

## **LEASE AGREEMENT**

THIS LEASE AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the CITY OF PLANTATION, FLORIDA a municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as "CITY" and THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, hereinafter referred to as "SBBC."

### **WITNESSETH:**

WHEREAS the CITY has swimming pool facilities known as Plantation Aquatic Complex located at Central Park; and

WHEREAS Plantation and South Plantation High Schools are in need of swimming pool and diving well facilities for practice sessions for their Swimming, Diving and Water Polo Teams; and

WHEREAS, the SBBC and the CITY desire to enter into an agreement to make available the swimming pool at specific times for swimming and diving team and water polo team practices and swim meets for Plantation and South Plantation High Schools.

NOW THEREFORE, be it agreed by and between the parties for good and valuable consideration as well as the mutual covenants between the parties as follows:

#### **I. USE OF AQUATIC COMPLEX FACILITIES**

- A. Beginning no earlier than August 1, 2018, to continue up to and including July 31, 2021.
- B. Use of said swimming pool facilities (Leased Premises) during the period prescribed shall be limited as follows:
  - 1. **Swim and Dive Practices:** Plantation and South Plantation High Schools' swimming and diving practices shall be from August 1, 2018, until November 30, 2018; and from August 1, 2019, until November 30, 2019; and from August 1, 2020 until November 30, 2020, Monday through Thursday from 3:30 p.m. until 5:30 p.m. The start dates for swim team practices each year are set to conform with Florida High School Athletic Association (FHSA) requirements. No practices are to be conducted on designated City of Plantation holidays.
  - 2. **Swim Meets:** Plantation and South Plantation High Schools' swimming meets shall be scheduled Monday through Thursday at Plantation Aquatic Complex, 7:00 p.m. – 9:00 p.m.
  - 3. **Water Polo Practices:** Plantation and South Plantation High Schools' Water Polo practices shall be from January 1, 2019, until May 31, 2019; and from January 1, 2020, until May 31, 2020; and from January 1, 2021 until May 31, 2021, Monday through Thursday from 7:00 p.m. until 9:00 p.m.
  - 4. **Water Polo Meets:** Plantation and South Plantation High Schools' Water Polo meets shall be scheduled Monday through Thursday at Plantation Aquatic Complex, 7:00 p.m. – 9:00 p.m.

- C. The SBBC shall provide the CITY with a schedule for all practices and meets prior to commencement of the season. The SBBC shall advise the CITY of all changes in these schedules as soon as changes are made. In the event of conflicts in events or scheduling, CITY events shall take precedence over the SBBC practices or meets and CITY shall have the right to reschedule said SBBC practices or meets at a mutually agreed upon time and location.
- D. The CITY shall permit Plantation and South Plantation High School Swimming and Diving Teams and Water Polo Teams the use of its equipment including, but not limited to: one (1) meter and three (3) meter spring boards, lane lines, starting blocks, backstroke flags and pace clocks. Elective use of the scoreboard timing system may be arranged by written request at least two (2) weeks in advance. The fee for elective use is \$600.00 at dual, tri and quad meets, which includes use of touch pads and buttons, and covers installation and removal of equipment and a system operator. Use of the scoreboard at meets without touch pads (buttons only) incurs no additional fee.

**II. OPERATION AND RESPONSIBILITY:** The responsibility of maintaining control of said pool should be as follows:

- A. The responsibility to enforce health and safety regulations as specified by the County Health Department shall be borne by the CITY.
- B. All pool rules and safety requirements, promulgated by the CITY, shall be obeyed by the SBBC, its instructors, coaches, agents, and students.
- C. At all times the SBBC is authorized to use said pool by this Lease Agreement, the SBBC, at no expense to the CITY, shall provide an authorized instructor/coach who shall be in charge and supervise said SBBC students.

**III. UTILIZATION OF POOL FACILITIES:**

The Leased Premises shall consist of not more than seven (7) twenty-five (25) yard swimming lanes, short course, for the exclusive use of each High School swim team, and ten (10) twenty-five (25) yard lanes for swim meets, and three (3) twenty-five (25) yard swimming lanes and one-half (1/2) of the diving well for water polo team use (exclusive to the public and exclusive of each team) as needed. Lane availability for swim team practices will be determined daily by number of swimmers, at a capacity of five (5) swimmers per lane. Each High School diving team shall share the northeast quarter of the diving well and shall be allowed to use the one (1) meter diving boards located in such quarter of the diving well (divers are not permitted to use the five (5) meter diving platform); this shared use of the diving well portion described shall be exclusive of the public. Use of specific lanes and pools is determined by facility management. The Leased Premises also includes non-exclusive use of the pool and diving well, deck, non-exclusive use of grandstands (bleachers) for swimming and diving practices and meets (although an admission price to persons who are not actual competitors in swimming and diving meets may be charged and retained by the CITY OF PLANTATION), and non-exclusive use of the shower facilities (non-exclusive as to each team and as to the public).

**IV. COST OF OPERATIONS:**

The cost of operating said pool during the term of this Lease Agreement shall be the sole responsibility of the CITY.

**V. CONSIDERATION**

- A. As consideration for the use of the swimming pool facilities by Plantation and South Plantation High Schools, SBBC will lease the Leased Premises for a total rental amount of \$5,600.00, per year, payable as follows: \$2,800.00 by September 9, 2018, and \$2,800.00 by October 14, 2018; and \$2,800.00 by September 8, 2019, and \$2,800.00 by October 13, 2019; and \$2,800 by September 14, 2020 and \$2,800 by October 12, 2020. Should the total rent due by SBBC not be received by the CITY's Parks and Recreation Director within thirty (30) days of the date such payment is due, SBBC will be considered to have repudiated this Lease Agreement. It is specifically recognized that both parties of this Lease Agreement are governmental entities and, thus, in order to facilitate an easily administered business relationship, such relationship will be primarily administered between the various team coaches of Plantation High School and South Plantation High and the Director of Parks and Recreation.
  
- B. SBBC further agrees to maintain One Million Dollars (\$1,000,000) of General Liability Insurance throughout the term of this Lease Agreement. Said insurance will name CITY as an Additional Insured for any and all liability arising from the negligence of SBBC's employees or agents as their interest may appear. SBBC shall remain solely liable for any and all injuries or claims associated with the SBBC's use of said swimming facilities. At least ten (10) days prior to the first day of the Term, Lessee shall furnish a certificate of insurance evidencing that such insurance is in effect.

**VI. NOTICE**

When any of the parties desire to give notice to the other, such notice must be in writing, sent by US Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving notice shall remain such until it is changed by written notice in compliance with the provisions of the paragraph. For the present, the parties designate the following as the respective places for giving notice:

To SBBC:

Superintendent of Schools  
School Board of Broward County, Florida  
600 Southeast Third Avenue  
Fort Lauderdale, Florida 33301

With a Copy to:

Director, Facility Planning and Real Estate  
School Board of Broward County, Florida  
600 Southeast Third Avenue  
Fort Lauderdale, Florida 33301

To CITY:

Director, Parks & Recreation  
City of Plantation  
9151 NW 2 Street  
Plantation, FL 33324

**VII. AUTHORITY:**

Each person signing this Lease Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Lease Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Lease Agreement.

**VIII. INDEMNIFICATION:**

Each party agrees to be fully responsible for its acts of negligence, or its agent's acts of negligence when acting within the scope of this Lease Agreement and agrees to be liable for any damages resulting from said negligence. Nothing herein is intended to serve as a waiver of sovereign immunity by any agency to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by an agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this contract. Notwithstanding the foregoing, SBBC agrees to relieve CITY from any and all liability whatsoever arising out of any injuries or accidents that may occur as a result of the negligence of the SBBC in failing to supply proper supervision of the Leased Premises while so used by the SBBC.

**IX. NON-DISCRIMINATION PROVISION:**

The parties shall not discriminate against any employee or participant in this program because of race, age, religion, color, gender, national origin, marital status, disability, or sexual orientation.

**X. TERMINATION:**

This Lease Agreement may be canceled by either party, with or without cause, during the term thereof upon thirty (30) days written notice to the other parties of its desire to terminate this Lease Agreement.

**XI. EXCESS FUNDS:**

Any party receiving funds paid by SBBC under this Lease Agreement agrees to promptly notify SBBC of any funds erroneously received from SBBC upon the discovery of such erroneous payment or overpayment. Any such excess funds shall be refunded to SBBC.

**XII. ASSIGNMENT:**

Neither this Lease Agreement nor any interest herein may be assigned, transferred or encumbered by any party without the prior written consent of the other party. There shall

be no partial assignments of this Lease Agreement including, without limitation, the partial assignment of any right to receive payments from SBBC.

**XIII. MERGER:**

This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Lease Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written unless otherwise stated herein.

**XIV. SEVERABILITY:**

If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, such unconstitutional or invalid part shall be considered eliminated, so as not to effect the validity of the remainder of the Lease Agreement which will remain in full force and effect.

**XV. PARKING AREAS:**

SBBC shall have the right to use the parking areas located at the Leased Premises for all swim practices and meets for use by students, teachers, staff and guest during the hours of use as described in Paragraph I “Use of Aquatic Complex Facilities.” SBBC shall also have the right to use the grass areas located around the Leased Premises for overflow parking, as may be needed for large swim events. The parking areas herein shall be based on the site map as depicted in **Exhibit A**. The City shall keep and maintain the parking areas adjacent to the Leased Premises in good condition.

**IN WITNESS WHEREOF, this Lease Agreement has been duly executed by the parties hereto.**

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**FOR THE CITY**

(Corporate Seal)

CITY OF PLANTATION

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Mayor Diane Veltri Bendekovic

\_\_\_\_\_  
Witness

Approved as to form:

By: \_\_\_\_\_  
City Attorney

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**FOR THE SBBC**

(Corporate Seal)

**THE SCHOOL BOARD OF BROWARD  
COUNTY, FLORIDA**

ATTEST:

By: \_\_\_\_\_  
Nora Rupert, Chair

\_\_\_\_\_  
Robert W. Runcie  
Superintendent of Schools

Date: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Office of the General Counsel

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