

#### SUMMARY EXPLANATION AND BACKGROUND:

The leased property consists of classroom space located in a strip mall at College Plaza, 7875 Pines Boulevard, Pembroke Pines, Florida 33024. However, the current leased space does not meet the OCLC program's square footage needs for the students it currently serves and for its potential student growth. In the 2013-2014 school year, the facility served approximately 476 students, but based on building code requirements, only has a capacity limit for 64 students during each use. Furthermore, approximately 100 students currently attempt to attend each morning and afternoon session; and to accommodate this overflow, the District staggers usage of the needed space for each session. Thus, to permanently address this space needs, additional space consisting of 1,360 square foot was identified at 7853 Pines Boulevard that is located within the College Plaza building. This additional space will be converted to meet the OCLC program's needs/requirements at the Landlord's expense.

This First Amendment to the Lease Agreement is for a three (3) year term, and would commence on the date renovation of the additional space is completed by the landlord and is occupied by the District. The lease can be cancelled by either party upon a 90-day written notice.

This Agreement has been reviewed and approved as to form and legal content by the Office of the General Counsel.