

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into as of this ____ day of _____, 2019, 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

THE SOUTH FLORIDA INSTITUTE ON AGING
(hereinafter referred to as "SOFIA"),
a Florida non-profit corporation
whose principal place of business is
2040 N Dixie Hwy, Wilton Manors, FL 33305

WHEREAS, SOFIA is a Florida non-profit corporation qualified as a Section 501(c)(3) organization whose mission is to improve economic and social insights and services to empower people as they age; and

WHEREAS, SOFIA implements Caregiving and Respite, Economic Security, and Civic Engagement programs to improve social and economic insights and services to empower people as they age; and

WHEREAS, SBBC is a governmental unit for the purposes of section 196.199, Florida statutes, and has certain space available in one of its facilities; and

WHEREAS, SOFIA desires to lease space from SBBC at the Gulfstream Early Learning Center, and in exchange, SOFIA will pay SBBC for overhead expenses associated with SOFIA's use of space at the facility and will provide SBBC with services to support the Gulfstream Early Learning Center families and the surrounding community; and

WHEREAS, SOFIA could otherwise require SBBC to make an allocation of public funds to procure the services that SOFIA proposes to provide in exchange for its use of SBBC's facilities.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

ARTICLE 1 - RECITALS

1.01 **Recitals.** The Parties agree that the foregoing recitals are true and correct and that such recitals are incorporated herein by reference.

ARTICLE 2 – SPECIAL CONDITIONS

2.01 **Term of Lease Agreement.** Unless terminated earlier or extended pursuant to Sections 3.06 of this Lease Agreement, the term of this Lease Agreement shall commence on April 9, 2019 and conclude on April 8, 2022.

2.02 **Leased Facilities.** SBBC hereby leases to SOFIA, 140 square feet in Building No. 1 within the Gulfstream Early Learning Center (hereafter referred to as Early Learning Center) as shown on **Exhibit “A”** and attached hereto as “Leased Facilities” in this Lease Agreement.

2.03 **Permitted Use of Leased Facilities and Hours of Operation.** SOFIA agrees to utilize the Leased Facilities to implement SOFIA’s Caregiving and Respite, Economic Security and Civic Engagement programs to improve social and economic insights and services to empower people as they age.

2.03.1 The Leased Facilities shall be used by SOFIA for the purpose described above, and for no other purpose without the prior written consent of SBBC, which consent may be granted or withheld at SBBC’s sole discretion. Except as described herein, the Leased Facilities may be used by SOFIA from 8:00 a.m. to 5:00 p.m. during such days and hours as the Early Learning Center is open for SBBC’s operations, which hours of operation shall be from 7:30 a.m. to 9:30 p.m. Monday through Friday. SOFIA will not be entitled to use the Leased Facilities during any periods when the Early Learning Center is closed for reasons including, without limitation, federal holidays, school holidays, and periods when SBBC’s administration is closed due to a four (4) - day work week. If necessary, SOFIA may request the use of the Leased Facilities at times when SBBC’s administration is closed, but only upon written advance request to and prior approval by SBBC’s site administrator for the Early Learning Center.

2.03.2 SOFIA shall not do or permit to be done in or about the Leased Facilities, nor bring or keep or permit to be brought or kept therein, anything which is prohibited by or will in any way conflict with any law, statute, School Board Policy, ordinance or governmental rule or regulation now in force or which may hereafter be enacted or promulgated; or which is prohibited by any standard form of fire insurance policy or will in any way increase the existing rate of or affect any fire or other insurance upon the Building in which the Leased facilities are situated or any of its contents, or cause a cancellation of any insurance policy covering said building or any part thereof or any of its contents.

2.03.3 SOFIA shall not do or permit anything to be done in or about the Leased Facilities which will in any way obstruct or interfere with the rights of other occupants of the Early Learning Center in which the Leased Facilities are situated, or injure or annoy them or use or allow the Leased Facilities to be used for any improper, immoral, unlawful or objectionable purpose (as determined by SBBC); nor shall SOFIA cause, maintain, or permit any nuisance (as determined by SBBC or by law) in or about the Leased Facilities or commit or suffer to be committed any waste in, on, or about the Leased Facilities.

2.03.4 SOFIA, at SOFIA's expense, shall comply with all laws, rules, orders, statutes, School Board Policies, ordinances, directions, regulations and requirements of all federal, state, county and municipal authorities pertaining to SOFIA's use of the Leased Facilities and with the recorded covenants, conditions and restrictions applicable to the building in which the Leased Facilities are situated, regardless of when they become effective or applicable, including, without limitation, all applicable federal, state and local laws, regulations or ordinances pertaining to air and water quality, hazardous materials, waste disposal, air emissions and other environmental matters, all zoning and other land use matters, and the Americans with Disabilities Act of 1990 and Florida Americans With Disabilities Accessibility Implementation Act, as both may be amended from time to time (collectively "ADA") and with any direction of any public officer or officials which shall impose any duty upon SBBC or SOFIA with respect to the use or occupation of the Premises.

2.04 **Site Plan and Floor Plan:** The site plan of the Leased Facilities is attached hereto as **Exhibit "A"**. The floor plan of the Leased Facilities is attached hereto as **Exhibit "B"** and delineates those areas that will exclusively be utilized respectively by the SBBC and SOFIA. **Exhibit "B"** also delineates the common areas that would be shared by SBBC and SOFIA. The areas delineated in **Exhibit "A" and Exhibit "B"** including the common areas shall be utilized by SOFIA as delineated herein.

2.05 **In-Kind Services.** In lieu of the payment of base rental fee for use of the Leased Facilities, SOFIA agrees to provide SOFIA personnel assigned to the Leased Facilities to deliver SOFIA services and programmatic programs as stated in section 2.03 in this Lease Agreement ("In Kind Services") for the term of this Lease Agreement. As the market value of the base rental fee for the Leased Facilities is at least \$291.67 per month, SOFIA shall expend at least \$291.67 per month to hire and pay SOFIA personnel who will be housed at the Leased Facilities and be assigned to deliver services as sited in section 2.03 of this Lease Agreement. Prior to the commencement of this Lease Agreement, SOFIA shall provide documentation to the SBBC showing the amount that SOFIA will fund through the term of the Lease Agreement for the provision of services provided as part of this Lease Agreement and such sum must at least be equivalent to \$3,500.00 (the annual market value of the base rental fee for the Leased Facilities). The base rental fee cited herein shall increase annually by three percent (3%). If the amount shown in the document is lower than the base rent due, SOFIA shall take corrective action to make up the difference prior to commencement of the term of the Lease Agreement. Thereafter, SOFIA shall annually provide said documentation to the Superintendent or designee (Director, Facility Planning & Real Estate Department) within ninety (90) days after the beginning of each

school year for Broward County Public Schools. SOFIA agrees that if the corrective action stated herein is not taken, it shall pay SBBC the difference between the annual amounts expended at the Leased Facilities for In-Kind Services and the annual market value of the base rental fee for the Leased Facilities within thirty (30) days of demand for payment. SOFIA agrees that this Lease Agreement shall immediately terminate if such payment is not timely made and that SOFIA will immediately vacate the Leased Facilities no later than thirty (30) days thereafter.

2.06 Operating Expenses.

(a) The operational cost (electric and water) paid regarding use of the Leased Facilities shall be based upon the historical operating expense of the Early Learning Center. Operational costs in the amount of \$157.95 per year (or \$13.16 per month) will be paid by SOFIA to SBBC and such operational costs are based upon the prior four (4) years of operational expenses of the Early Learning Center.

(b) The operational cost (paper towels, toiletries, soap, custodial services, etc.) shall be in the amount of \$5,842.05 per year (or \$486.84 per month).

All payments of the operational costs will be made and paid on the first day of each calendar month by SOFIA to SBBC via the Facility Planning and Real Estate at the address noted in Section 2.38. The operational costs will be paid by SOFIA in twelve (12) equal monthly payments and the payments will be reconciled annually against the actual costs incurred by SBBC for operating the Premises during the past twelve (12) months. Any applicable credits due to the SOFIA will be applied to the following month(s) operating cost payment(s), and payments made by SOFIA during the past twelve (12) months to SBBC if below the actual costs incurred by SBBC for operating the Early Learning Center during the past twelve (12) months will be paid to SBBC within 30 days upon receipt of invoicing from SBBC regarding the same. The operational costs cited herein shall increase annually by three percent (3%). Any applicable debits due will be applied to the following month(s) operating cost payment(s). SBBC will make every effort to provide SOFIA with any forecasts or advance notice of changes to operating costs which could significantly impact the payments required by SOFIA.

2.07 Relocation of Leased Facilities. If upon expiration of this Lease Agreement SOFIA elects to renew this Lease Agreement and continue leasing space in an SBBC owned facility, SOFIA agrees the SBBC at SBBC's sole discretion may relocate SOFIA to another comparable location within the School District. In such event, SOFIA shall bear all costs of moving its property from one location to another.

2.08 Utilities. During the term of this Lease Agreement as described in Section 2.01, SBBC shall provide water, electrical, telephone outlet, general lighting, air conditioning and heating by means of appliances and fixtures installed for ordinary purposes to service the Leased Facilities. SBBC shall not be obligated to furnish or install any appliances or fixtures not installed at the Leased Facilities at the time of execution of this Lease Agreement or to furnish or install any appliances or fixtures contemplated by SOFIA for any special uses. SBBC shall not be

responsible or chargeable for any interruptions, delays or failures in furnishing any such utilities due to causes beyond SBBC's control. SOFIA will be permitted access to and use of SBBC's internet service only in the event that such access is permitted by SBBC's applicable contract or license for such service. If access is not permitted by SBBC's applicable contract or license, SOFIA shall be required to obtain such services at SOFIA's sole expense.

2.09 **Heating, Air Conditioning and Lighting.** Heating and air conditioning maintenance services and repairs shall be the responsibility of the SBBC. In the event that the equipment is no longer serviceable, SBBC shall be responsible for the cost of replacement equipment for the demised premises. Heating and air conditioning services shall be provided for the days and times as indicated in Section 2.03 herein. SBBC agrees to maintain the light fixtures installed in the Leased Facilities for the use of SOFIA during the term of this Lease Agreement.

2.10 **Office Equipment and Supplies.** SOFIA agrees to provide all office equipment, telephones, computers, copiers, facsimile machines and office supplies necessary for SOFIA personnel to conduct SOFIA's business at the Early Learning Center during the term of this Lease Agreement.

2.11 **Office Furniture & Furnishings.** Inclusive of those items described in Section 2.10, SOFIA shall provide office furniture and furnishings for the Leased Facilities during the term of this Lease Agreement.

2.12 **SOFIA Personnel.** SOFIA shall hire and pay for all SOFIA personnel as SOFIA employees. The parties agree that SOFIA personnel are not employees of SBBC and that SBBC shall have no obligation to provide salary, wages, benefits or workers compensation for such persons. However, SOFIA agrees that, as appropriate, all SOFIA employees shall follow all applicable SBBC policies and procedures.

2.13 **Access to Student Information.** In addition to the requirements under this paragraph SOFIA shall comply with the requirements of **Exhibit C**, Safeguarding the Confidentiality of Student Records and Information. SOFIA will obtain a properly executed FERPA-compliant consent which (1) specifies the records that may be disclosed, (2) states the purpose of the disclosure, and (3) identifies the party or class of parties to whom the disclosure may be made to release of student information from the student's parent or guardian upon each SBBC student's enrollment in the SOFIA program. SBBC will provide SOFIA with information about the performance, attendance and behavior of each such SBBC student from SBBC's database upon presentation of the properly executed consent. This information will be used by SOFIA to provide accountability data that may lead to increased financial contributions to SOFIA and thereby increase the number of at risk SBBC students receiving support from SOFIA.

2.14 **Renewal Option.** SOFIA may elect to renew this Lease Agreement for an additional three (3) year term prior to its expiration, and if SOFIA elects to do so, the terms and conditions applicable to the renewal term shall be the same as those stated elsewhere in this Lease Agreement. To this end, SOFIA shall provide SBBC with written notice of its intent to

exercise this Renewal Option at least two hundred and seventy (270) days prior to the end of the term of the Lease Agreement and such renewal shall be subject to SBBC approval. During the renewal term, SOFIA shall provide SBBC the In-Kind Services described in Section 2.05 and shall pay SBBC operating expenses in the manner described in Section 2.06.

2.15 **Payment of Taxes.** The parties agree that this Lease Agreement shall not be effective until such time as an Ad Valorem Tax Exemption Application and Return submitted by SOFIA for use of the Leased Facilities has been approved by the Broward County Property Appraiser. SOFIA shall bear all costs associated with the submittal of the Ad Valorem Tax Exemption Application and Return. If the Leased Facilities is made subject to *ad valorem* taxes or any other type of taxes as a result of SOFIA's use of the property, SOFIA shall reimburse SBBC for any such taxes within thirty (30) calendar days of SOFIA's receipt of a demand for reimbursement from SBBC. The Broward County Property Appraiser's denial of an Ad Valorem Tax Application and Return for SOFIA's use of the Leased Facilities shall constitute cause for the immediate termination of this Lease Agreement and SOFIA shall immediately vacate the Leased Facilities no later than twenty-four (24) hours thereafter. In addition, SOFIA shall pay and be liable for all rental, occupancy, sales and use taxes or other similar taxes, if any, levied or imposed by any city, state, county or other governmental body having authority, in connection with this Lease Agreement and/or any payments due by SOFIA to SBBC pursuant to this Lease Agreement, such payments to be in addition to all other payments required to be paid to SBBC by SOFIA under the terms of this Lease Agreement. Any such payment shall be paid concurrently with the payment of other sums payable by SOFIA to SBBC under this Lease Agreement.

2.16 **ADA.** SBBC hereby represents that the property herein meets all accessibility requirements of the Federal Americans with Disabilities Act (ADA), Florida Accessibility Code for Building Construction implemented under the Florida Americans with Disabilities Implementation Act, except as modified by State Requirements for Educational Facilities, for the use or occupancy intended by the SOFIA.

2.17 **Asbestos and Radon Gas.** SBBC hereby represents that the property described herein is free from friable asbestos as defined in the Asbestos Hazard Emergency Response Act (AHERA), 40 CRF Part 763, Asbestos Materials in Schools, October 30, 1987, and the current Florida State Requirements for Educational Facilities (SREF), whichever is more stringent. SBBC notifies SOFIA as follows: "RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

2.18 **Subletting.** SOFIA acknowledges that SOFIA's obligations and duties under this Lease Agreement are unique and not subject to being adequately performed by any other party. As such, SOFIA agrees that it shall not assign or sublet the Leased Facilities described in this Lease Agreement, assign its interests or rights existing under this Lease Agreement, or use said Leased Facilities or any part thereof, for any purpose other than set out in the Lease Agreement.

2.19 **Maintenance Repairs.** The SBBC shall maintain and keep in good repair the interior and exterior of the Leased Facilities during the term of this Lease Agreement and shall be responsible for the replacement of all windows, doors and ancillary fixtures broken and damaged at the demised premises, except if such breakage or damage is caused to the exterior of the demised premises by the SOFIA, its officers, agents or employees. No services or maintenance shall be provided except as otherwise stated in this Lease Agreement. SOFIA will not injure the Leased Facilities or the Building in which they are situated but will maintain the Leased Facilities in a clean, attractive condition and in good repair. Upon termination of this Lease Agreement, SOFIA will surrender and deliver the Leased Facilities to SBBC free of its personal property and in broom clean condition, and in the same condition in which it existed prior to SOFIA's occupancy of the Leased Facilities, excepting only ordinary wear and tear and damage from Casualty as set forth in Section 2.55 hereof or from a governmental taking, as set forth in Section 2.53 hereof.

2.20 **Special Services.** Except for any services that are expressly to be provided by SBBC under this Lease Agreement, it shall be SOFIA's responsibility to arrange and pay for any and all services not stated herein required for SOFIA's intended use of the Leased Facilities.

2.21 **Fire Legal Liability Damage to Rented Premises.** SOFIA shall maintain Fire Legal Liability damage to rented premises with limits of \$500,000.00 per occurrence/aggregate.

2.22 **Automobile Liability Insurance.** SOFIA shall maintain Automobile Liability Insurance covering all Owned, Non-Owned and Hired vehicles in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence Combined Single Limit for Bodily Injury and Property Damage.

2.23 **Insurance Requirements.** SOFIA shall comply with the following insurance requirements throughout the term of this Agreement:

(a) **General Liability.** SOFIA shall maintain General Liability insurance during the term of this Agreement with limits not less than \$1,000,000 per occurrence for Bodily Injury/ Property Damage; \$1,000,000 General Aggregate; and limits not less than \$1,000,000 for Products/Completed Operations Aggregate.

(b) **Professional Liability/Errors & Omissions.** SOFIA shall maintain Professional Liability/Errors & Omissions insurance during the term of this Agreement with a limit of not less than \$1,000,000 per occurrence covering services provided under this Agreement.

(c) **Workers' Compensation.** SOFIA shall maintain Workers' Compensation insurance during the term of this Agreement in compliance with the limits specified in Chapter 440, Florida Statutes, and Employer's Liability limits shall not be less than \$100,000/\$100,000/\$500,000 (each accident/disease-each employee/disease-policy limit).

(d) Auto Liability. SOFIA shall maintain Owned, Non-Owned and Hired Auto Liability insurance with Bodily Injury and Property Damage limits of not less than \$1,000,000 Combined Single Limit.

(e) Acceptability of Insurance Carriers. The insurance policies required under this Agreement shall be issued by companies qualified to do business in the State of Florida and having a rating of at least A- VI by AM Best or Aa3 by Moody's Investor Service.

(f) Verification of Coverage. Proof of the required insurance must be furnished by SOFIA to SBBC's Risk Management Department by Certificate of Insurance within fifteen (15) days of the date of this Lease Agreement. To streamline this process, SBBC has partnered with EXIGIS Risk Management Services to collect and verify insurance documentation. All certificates (and any required documents) must be received and approved by SBBC's Risk Management Department before any work commences to permit SOFIA to remedy any deficiencies. SOFIA must verify its account information and provide contact details for its Insurance Agent via the link provided to it by email.

(g) Required Conditions. Liability policies must include the following terms on the Certificate of Insurance:

- 1) The School Board of Broward County, Florida, its members, officers, employees and agents are added as additional insured.
- 2) All liability policies are primary of all other valid and collectable coverage maintained by The School Board of Broward County, Florida.
- 3) Certificate Holder: The School Board of Broward County, Florida, c/o EXIGIS Risk Management Services, P.O. Box 4668-ECM, New York, New York 10163-4668.

(h) Cancellation of Insurance. SOFIA is prohibited from providing services under this Lease Agreement with SBBC without the minimum required insurance coverage and must notify SBBC within two (2) business days if required insurance is cancelled.

(i) SBBC reserves the right to review, reject or accept any required policies of insurance, including limits, coverage or endorsements, herein throughout the term of this Agreement.

2.24 **SBBC Liability.** SBBC shall not be responsible for any damage, accident, injury or death to SOFIA or SOFIA's property or to SOFIA's agents, servants, employees or invitees or to their property from any cause whatsoever while such persons or property are located upon SBBC's property either prior to, during or subsequent to the period for which SOFIA has been permitted use of the Leased Facilities.

2.25 **Licenses and Permits.** SOFIA agrees to obtain at its sole expense any permits, licenses or additional authorizations required by law or ordinance for SOFIA's use of the Leased Facilities.

2.26 **Condition and Inspection of Leased Facilities.** SOFIA agrees to accept the Leased Facilities in **AS-IS** condition at the time this Lease Agreement is executed. SOFIA may not remove or relocate any of SBBC's property, appliances or fixtures located upon the Leased Facilities without the prior written approval of SBBC's site administrator of Early Learning Center. If such approval is granted, SOFIA shall bear all costs of such removal and location and of restoring such property, appliances or fixtures to its original condition or location as directed by the site administrator upon the termination of this Lease Agreement. Under no circumstances shall SOFIA remove SBBC's equipment, furnishings or other property from the Leased Facilities.

2.27 **Improvements.** The location of any and all Improvements to be placed on the Leased Facilities, shall first be approved in writing by SBBC, it being intended that SBBC shall have absolute control over the location of any Improvements before they are placed on the Leased Facilities. However, such approval by SBBC shall not be unreasonably withheld.

2.27.1 The authority to grant approval regarding Improvements in this Agreement is hereby delegated by the SBBC to the SBBC's Chief Facilities Officer and Chief Building Official. Subject to the provisions of the foregoing paragraph, the parties further agree that SOFIA will prepare and submit plans to the SBBC's Chief Facilities Officer and Chief Building Official for review and approval. Any plans must meet State of Florida Building Code Requirements, Florida Fire Protection Code, and State Requirements for Educational facilities as applicable, and any other requirements imposed by applicable law. The SBBC's Chief Facilities Officer and Chief Building Official shall have ninety (90) days from the date of receipt to review and comment. All design documents shall be approved by the SBBC's Chief Facilities Officer and Chief Building Official prior to submission to the Department of Education, if applicable.

2.27.2 SOFIA shall be solely responsible for all contractual obligations to the contractor hired to construct the Improvements.

2.27.3 Before the commencement of the Improvements, SOFIA shall require the engaged contractor to furnish a surety payment and performance bonds that guarantee the completion of the Improvements and the performance of the work necessary to complete the Improvements; as well as, full payment of all suppliers, material men, laborers or subcontractors employed to provide services to complete the Improvements. The contractor shall be required by contract to deliver a copy of the surety bond to SOFIA. Such bonds shall remain in effect for one (1) year after completion of the Improvements. The contractor will cause the correction of any defective or faulty work or materials that appear after the completion of the Improvements within the warranty period of such work performed.

2.27.4 Any Improvements placed on said Leased Facilities without the prior written approval of SBBC as to location shall immediately be removed or relocated within ninety

(90) days of written demand by SBBC, unless the parties agree that the Improvements should remain whereby this Agreement will be amended, in writing to reflect the use and responsibility of the Improvements.

2.27.5 Consistent with provisions in this Agreement, all permitted Improvements made by SOFIA, if not removed and space restored to its original condition, shall become the property of SBBC. BC agrees that SBBC shall not compensate SOFIA for such Improvements.

2.28 **SBBC's Access to the Leased Facilities.** SBBC or its authorized agent or agents shall have the right to enter upon the Leased Facilities at all reasonable times for the purposes of inspecting the same, preventing waste, making such repairs as SBBC may require, or to perform maintenance services.

2.29 **Parking Areas.** SBBC shall keep and maintain the parking areas adjacent to the Leased Facilities in good condition. SBBC reserves the right to control the method, manner and time of parking in the parking areas. SOFIA personnel, assigned to work in the Leased Facilities shall upon the effective date of this Lease Agreement and/or occupation of the Leased Facilities by SOFIA, have the right to use the parking area as shown in **Exhibit "A"** to park vehicles. SBBC reserves the right, at any time, at its sole discretion, to designate specific parking spaces in the parking area for usage by SBBC employees. Any SOFIA staff found to be parking improperly in such designated parking spaces shall have their parking privileges revoked and their vehicles will be subject to towing at the sole expense of the vehicles' owners. For the purposes of this Lease Agreement a vehicle shall be defined as a (car, pick-up truck, SUV and/or motorcycle). SOFIA acknowledges that use of the parking area cannot be guaranteed at times other than the operating hours identified in Section 2.03.

2.30 **Key to Leased Facilities.** SBBC will provide SOFIA with a key to access the Leased Facilities upon approval of this Lease Agreement. Upon the termination or expiration of this lease and prior to vacating the Leased Facilities within a ten (10) day period, SOFIA shall return to the site administrator, all keys to the Leased Facilities. SOFIA admits and agrees that should they fail to return the aforementioned keys to SBBC within the specified time period, SOFIA shall be responsible to pay to have the lock(s) on the appropriate facility door(s) changed.

2.31 **Deliveries.** SOFIA agrees to be responsible for the arrangement and payment for the deliveries to the Leased Facilities of any equipment, property, scenery, goods or other material necessary for SOFIA's use of the Leased Facilities.

2.32 **SOFIA's Property/Improvements.** SOFIA agrees to remove all of its property/improvements and that of its personnel from the Leased Facilities within twenty-four (24) hours after the conclusion or termination of SOFIA's permitted use of the Leased Facilities and restore the Leased Facilities to its original state. SOFIA agrees that any property left by it at the Leased Facilities more than 24 hours beyond the period permitted under this Lease Agreement shall be left at SOFIA's peril, shall be considered abandoned, and may be disposed of at the sole discretion of SBBC's site administrator without any recourse by SOFIA. It is agreed

that no bailor/bailee relationship shall be construed to exist between SBBC and SOFIA with regard to any property left by SOFIA at the Leased Facilities at times other than the period permitted under this Lease Agreement.

2.33 **Hazardous Materials.** SOFIA shall not cause or permit any Hazardous Material (as hereinafter defined) to be brought upon, kept or used in or about the Leased Facilities by SOFIA, its agents, principals, employees, contractors, consultants or invitees without the prior written consent of the SBBC's site administrator, which consent may be withheld for any reason whatsoever or for no reason at all. If SOFIA breaches the obligations stated in the preceding sentence, or if the presence of Hazardous Material upon the Leased Facilities caused or permitted by SOFIA (or the aforesaid others) results in (a) any contamination of the Leased Facilities, the surrounding area(s), the soil or surface or ground water or (b) loss or damage to person(s) or property, or if contamination of the Leased Facilities or the surrounding area(s) by Hazardous Material otherwise occurs for which SOFIA is legally, actually or factually liable or responsible to SBBC (or any party claiming, by through or under SBBC) for damages, losses, costs or expenses resulting therefrom, then SOFIA shall be solely responsible for all costs, expenses and amounts required to remediate, clean up and correct such matter and SOFIA shall further fully and completely indemnify, defend and hold harmless SBBC (or any party claiming by, through or under SBBC) from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses [including, without limitation: (i) diminution in the value of the Leased Facilities and/or the land on which the Leased Facilities are located and/or any adjoining area(s) which SBBC owns or in which it holds a property interest; (ii) damages for the loss or restriction on use of rentable or usable space of any amenity of the Leased Facilities or the land on which the Leased Facilities are located; (iii) damages arising from any adverse impact on marketing of space; and (iv) any sums paid in settlement of claims, reasonable attorneys and paralegals' fees, (whether incurred in court, out of court, on appeal or in bankruptcy or administrative proceedings) consultants fees and expert fees] which arise during or after the term of this Lease Agreement or any renewal thereof, as a consequence of such contamination. This indemnification of SBBC by SOFIA includes, without limitation, costs incurred in connection with any investigation or site conditions or any clean-up, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of Hazardous Material present in the soil or ground water on or under the Leased Facilities.

2.33.1 Without limiting the foregoing, if the presence of any Hazardous Material on, under or about the Leased Facilities or the surrounding area(s) caused or permitted by SOFIA (or the aforesaid others) results in (a) any contamination of the Leased Facilities, the surrounding area(s), the soil or surface or ground water or (b) loss or damage to person(s) or property, then SOFIA shall immediately notify SBBC of any contamination, claim of contamination, loss or damage and, after consultation and approval by SBBC, take all actions at SOFIA's sole expense as are necessary or appropriate to return the Leased Facilities, the surrounding area(s) and the soil or surface or ground water to the condition existing prior to the introduction of any such Hazardous Material thereto, such that the contaminated areas are brought into full compliance with all applicable statutory regulations and standards. The foregoing obligations and responsibilities of SOFIA shall survive the expiration or earlier termination of this Lease.

2.33.2 As used herein, the term "Hazardous Material" means any hazardous or toxic substance, material or waste, including, but not limited to, those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto, or such substances, materials and wastes that are or become regulated under any applicable local, state or federal law. "Hazardous Material" includes any and all material or substances which are defined as "hazardous waste", "extremely hazardous waste" or a "hazardous substance" pursuant to local, state or federal governmental law. "Hazardous substance" includes, but is not restricted to, asbestos, polychlorobiphenyls ("PCB's"), petroleum, any and all material or substances which are classified as "biohazardous" or "biological waste" (as such terms are defined by Florida Administrative Code ("F.A.C.") Chapter 17-712, as amended from time to time), and extremely "hazardous waste" or "hazardous substance" pursuant to federal, state or local governmental law.

2.33.3 SBBC and its agents shall have the right, but not the duty, to inspect the Leased Facilities at any time to determine whether SOFIA is complying with the terms of this Lease Agreement. If SOFIA is not in compliance with this Lease Agreement, SBBC shall have the right to immediately enter upon the Leased Facilities to remedy at SOFIA's expense any contamination caused by SOFIA's failure to comply, notwithstanding any other provision of this Lease Agreement. SBBC shall use its best efforts to minimize interference with SOFIA's operations but shall not be liable for any interference caused thereby.

2.33.4 Any non-compliance by SOFIA with its duties, responsibilities and obligations under this Section shall constitute a default of this Lease Agreement, no notice of any nature from SBBC to SOFIA being required.

2.34 **Adult Products; Smoking.** SOFIA shall not bring, keep or possess any adult products, intoxicating beverages, drugs, narcotics or gambling devices upon SBBC property or permit others to do so. In accordance with state law and School Board Policy 1120, smoking will not be permitted upon SBBC property under any circumstances.

2.35 **Removal of Persons.** SBBC reserves the right, through its representatives, to eject any objectionable person or persons from SBBC property including, without limitation, the Leased Facilities, and in the event of the exercise of this authority by SBBC through its representatives, agents or through law enforcement personnel, SOFIA hereby waives any right and all claims for damages against SBBC or any of its representatives or agents.

2.36 **Background Screening.** SOFIA agrees to comply with all requirements of Sections 1012.32 and 1012.465, Florida Statutes, and all of its personnel who (1) are to be permitted access to school grounds when students are present, (2) will have direct contact with students, or (3) have access or control of school funds, will successfully complete the background screening required by the referenced statutes and meet the standards established by the statutes. This background screening will be conducted by SBBC in advance of SOFIA or its personnel providing any services under the conditions described in the previous sentence. SOFIA shall bear the cost

of acquiring the background screening required by Section 1012.32, Florida Statutes, and any fee imposed by the Florida Department of Law Enforcement to maintain the fingerprints provided with respect to SOFIA and its personnel. The Parties agree that the failure of SOFIA to perform any of the duties described in this section shall constitute a material breach of this Lease Agreement entitling SBBC to terminate immediately with no further responsibilities or duties to perform under this Lease Agreement. SOFIA agrees to indemnify and hold harmless SBBC, its officers and employees from any liability in the form of physical or mental injury, death or property damage resulting in SOFIA's failure to comply with the requirements of this Section or with Sections 1012.32 and 1012.465, Florida Statutes.

2.37 Indemnification.

a. By SBBC: SBBC agrees to be responsible for its acts of negligence, or its agent's acts of negligence when acting within the scope of their employment and agrees to be liable for any damages resulting from said negligence. Nothing herein shall be deemed to be a waiver by SBBC of sovereign immunity or of any rights or limits to liability existing under Section 768.28, Florida Statutes.

b. By SOFIA: SOFIA agrees to indemnify, hold harmless and defend SBBC, its agents, servants and employees from any and all claims, judgments, costs, and expenses including, but not limited to, reasonable attorney's fees, reasonable investigative and discovery costs, court costs and all other sums which SBBC, its agents, servants and employees may pay or become obligated to pay on account of any, all and every claim or demand, or assertion of liability, or any claim or action founded thereon, arising or alleged to have arisen out of the products, goods or services furnished by SOFIA, its agents, servants or employees; the equipment of SOFIA, its agents, servants or employees while such equipment is on premises owned or controlled by SBBC; or the negligence of SOFIA or the negligence of SOFIA's agents when acting within the scope of their employment, whether such claims, judgments, costs and expenses be for damages, damage to property including SBBC's property, and injury or death of any person whether employed by SOFIA, SBBC or otherwise.

2.38 Notice. When any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. 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 this paragraph. For the present, the Parties designate the following as the respective places for giving notice:

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

With a Copy to: Director, Facility Planning and Real Estate Department
The School Board of Broward County, Florida

600 Southeast Third Avenue
Fort Lauderdale, Florida 33301

To SOFIA: Peter Kaldes, President & CEO
South Florida Institute on Aging
2038 N. Dixie Highway, Suite 201
Wilton Manors, Florida 33305

With a Copy to: Jacquelyn J. Bennett, Chief Administrative Officer
South Florida Institute on Aging
2038 N. Dixie Highway, Suite 201
Wilton Manors, Florida 33305

2.39 **Inspection of SOFIA's Records by SBBC.** SOFIA shall establish and maintain books, records and documents (including electronic storage media) sufficient to reflect all income and expenditures of funds provided by SBBC under this Agreement. All SOFIA's Records, regardless of the form in which they are kept, shall be open to inspection and subject to audit, inspection, examination, evaluation and/or reproduction, during normal working hours, by SBBC's agent or its authorized representative to permit SBBC to evaluate, analyze and verify the satisfactory performance of the terms and conditions of this Agreement and to evaluate, analyze and verify any and all invoices, billings, payments and/or claims submitted by SOFIA or any of SOFIA's payees pursuant to this Agreement. SOFIA's Records subject to examination shall include, without limitation, those records necessary to evaluate and verify direct and indirect costs (including overhead allocations) as they may apply to costs associated with this Agreement. SOFIA's Records subject to this section shall include any and all documents pertinent to the evaluation, analysis, verification and reconciliation of any and all expenditures under this Agreement without regard to funding sources.

2.39.1 **SOFIA's Records Defined.** For the purposes of this Lease Agreement, the term "SOFIA's Records" shall include, accounting records, payroll time sheets, cancelled payroll checks, W-2 forms, written policies and procedures, computer records, disks and software, videos, photographs, executed subcontracts, subcontract files (including proposals of successful and unsuccessful bidders), original estimates, estimating worksheets, correspondence, change order files (including sufficient supporting documentation and documentation covering negotiated settlements), and any other supporting documents that would substantiate, reconcile or refute any charges and/or expenditures related to this Lease Agreement.

2.39.2 **Duration of Right to Inspect.** For the purpose of such audits, inspections, examinations, evaluations and/or reproductions, SBBC's agent or authorized representative shall have access to SOFIA's Records from the effective date of this Lease Agreement, for the duration of the term of this Lease Agreement, and until the later of five (5) years after the termination of this Lease Agreement or five (5) years after the date of final payment by SBBC to SOFIA pursuant to this Lease Agreement.

2.39.3 Notice of Inspection. SBBC's agent or its authorized representative shall provide SOFIA reasonable advance notice [not to exceed two (2) weeks] of any intended audit, inspection, examination, evaluation and or reproduction.

2.39.4 Audit Site Conditions. SBBC's agent or its authorized representative shall have access to SOFIA's facilities and to any and all records related to this Lease Agreement and shall be provided adequate and appropriate work space in order to exercise the rights permitted under this section.

2.39.5 Failure to Permit Inspection. Failure by SOFIA to permit audit, inspection, examination, evaluation and/or reproduction as permitted under this Section shall constitute grounds for termination of this Lease Agreement by SBBC for cause and shall be grounds for the denial of some or all of any SOFIA's claims for payment by SBBC.

2.39.6 Overcharges and Unauthorized Charges. If an audit conducted in accordance with this Section discloses overcharges or unauthorized charges to SBBC by SOFIA in excess of two percent (2%) of the total billings under this Agreement, the actual cost of SBBC's audit shall be paid by SOFIA. If the audit discloses billings or charges to which SOFIA is not contractually entitled, SOFIA shall pay said sum to SBBC within twenty (20) days of receipt of written demand under otherwise agreed to in writing by both parties.

2.39.7 Inspection of Subcontractor's Records. SOFIA shall require any and all subcontractors, insurance agents and material suppliers (hereafter referred to as "Payees") providing services or goods with regard to this Agreement to comply with the requirements of this section by insertion of such requirements in any written subcontract. Failure by SOFIA to include such requirements in any subcontract shall constitute grounds for termination of this Agreement by SBBC for cause and shall be grounds for the exclusion of some or all of any Payee's costs from amounts payable by SBBC to SOFIA pursuant to this Agreement and such excluded costs shall become the liability of SOFIA.

2.39.8 Inspector General Audits. SOFIA shall comply and cooperate immediately with any inspections, reviews, investigations, or audits deemed necessary by the Florida Office of the Inspector General or by any other state or federal officials.

2.40 Waivers by SOFIA. SOFIA shall not interpose any noncompulsory counterclaim of whatever nature or description in any such proceedings, the intent of this provision being that SOFIA shall not be prohibited from pursuing a claim against SBBC in an independent suit or proceeding. In the event SOFIA must, because of applicable court rules, interpose any counterclaim or other claim against SBBC in SBBC's proceedings, SBBC and SOFIA covenant and agree that, in addition to any other lawful remedy of SBBC, upon motion of SBBC, such counterclaim or other claim asserted by SOFIA shall be severed out of the proceedings instituted by SBBC (and, if necessary, transferred to a court of appropriate jurisdictional limits), and the proceedings instituted by SBBC may proceed to final judgment separately and apart from and without consolidation with or reference to the status of each counterclaim or any other claim

asserted by SBBC. In addition, SOFIA expressly waives all of the following: (a) the requirement under Chapter 83.12 of the Florida Statutes that the plaintiff in his distress for rent action file a bond payable to the tenant in at least double the sum demanded by the plaintiff, it being understood that no bond shall be required in any such action; and (b) the right of SOFIA under Chapter 83.14 of the Florida Statutes to replevy distrained property.

2.41 **Waiver of Jury Trial.** The parties hereto shall, and they hereby do, waive trial by jury in any action, proceeding, or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of, or in any way connected with, this Lease Agreement, the relationship of landlord and tenant, SOFIA's use or occupancy of the Leased Facilities, and/or claim or injury or damage.

2.42 **Recording.** This Lease Agreement shall not be recorded without SBBC's prior written consent, and any recording hereof, or attempt to do so, by SOFIA shall constitute a default under this Lease Agreement, no curative notice to SOFIA from SBBC being required.

2.43 **Limitation of SBBC's Liability upon Transfer.** In the event of transfer and assignment by SBBC of its interest in this Lease Agreement and/or sale of the Leased Facilities, SBBC shall thereby be released from any further obligations hereunder, accruing from and after the date of such transfer, and SOFIA agrees to look solely to such successor in interest of SBBC for performance of such obligations.

2.44 **SBBC's Default.** SBBC shall in no event be charged with default in the performance of any of its obligations under this Lease Agreement unless and until SBBC shall have failed to perform such obligations within thirty (30) days (or within such additional time as is reasonably required to remedy any such default) after written notice to SBBC by SOFIA properly specifying and detailing the particulars of wherein and whereby SOFIA claims SBBC has failed to perform such obligations. No default by SBBC under this Lease Agreement shall give SOFIA the right to terminate this Lease Agreement or withhold or otherwise abate any sums payable or services deliverable to SBBC by SOFIA under this Lease Agreement.

2.45 **SOFIA's Default.**

2.45.1 SOFIA shall be in default of its obligations hereunder in the event that any of the following occurs:

2.45.1.1 SOFIA's failure to pay any other sums payable hereunder for a period of three (3) days after written notice by SBBC;

2.45.1.2 SOFIA's failure to observe, keep or perform any of the other terms, covenants, agreements or conditions of this Lease Agreement or in applicable School Board Policies for a period of ten (10) days after written notice by SBBC;

2.45.1.3 The bankruptcy of SOFIA;

2.45.1.4 SOFIA making an assignment for the benefit of creditors;

2.45.1.5 A receiver or trustee being appointed for SOFIA or a substantial portion of SOFIA's assets;

2.45.1.6 Voluntary petitioning by SOFIA for relief under, or otherwise seeking the benefit of, any bankruptcy, reorganization, arrangement or insolvency law;

2.45.1.7 SOFIA's deserting, vacating or abandoning any substantial portion of the Leased Facilities or attempting to mortgage or pledge or otherwise encumber in any way its interest hereunder;

2.45.1.8 SOFIA's interest under this Lease Agreement being sold under execution or other legal process;

2.45.1.9 SOFIA's interest under this Lease Agreement being modified or altered by an unauthorized assignment or subletting or by operation of law;

2.45.1.10 Any of the goods or chattels of SOFIA used in, or incident to, the SOFIA's operations upon the Leased Facilities being seized, sequestered, or impounded by virtue of, or under authority of, any legal proceeding;

2.45.1.11 SOFIA's failure to pay timely any other sums payable hereunder when due for two (2) consecutive months or for a total of four (4) months in any term or Renewal Term, no notice whatsoever to be due SOFIA from SBBC; or

2.45.1.12 SOFIA's failure to operate as continuously during normal operating hours upon the Leased Facilities in a fully staffed, fully equipped manner and/or as contemplated as per Section 2.03 of this Lease Agreement; or

2.45.2 In the event of any of the foregoing happenings, SBBC, at its election, may declare this Lease Agreement to be terminated, ended and null and void, and re-enter upon and take possession of the Leased Facilities whereupon all right, title and interest of SOFIA in the Early Learning Center shall end and SOFIA shall immediately vacate the Leased Facilities no later than twenty-four (24) hours thereafter. The exercise by SBBC of this right shall not be deemed to preclude the exercise of any others herein listed or otherwise provided by statute or general law at the same time or in subsequent times or actions:

2.45.3 No re-entry or retaking possession of the Leased Facilities by SBBC shall be construed as an election on its part to terminate this Lease Agreement, unless a written notice of such intention be given to SOFIA, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any monies due to SBBC hereunder or of any damages accruing to SBBC by reason of the violations of any of the terms, provisions, and covenants herein contained. SBBC's acceptance of any monies following any event of default hereunder shall not be construed as SBBC's waiver of such event of default. No forbearance by SBBC of action upon any violation or breach of any of the terms, provisions, and covenants herein contained shall be deemed or construed to constitute a waiver of the terms, provisions, and covenants herein contained.

Forbearance by SBBC to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of any other violation or default. Legal actions to recover for loss or damage that SBBC may suffer by reason of termination of this Lease Agreement or the deficiency from any reletting as provided for above shall include the expense of repossession or reletting and any repairs or remodeling undertaken by SBBC following repossession.

2.46 **Brokerage Commission.** SOFIA warrants that there are no claims for broker's commissions or finder's fees in connection with its execution of this Lease Agreement and SOFIA agrees to indemnify and save SBBC harmless from any liability that may arise from the claims of any brokers or real estate agents, including reasonable attorneys' and paralegals' fees (whether incurred in court, out of court, on appeal or in bankruptcy or administrative proceedings).

2.47 **Corporate Tenancy.** Each person executing this Lease Agreement on behalf of SOFIA hereby warrants and certifies to SBBC that SOFIA is a corporation in good standing, is authorized to do business in the State of Florida and has full right and authority to enter into this Lease Agreement. The undersigned officer of SOFIA hereby further warrants and certifies to SBBC that he or she, as such officer, is authorized and empowered to bind the corporation to the terms of this Lease Agreement by his or her signature thereto. In the event any of such warranties or certifications shall prove to be false at any time hereafter, all persons who execute this Lease Agreement shall be liable, individually, and jointly and severally. If SOFIA is a corporation, limited liability company, partnership, limited partnership or other artificial entity (other than one whose shares are regularly and publicly traded on a recognized stock exchange), any change in the ownership of and/or power to vote the majority of the outstanding capital stock of or the power to control the actions, policies or business operations of SOFIA, whether such change of ownership is by sale, assignment, bequest, inheritance, merger, dissolution, operation of law or otherwise, without the prior written consent of SBBC shall constitute a default of this Lease Agreement. SOFIA shall have an affirmative obligation to notify immediately SBBC of any such change.

2.48 **Absence of Option.** SBBC has delivered a copy of this Lease Agreement to SOFIA for SOFIA's review only and the delivery hereof does not constitute an offer to SOFIA or an option to lease or a reservation of or option for the Leased Facilities, and this Lease Agreement shall become effective only when a copy executed by both SBBC and SOFIA is delivered to and accepted by SBBC.

2.49 **Operating Expenses a Separate Covenant.** SOFIA shall not for any reason withhold or reduce SOFIA's required payments of operating expenses and other charges provided in this Lease Agreement, it being expressly understood and agreed by the parties that such payment is a contractual covenant by SOFIA that is independent of the other covenants of the parties hereunder.

2.50 **Holding Over.** The failure of SOFIA to surrender the Leased Facilities on the date provided herein for the expiration of any term of this Lease Agreement (or at the time the Lease Agreement may be terminated otherwise by SBBC), and the subsequent holding over by SOFIA,

with or without the consent of SBBC, shall result in the creation of a tenancy at sufferance and SOFIA shall, for the duration of such tenancy, pay double the sums payable at the expiration of this Lease Agreement. This provision does not give SOFIA any right to hold over at the expiration of any term of this Lease Agreement, and SBBC's acceptance of any payments following the expiration of this Lease Agreement shall not be deemed to be a renewal of the term of the Lease Agreement, either by operation of law or otherwise.

2.51 Construction Liens.

2.51.1 SOFIA is prohibited from making, and agrees not to make, alterations upon the Leased Facilities, except as permitted by Section 2.27, and SOFIA will not permit any construction lien or liens to be placed upon the Leased Facilities or improvements thereon during the term hereof or any renewal term thereafter, caused by or resulting from any work performed, materials furnished or obligation incurred by or at the request of SOFIA, and in the case of the filing of any such lien SOFIA will promptly pay the same. If SOFIA has not satisfied such lien or transferred it to bond within ten (10) days after written notice from SBBC to SOFIA, SBBC shall have the right and privilege, solely at SBBC's option, of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses, interest, and reasonable attorneys' and paralegals' fees (whether incurred in court, out of court, on appeal or in bankruptcy or administrative proceedings), shall be considered additional operating expenses hereunder due from SOFIA to SBBC and shall be repaid to SBBC immediately on rendition of a bill therefor, together with interest per annum at the maximum rate permitted by law until repaid, and if not so paid within ten (10) days of the rendition of such bill shall constitute a default under Section 2.45 hereof.

2.51.2 SBBC's interest in the Leased Facilities shall not be subject to liens for improvements made by SOFIA. SOFIA shall notify every contractor making such improvements of the provision set forth in the preceding sentence. The parties agree, should SBBC so request, to execute, acknowledge and deliver, without charge to the other, a Short Form Lease in recordable form in accordance with Chapter 713, Florida Statutes, containing a confirmation that the interest of SBBC shall not be subject to liens for improvements made by SOFIA to the Leased Facilities.

2.52 Signs and Advertising. SOFIA shall not permit the painting or display of any signs, placard, lettering, or advertising material of any kind on or near the exterior of the Leased Facilities. Notwithstanding the foregoing, SOFIA may, with the prior approval of SBBC's site administrator, display SOFIA's name on or near the portion of the Early Learning Center utilized by SOFIA under this Lease Agreement, in a manner prescribed by SBBC's site administrator.

2.53 Eminent Domain. If the whole or a portion of the Leased Facilities shall be taken for any public or quasi-public use under any statute or by right of eminent domain or private purchase in lieu thereof, then at SBBC's option, but not otherwise, the term hereby demised and all rights of SOFIA hereunder shall immediately cease and terminate and the sums payable by SOFIA under this Lease Agreement shall be adjusted as of the date of such termination. SOFIA shall be entitled to no part of the award made for such condemnation (or other taking). Anything

to the contrary notwithstanding, if the Leased Facilities are unaffected by such condemnation (or other taking), then at SBBC's sole option this Lease Agreement and each and every one of its provisions shall continue in full force and effect. Nothing in this Section shall be construed as prohibiting SOFIA from making an independent claim against the taking authority for SOFIA's loss, as long as such claim does not in any way decrease, limit or otherwise adversely affect SBBC's claim.

2.54 **School Board Policies.** SOFIA shall faithfully observe and comply with the School Board Policies in effect during the term of this Lease Agreement or any Renewal Term. SBBC shall have the right to unilaterally enact additional Policies without the consent of SOFIA, and the same shall be effective from the date SOFIA receives notice thereof. SOFIA shall acquire no vested rights as to its use of the Leased Facilities as relates to School Board Policies, and all modifications or additions to or deletions from the School Board Policies shall take effect immediately upon notice of the same by SBBC to SOFIA, regardless of any past use or practice by SOFIA upon the Leased Facilities. SBBC shall not be responsible to SOFIA for the nonperformance of any said School Board Policies by any other occupant or user of the building within which the Leased Facilities are situated. SOFIA shall and does hereby have an affirmative obligation to notify its agents, employees, principals, assigns, subtenants and invitees of the contents of such School Board Policies and of this Lease Agreement and to assure their compliance therewith, and SOFIA's indemnification to Landlord under Section 2.37 hereof includes, without limitation, SOFIA's indemnity to SBBC for any claims, losses or damages resulting from SOFIA's breach or the breach by its agents, employees, principals, assigns, subtenants and invitees of the School Board Policies.

2.55 **Damage by Fire or the Elements.**

2.55.1 In the event that the Leased Facilities should be totally destroyed by fire, hurricane, tornado or other casualty, or in the event the Leased Facilities should be so damaged that rebuilding or repairs cannot be completed within two hundred seventy (270) days after the date of such damage, either SBBC or SOFIA may, at its option, by written notice to the other given not more than thirty (30) days after the date of such fire or other casualty, terminate this Lease Agreement. In such event, the sums payable under this Lease Agreement shall be abated during the unexpired portion of this Lease Agreement effective with the date of such fire or other casualty.

2.55.2 In the event the Leased Facilities should be damaged by fire, hurricane, tornado, or other casualty covered by SBBC's insurance but only to such extent that rebuilding or repairs can be completed within two hundred seventy (270) days after the date of such damage, or if the damage should be more serious but neither SBBC nor SOFIA elects to terminate this Lease Agreement, then SBBC shall, within thirty (30) days after the date of such damage or such election, commence to rebuild or repair the Leased Facilities and shall proceed with reasonable diligence to restore the Leased Facilities to substantially the same condition in which they were immediately prior to the happening of the casualty, except that SBBC shall not be required to rebuild, repair or replace any part of the furniture, equipment, fixtures and other improvements which may have been placed by SOFIA within the Leased Facilities. SOFIA shall, unless such

damage is the result of the negligence or willful misconduct of SOFIA or SOFIA's employees, agents, principals, contractors, consultants, assigns, subtenants or invitees, allow SOFIA a fair diminution of any sums payable to SBBC under this Lease Agreement during the time of such rebuilding or repairs. SBBC shall have no obligation to utilize insurance proceeds to rebuild the Leased Facilities and this Lease Agreement shall terminate upon notice to SOFIA. Any insurance which may be carried by SBBC or SOFIA against loss or damage to the Leased Facilities shall be for the sole benefit of the party carrying such insurance and under its sole control.

2.56 **SOFIA Confidentiality of Educational Records.**

(a) Notwithstanding any provision to the contrary within this Agreement, SOFIA shall:

1) fully comply with the requirements of Sections 1002.22, 1002.221, and 1002.222, Florida Statutes; the Family Educational Rights and Privacy Act, 20 U.S.C § 1232g (FERPA) and its implementing regulations (34 C.F.R. Part 99), and any other state or federal law or regulation regarding the confidentiality of student information and records;

2) hold any education records in strict confidence and not use or redisclose same except as required by this Lease Agreement or as required or permitted by law unless the parent of each student or a student age 18 or older whose education records are to be shared provides prior written consent for their release;

3) ensure that, at all times, all of its employees who have access to any education records during the term of their employment shall abide strictly by its obligations under this Lease Agreement, and that access to education records is limited only to its employees that require the information to carry out the responsibilities under this Agreement and shall provide said list of employees to SBBC upon request;

4) safeguard each education record through administrative, physical and technological safety standards to ensure that adequate controls are in place to protect the education records and information in accordance with FERPA's privacy requirements;

5) utilize the education records solely for the purposes of providing products and services as contemplated under this Lease Agreement; and shall not share, publish, sell, distribute, target advertise, or display education records to any third party;

6) notify SBBC immediately upon discovery of a breach of confidentiality of education records by telephone at 754-321-0300 (Manager, Information Security), and 754-321-1900 (Privacy Officer), and email at privacy@browardschools.com, and take all necessary notification steps as may be required by federal and Florida law, including, but not limited to, those required by Section 501.171, Florida Statutes;

7) fully cooperate with appropriate SBBC staff, including Privacy Officer and/or Information Technology staff to resolve any privacy investigations and concerns in a timely manner;

8) prepare and distribute, at its own cost, any and all required breach notifications, under federal and Florida Law, or reimburse SBBC any direct costs incurred by SBBC for doing so, including, but not limited to, those required by Section 501.171, Florida Statutes;

9) be responsible for any fines or penalties for failure to meet breach notice requirements pursuant to federal and/or Florida law;

10) provide SBBC with the name and contact information of its employee who shall serve as SBBC's primary security contact and shall be available to assist SBBC in resolving obligations associated with a security breach of confidentiality of education records; and

11) securely erase education records from any media once any media equipment is no longer in use or is to be disposed; secure erasure will be deemed the deletion of the education records using a single pass overwrite Secure Erase (Windows) or Wipe (Unix).

(b) All education records shall remain the property of SBBC, and any party contracting with SBBC serves solely as custodian of such information pursuant to this Lease Agreement and claims no ownership or property rights thereto and, upon termination of this Lease Agreement shall, at SBBC's request, return to SBBC or dispose of the education records in compliance with the applicable Florida Retention Schedules and provide SBBC with a written acknowledgment of said disposition.

(c) SOFIA shall, for itself, its officers, employees, agents, representatives, contractors or subcontractors, to fully indemnify and hold harmless SBBC and its officers and employees for any violation of this section, including, without limitation, defending SBBC and its officers and employees against any complaint, administrative or judicial proceeding, payment of any penalty imposed upon SBBC, or payment of any and all costs, damages, judgments or losses incurred by or imposed upon SBBC arising out of a breach of this covenant by the party, or an officer, employee, agent, representative, contractor, or sub-contractor of the party to the extent that the party or an officer, employee, agent, representative, contractor, or sub-contractor of the party shall either intentionally or negligently violate the provisions of this section or of Sections 1002.22 and/or 1002.221, Florida Statutes. This section shall survive the termination of all performance required or conclusion of all obligations existing under this Lease Agreement.

ARTICLE 3 – GENERAL CONDITIONS

3.01 **Equal Opportunity Provision.** The parties agree that no person shall be subjected to discrimination because of age, race, color, disability, gender identity, gender

expression, marital status, national origin, religion, sex or sexual orientation in the performance of the parties' respective duties, responsibilities and obligations under this Lease Agreement.

3.02 **No Waiver of Sovereign Immunity.** Nothing herein is intended to serve as a waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable or of any rights or limits to liability existing under Section 768.28, Florida Statutes. This section shall survive the termination of all performance or obligations under this Lease Agreement and shall be fully binding until such time as any proceeding brought on account of this Lease Agreement is barred by any applicable statute of limitations.

3.03 **No Third Party Beneficiaries.** The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Lease Agreement. None of the parties intend to directly or substantially benefit a third party by this Lease Agreement. The parties agree that there are no third party beneficiaries to this Lease Agreement and that no third party shall be entitled to assert a claim against any of the parties based upon this Lease Agreement. 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 any contract.

3.04 **Independent Contractor.** The parties to this Lease Agreement shall at all times be acting in the capacity of independent contractors and not as an officer, employee or agent of one another. Neither party or its respective agents, employees, subcontractors or assignees shall represent to others that it has the authority to bind the other party unless specifically authorized in writing to do so. No right to SBBC retirement, leave benefits or any other benefits of SBBC employees shall exist as a result of the performance of any duties or responsibilities under this Lease Agreement. SBBC shall not be responsible for social security, withholding taxes, contributions to unemployment compensation funds or insurance for the other party or the other party's officers, employees, agents, subcontractors or assignees.

3.05 **Non-Discrimination.**

(a) As a condition of entering into this Lease Agreement, SOFIA represents and warrants that it will comply with the SBBC's Commercial Nondiscrimination Policy, as described under, Section D.1 of SBBC's Policy No. 3330 – Supplier Diversity Outreach Program.

(b) As part of such compliance, SOFIA shall not discriminate on the basis of race, color, religion, ancestry or national origin, sex, age, marital status, sexual orientation, or on the basis of disability or other unlawful forms of discrimination in the solicitation, selection, hiring, or commercial treatment of subcontractors, vendors, suppliers, or commercial customers, nor shall SOFIA retaliate against any person for reporting instances of such discrimination. SOFIA shall provide equal opportunity for subcontractors, vendors, and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of unnecessary marketplace discrimination that have occurred or are occurring in the SBBC's relevant

marketplace. SOFIA understands and agrees that a material violation of this clause shall be considered a material breach of this Lease Agreement and may result in termination of this Lease Agreement, disqualification of the company from participating in SBBC Lease Agreements, or other sanctions. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.

3.06 **Termination.** This Lease Agreement may be canceled with or without cause by the parties during the term hereof upon thirty (30) calendar days written notice to each other regarding the desire to terminate this Lease Agreement. In the event of such termination, SOFIA agrees that it is not entitled to any damages of any kind including any damages that may be attributable to the cancellation of any event planned by SOFIA. SBBC shall have no liability for any property left on SBBC's property by any party to this Lease Agreement after the termination of this Lease Agreement. Any party contracting with SBBC under this Lease Agreement agrees that any of its property placed upon SBBC's facilities pursuant to this Lease Agreement shall be removed within ten (10) business days following the termination, conclusion or cancellation of this Lease Agreement and that any such property remaining upon SBBC's facilities after that time shall be deemed to be abandoned, title to such property shall pass to SBBC, and SBBC may use or dispose of such property as SBBC deems fit and appropriate.

3.07 **Default.** The parties agree that, in the event that either party is in default of its obligations under this Lease Agreement, the non-defaulting party shall provide to the defaulting party (30) days written notice to cure the default. However, in the event said default cannot be cured within said thirty (30) day period and the defaulting party is diligently attempting in good faith to cure same, the time period shall be reasonably extended to allow the defaulting party additional cure time. Upon the occurrence of a default that is not cured during the applicable cure period, this Lease Agreement may be terminated by the non-defaulting party upon thirty (30) days' notice. This remedy is not intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or future exercise thereof. Nothing in this section shall be construed to preclude termination for convenience pursuant to Section 3.06.

3.08 **Annual Appropriation.** The performance and obligations of SBBC under this Lease Agreement shall be contingent upon an annual budgetary appropriation by its governing body. If SBBC does not allocate funds for the payment of services or products to be provided under this Lease Agreement, this Lease Agreement may be terminated by SBBC at the end of the period for which funds have been allocated. SBBC shall notify the other party at the earliest possible time before such termination. No penalty shall accrue to SBBC in the event this provision is exercised, and SBBC shall not be obligated or liable for any future payments due or any damages as a result of termination under this section.

3.09 **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.

3.10 **Public Records.** The following provisions are required by Section 119.0701, Florida Statutes, and may not be amended. SOFIA shall keep and maintain public records required by SBBC to perform the services required under this Lease Agreement. Upon request from SBBC's custodian of public records, SOFIA shall provide SBBC with a copy of any requested public records or to allow the requested public records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. SOFIA shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Lease Agreement's term and following completion of the Lease Agreement if SOFIA does not transfer the public records to SBBC. Upon completion of the Lease Agreement, SOFIA shall transfer, at no cost, to SBBC all public records in possession of SOFIA or keep and maintain public records required by SBBC to perform the services required under the Lease Agreement. If SOFIA transfer all public records to SBBC upon completion of the Lease Agreement, SOFIA shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If SOFIA keeps and maintains public records upon completion of the Lease Agreement, SOFIA shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to SBBC, upon request from SBBC's custodian of public records, in a format that is compatible with SBBC's information technology systems.

IF A PARTY TO THIS LEASE AGREEMENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE LEASE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 754-321-2300, RECORDREQUESTS@BROWARDSCHOOLS.COM, RISK MANAGEMENT DEPARTMENT, PUBLIC RECORDS DIVISION, 600 SE 3rd Avenue, 11th Floor Ft. Lauderdale, FL 33301.

3.11 **Student Records:** Notwithstanding any provision to the contrary within this Lease Agreement, any party contracting with SBBC under this Lease Agreement shall fully comply with the requirements of Sections 1002.22 and 1002.221, Florida Statutes; FERPA, and any other state or federal law or regulation regarding the confidentiality of student information and records. Each such party agrees, for itself, its officers, employees, agents, representatives, contractors or subcontractors, to fully indemnify and hold harmless SBBC and its officers and employees for any violation of this section, including, without limitation, defending SBBC and its officers and employees against any complaint, administrative or judicial proceeding, payment of any penalty imposed upon SBBC, or payment of any and all costs, damages, judgments or losses incurred by or imposed upon SBBC arising out of a breach of this covenant by the party, or an officer, employee, agent, representative, contractor, or sub-contractor of the party to the extent that the party or an officer, employee, agent, representative, contractor, or sub-contractor of the party shall either intentionally or negligently violate the provisions of this section or of Sections 1002.22 and/or 1002.221, Florida Statutes.

3.12 **Entire Lease Agreement.** 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.

3.13 **Amendments.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Lease Agreement and executed by each party hereto.

3.14 **Preparation of Lease Agreement.** The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Lease Agreement has been their joint effort. The language agreed to herein expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

3.15 **Waiver.** The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Lease Agreement and, therefore, is a material term hereof. Any party's failure to enforce any provision of this Lease Agreement shall not be deemed a waiver of such provision or modification of this Lease Agreement unless the waiver is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

3.16 **Compliance with Laws.** Each party shall comply with all applicable federal and state and local laws, SBBC policies, codes, rules and regulations in performing its duties, responsibilities and obligations pursuant to this Lease Agreement.

3.17 **Governing Law and Venue.** This Lease Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Lease Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted exclusively to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida or to the jurisdiction of the United States District Court for the Southern District of Florida. Each party agrees and admits that the state courts of the Seventeenth Judicial Circuit of Broward County, Florida or the United States District Court for the Southern District of Florida shall have jurisdiction over it for any dispute arising under this Agreement.

3.18 **Binding Effect.** This Lease Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

3.19 **Assignment**. Neither this Lease Agreement or 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.

3.20 **Force Majeure**. Neither party shall be obligated to perform any duty, requirement or obligation under this Lease Agreement if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, acts of God, strikes, or other labor disputes, riot or civil commotions, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense (“Force Majeure”). In no event shall a lack of funds on the part of either party be deemed Force Majeure.

3.21 **Place of Performance**. All obligations of SBBC under the terms of this Lease Agreement are reasonably susceptible of being performed in Broward County, Florida and shall be payable and performable in Broward County, Florida.

3.22 **Severability**. In case any one or more of the provisions contained in this Lease Agreement shall for any reason be held to be invalid, illegal, unlawful, unenforceable or void in any respect, the invalidity, illegality, unenforceability or unlawful or void nature of that provision shall not affect any other provision and this Lease Agreement shall be considered as if such invalid, illegal, unlawful, unenforceable or void provision had never been included herein.

3.23 **Captions**. The captions, section numbers, article numbers, title and headings appearing in this Lease Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such articles or sections of this Lease Agreement, nor in any way effect this Lease Agreement and shall not be construed to create a conflict with the provisions of this Lease Agreement.

3.24 **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.

3.25 **Survival**. All representations and warranties made herein, indemnification obligations, obligations to reimburse SBBC, obligations to maintain and allow inspection and audit of records and property, obligations to maintain the confidentiality of records, reporting requirements, and obligations to return public funds shall survive the termination of this Agreement.

3.26 **Contract Administration**. SBBC has delegated authority to the Superintendent of Schools or his/her designee to take any actions necessary to implement and administer this Lease Agreement.

3.27 **Counterparts and Multiple Originals.** This Lease Agreement may be executed in multiple originals, and may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Lease Agreement.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Lease Agreement on the date first above written.

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FOR SBBC

(Corporate Seal)

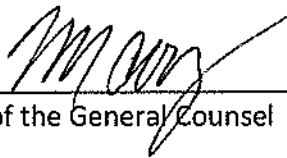
THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

By _____
Heather P. Brinkworth, Chair

Robert W. Runcie, Superintendent of
Schools

Approved as to form and legal content:




Office of the General Counsel

FOR SOFIA

(Corporate Seal)

THE SOUTH FLORIDA INSTITUTE ON AGING

ATTEST:

By 
Peter Kaldes, President & CEO

, Secretary

-or-



Witness



Witness

The Following Notarization is Required for Every Lease Agreement Without Regard to Whether SOFIA Chose to Use a Secretary's Attestation or Two (2) Witnesses.

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 11 day of March, 2019 by Peter Kaldes of _____
Name of Person

SOFIA on behalf of the corporation. He/She is personally known to me or produced driver license as identification and did/did not first take an oath.
Type of Identification

My Commission Expires:

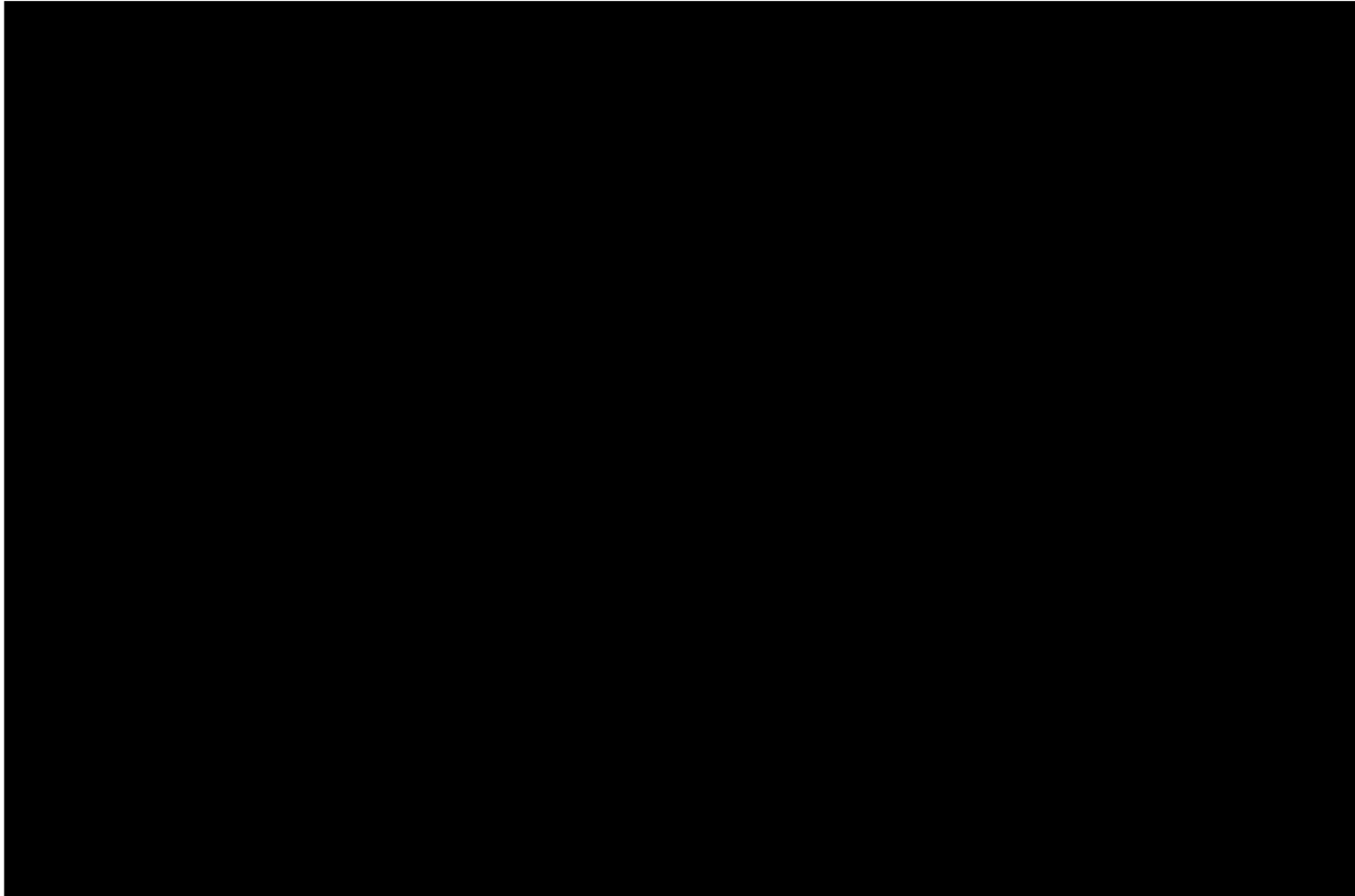

Signature - Notary Public

(SEAL)

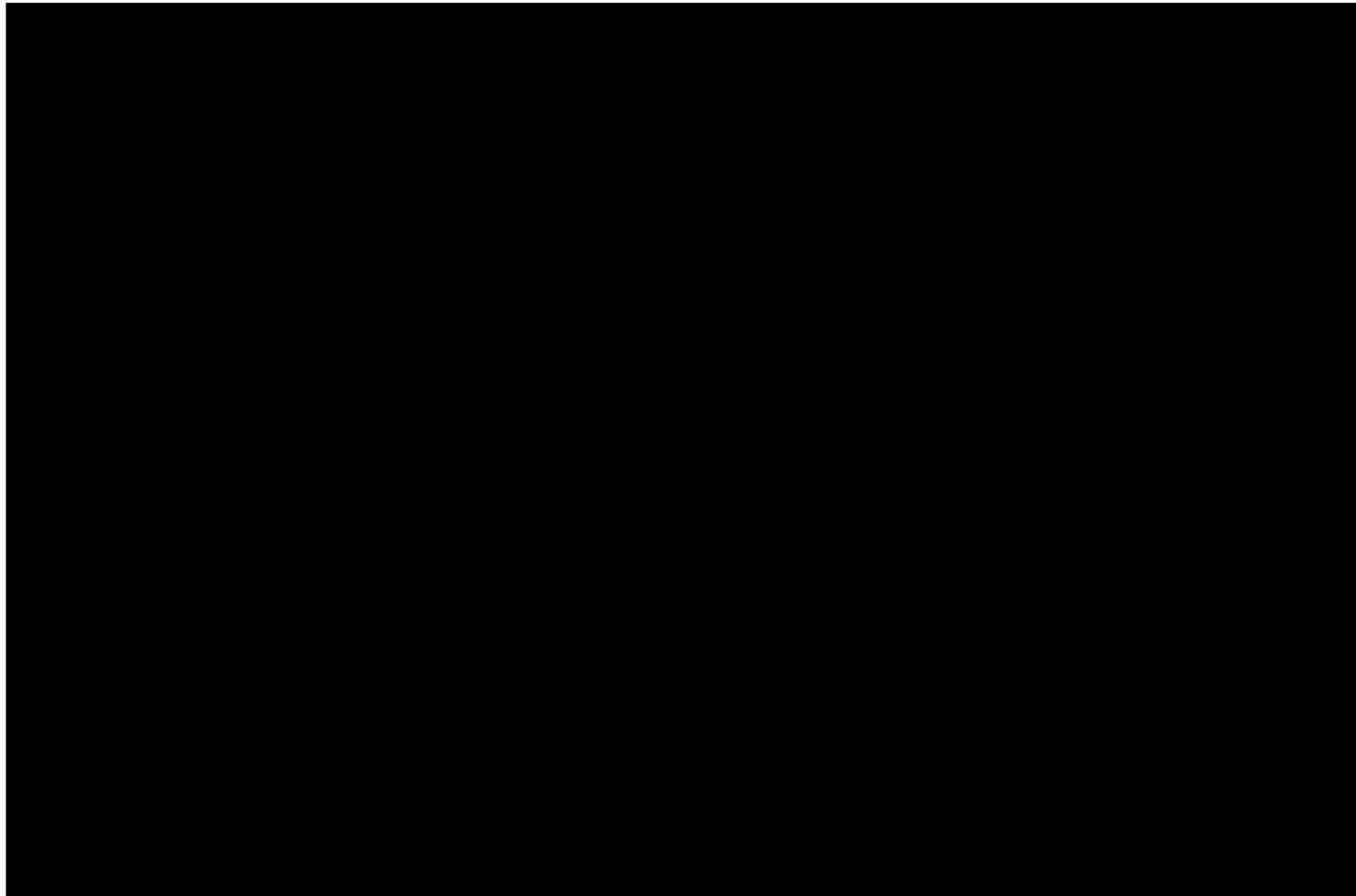
DIANE SMITH
Printed Name of Notary

GG 231338
Notary's Commission No.





This Exhibit is confidential and has been has been redacted pursuant to Sections 119.071 and 281.301, Florida Statues. The unredacted Exhibit will be provided to the parties to this Agreement.



This Exhibit is confidential and has been has been redacted pursuant to Sections 119.071 and 281.301, Florida Statues. The unredacted Exhibit will be provided to the parties to this Agreement.

“EXHIBIT C”

Safeguarding the Confidentiality of Student Records and Information

The parties acknowledge that Sections 1002.022, 1002.221 and 1002.222, Fla. Stat. and the Family Educational Rights and Privacy Act (FERPA, 20 U.S.C. § 1232g) and its implementing regulations (34 C.F.R. Part 99), protect the privacy rights of students and their parents with respect to information and records created and/or maintained by public schools. The student personally identifiable information (PII) may be disclosed only in compliance with FERPA. Pursuant to FERPA, the information provided by SBBC shall be limited to that which is necessary to effectively serve the student.

Each party participating in this Agreement further agrees to:

(1) Hold the student records and information in strict confidence and not use or disclose except as required by this Agreement or as required or permitted by law unless the parent of a student provides prior written consent for their release. All shared student records will be disclosed only to those who have a need to access the information in order to perform their assigned duties in the performance of this Agreement. Absent consent from the parent or eligible student, student records and information will not be disclosed except as allowed by the aforementioned laws.

(2) Safeguard the student records through administrative, physical and technological safety standards to ensure adequate controls are in place to protect the student information in accordance with FERPA's privacy requirements.

(3) Continually monitor its operations and take all actions necessary to assure that the student information and records are safeguarded in accordance with the terms of this Agreement, and

(4) Ensure that all employees, appointees or agents of each party to this Agreement who are granted access to shared student records will have successfully completed (1) the background screening requirements under Section 435.04, Florida Statutes, under Level 2 screening standards and (2) a FERPA training webinar, as it may become available, at the U.S. Department of Education, Privacy Technical Assistance Center website:

<http://www2.ed.gov/policy/gen/guid/ptac/index.html>, <http://ptac.ed.gov/> including, but not limited to, <http://www2.ed.gov/policy/gen/guid/ptac/pdf/slides.pdf>

Each party to this Agreement agrees to notify the other party immediately upon discovery of a breach of confidentiality of student information and to take all necessary notification steps as may be required by federal and Florida law. A breach of the confidentiality requirements shall constitute grounds for immediate termination of this Agreement without advance notice. Any provisions within this Agreement concerning the resolution of disputes shall not be applicable to a breach of the requirements of this Attachment "A."

This section shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until such student records are returned to The School Board of Broward County, Florida ("SBBC") or disposed of in compliance with the applicable Florida Retention Schedules and a written acknowledgment of said disposition is provided to SBBC.