount due Lessor will be calculated by dividing the cost of the renovation by 36 months and then multiplying the monthly portion by the number of months left until the end of the term. LESSOR, upon notice of termination will deliver an invoice for the unamortized portion to SBBC.
5. **RENT SCHEDULE:** payable by SBBC is as follows:

	<u>New Monthly</u>	<u>Cost Per Square foot</u>
Base Rent	\$ 3,734.65	\$ 16.58
Estimated CAM	1,430.34	6.35
Sales Tax	0.00	0.00
TOTAL	\$ 5,164.99	\$ 22.93

6. SBBC ALLOWANCE - The new monthly rent and CAM will not be in effect until interior renovation work in Unit 7853 is completed by landlord and SBBC takes possession and occupies Unit 7853. For the months beginning on **October 21, 2014, and until the interior renovations are completed by November 30, 2014**, SBBC's monthly base rent and CAM shall remain as per initial Lease approved on May 20, 2014, and depicted below.

	<u>Monthly</u>	<u>Cost Per Square foot</u>
Base Rent	\$ 1,855.58	\$16.58
Estimated CAM	710.67	6.35
Sales Tax	0.00	0.00
TOTAL	<u>\$ 2,566.25</u>	\$ 22.93 (Only until renovation work is completed)

7. SECURITY DEPOSIT: NONE
8. LEASE TERM: Unless terminated earlier pursuant to Section 3.05 of the Lease, the term of the Lease Agreement shall be from October 21, 2014 through October 31, 2017. Thereafter, as desired by both the SBBC and the LESSOR, the Lease could be renewed for another three (3) year term.
9. FIRST ADJUSTMENT DATE: 12/01/2015
10. INCREASES IN BASE RENT shall be annually by 3% or CPI, whichever is higher.

IN THE EVENT OF A CONFLICT between the provisions of this Amendment and the Lease, this Amendment shall control. Except as specifically modified herein, all terms, specifications and conditions of the Lease Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused the due execution hereof as of the _____ day of _____ of 2014.

FOR SBBC

(Corporate Seal)

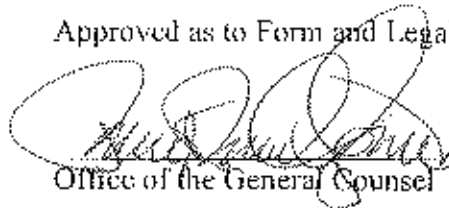
THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

By _____
Patricia Good, Chair

Robert W. Runcie, Superintendent of Schools

Approved as to Form and Legal Content:

 09/30/14
Office of the General Counsel

FOR LESSOR

(Corporate Seal)

FLORIDA COMPUTER PARTNERS, LLC

ATTEST:

By

Signature

Printed Name: YOSEF YOSIFOVE

_____, Secretary

-or-

Title: Managing Member

Witness

Witness

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29th day of September, 2014, by Yosef Yosifove of Florida Computer Partners on behalf of the corporation/agency. He is personally known to me or produced as identification and did not first take an oath.
Type of Identification

My Commission Expires:



RAQUEL GOMEZ
MY COMMISSION # EE 063958
EXPIRES: February 21, 2015
Bonded True Budget Notary Services

(SEAL)

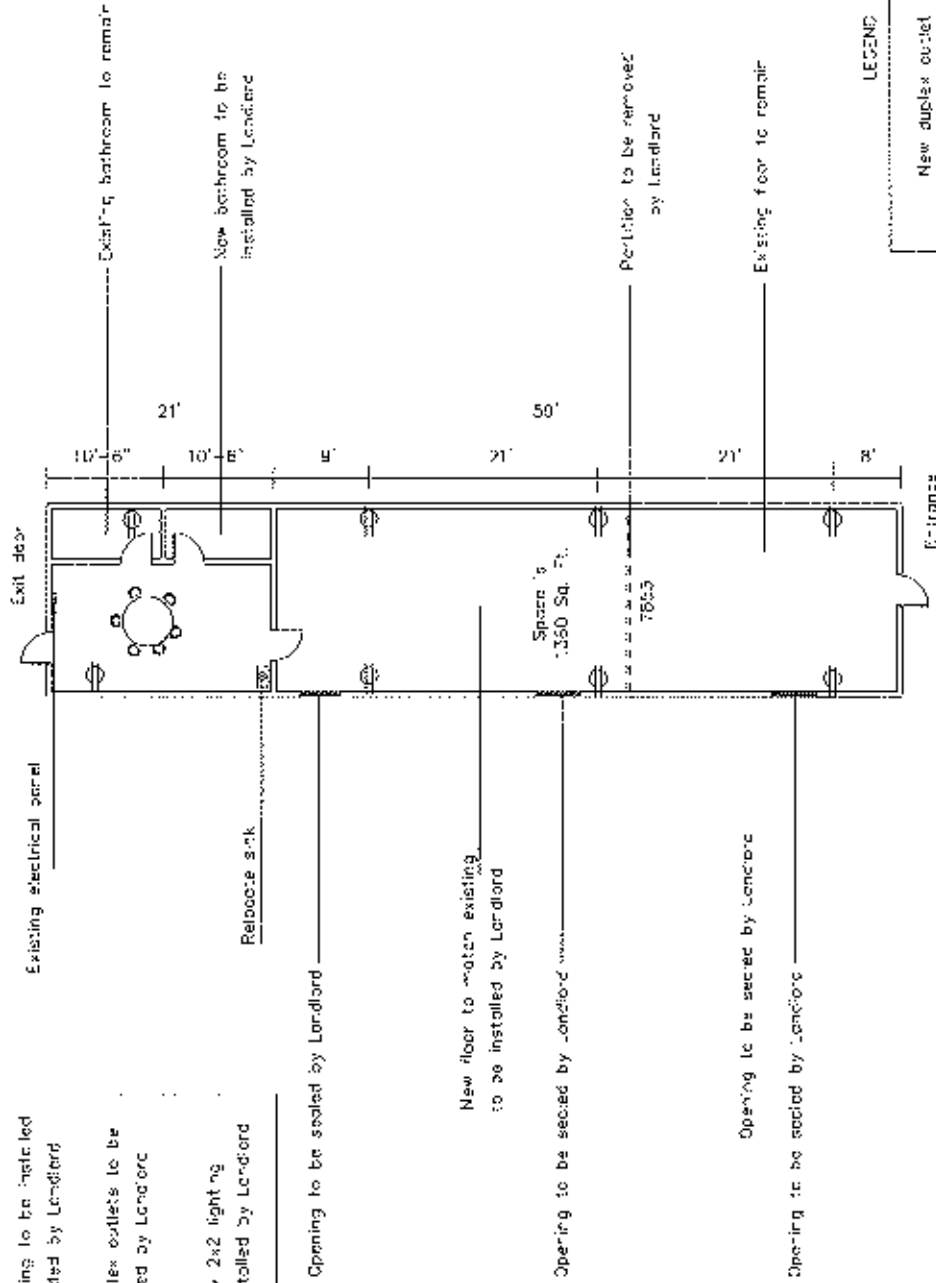
Signature - Notary Public

Printed Name of Notary

EE 063958
Notary's Commission No.

General notes

- New ceiling to be installed as needed by Landlord
- New duplex outlets to be installed by Landlord
- New 2x2 lighting to be installed by Landlord



LEGEND

New duplex outlet 
 Partition to be removed 

BUILDING PLAN

EXHIBIT A Landlord Approval

Date 9/29/14



F.I.S.H.

SOUTH AREA

PERMIT NUMBER

DATE

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Florida Computer Partners, LLC

7879 Pines Boulevard, Suite 103
Pembroke Pines, FL 33024
(954) 922-0427 ☎ fax (954) 922-0902

EXHIBIT B

September 24, 2014

Via email: henry.verdugo@browardschools.com

Mr. Henry J. Verdugo
Facility Mgmt., Planning & Site Acquisition
The School Board of Broward County

**SUBJECT: First Amendment to Lease between
The School Board of Broward County, Florida and
Florida Computer Partners, LLC**

**ESTIMATE FOR RENOVATIONS TO UNIT 7853 PINES BOULEVARD
BASED ON SBBC REQUESTS, AS PER BUILDING PLAN - EXHIBIT A**

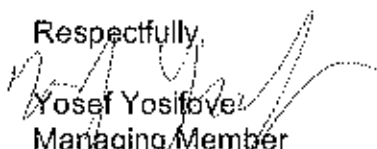
To Whom It May Concern:

We hereby provide an estimate of the cost for renovations to Unit 7853, in College Plaza, based on the requests made by Tenant, SBBC, in Exhibit A, of the First Amendment to Lease:

Demolition	\$ 1,300.00
Construction	\$ 1,375.00
Plumbing	\$ 4,600.00
Electric	\$ 4,500.00
Paint	\$ 2,000.00
Flooring	\$ 2,300.00
Bathroom Fixtures	\$ 1,425.00
Dumpster	\$ 450.00
Miscellaneous items	\$ 500.00
Cleanup	\$ 300.00
Estimated Total	<u>\$18,750.00</u>

Should you have any questions, feel free to contact us at your earliest convenience at (954) 922-0427. Your immediate attention to this matter will be greatly appreciated.

Respectfully,


Yosef Yosifove
Managing Member