

ASSIGNMENT AND ASSUMPTION OF AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF AGREEMENT ("Assignment") is made and entered into as of June 9, 2020, by and between STEVEN R. JEPKEMA, and JASPER SEJOUR.

WITNESSETH:

WHEREAS, STEVEN R. JEPKEMA (hereinafter "JEPKEMA" or "Assignor"), is a law enforcement officer participating in the SBBC's Resident On Campus Security Program (hereinafter referred to as the ROCS Program) and is a party to a Lease Agreement with The School Board of Broward County, Florida ("SBBC"), dated February 4, 2020, a copy of which is attached hereto as **Exhibit "A"**; and

WHEREAS, in exchange for his services as a ROCS Program officer, the Lease Agreement authorizes JEPKEMA to place and occupy his residential mobile home on SBBC-owned property located at [REDACTED], also known as [REDACTED]; and

WHEREAS, the Lease Agreement has a term of three (3) years expiring on February 21, 2023, and may, at the sole discretion of the SBBC, be renewed for a single, additional three (3) year term); and

WHEREAS, JASPER SEJOUR (hereinafter "SEJOUR" or as "Assignee") is also a law enforcement officer and has been properly vetted by and approved by the Chief, Special Investigative Unit (SIU) to be a participant in the ROCS Program; and

WHEREAS, JEPKEMA desires to vacate the Leased Premises, transfer ownership and title to the residential mobile home to SEJOUR, and pursuant to the terms of the Lease Agreement and except as provided herein, has agreed to transfer all of his rights, liabilities and obligations under the Lease Agreement to SEJOUR; and SEJOUR has agreed to accept same; and

WHEREAS, pursuant to the terms of the Lease Agreement, any interest therein may be only be assigned, transferred, or encumbered by any party with the prior written consent of the SBBC, and SBBC hereby consents to such assignment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above, and the exhibits attached hereto, are true and correct and are incorporated herein by this reference.
2. Assignment. Effective June 9, 2020, JEPKEMA, as Assignor, hereby grants, assigns, transfers, conveys and delivers unto SEJOUR, as Assignee, ownership and title to the residential mobile home, all of Assignor's duties, obligations, right, title and interest to and under the Lease Agreement.

3. Assumption. Assignee hereby accepts said assignment and assumes and agrees to fulfill and perform all of Assignor's obligations under and by virtue of the Lease Agreement, and Assignee does hereby agree to defend, indemnify and hold harmless the SBBC from any liability, damages, causes of actions, expenses and attorneys' fees incurred by SBBC by reason of the failure of Assignee to fulfill, perform and discharge all of the obligations of Assignor under and by virtue of the Lease Agreement.

4. Representations and Warranties. Assignor represents and warrants to Assignee that, to the best of its knowledge, (a) neither Assignor nor SBBC has breached or is currently in breach of any term or provision of the Lease Agreement; and (b) the Lease Agreement as attached hereto is true and correct, and there are no other amendments not included therewith. Assignee represents and warrants to SBBC, that Assignee is fully authorized to enter into this Assignment and Assumption of Agreement.

5. Further Assurances. Assignor covenants and agrees with Assignee to execute and deliver, or cause to be signed, executed and delivered, and to do or make or cause to be done or made, upon reasonable request by Assignee, any and all agreements, instruments, papers, deeds, acts or things, supplemental, confirmatory or otherwise for the purpose of or in connection with assigning or acquiring, or more effectively vesting in Assignee or evidencing the vesting in Assignee, of the Lease Agreement.

6. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed an original and such counterparts shall constitute but one and the same instrument.

7. Survival. If any provision of this Agreement, or the application thereof to any person or circumstance shall, for any reason or to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

8. Governing Law; Venue. This Agreement shall be construed in accordance with the laws of the State of Florida, and any proceeding arising between the parties in any manner pertaining or related to this Agreement shall, to the extent permitted by law, be held in Broward County, Florida.

9. Proof of Ownership. As a condition precedent to this Agreement becoming effective, Within ten (10) calendar days of approval of this Agreement by SBBC, Lessee shall Provide SBBC with the original or certified copy of the title of ownership of the residential mobile home transferred from Assignor to Assignee.

(SIGNATURE PAGES FOLLOW)

FOR ASSIGNEE:

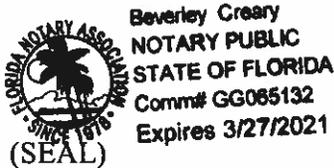
STATE OF FLORIDA)
)
COUNTY OF BROWARD)

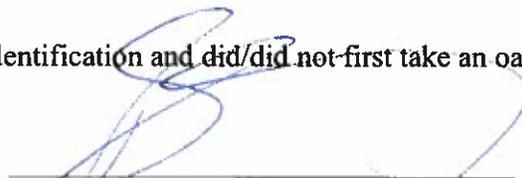
By 
Jasper Sejour

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 13 day of May May, 2020, by **Jasper Sejour**, individually.

He/she is personally known to me or produced as Identification and ~~did~~/did not first take an oath.

My commission expires: 3/27/2021




Signature, Notary Public

BEVERLEY CREARY
Printed Name of Notary

GG 085132
Notary's Commission No.

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CONSENT BY SBBC

By its execution below, The School Board of Broward County, Florida hereby acknowledges that the form of this Assignment and Assumption is satisfactory and that its consent to this assignment, is hereafter final.

(Corporate Seal)

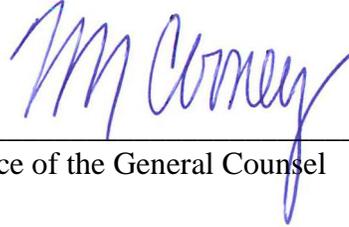
THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

By _____
Donna P. Korn, Chair

Robert W. Runcie, Superintendent of Schools

Approved as to Form and Legal Content:

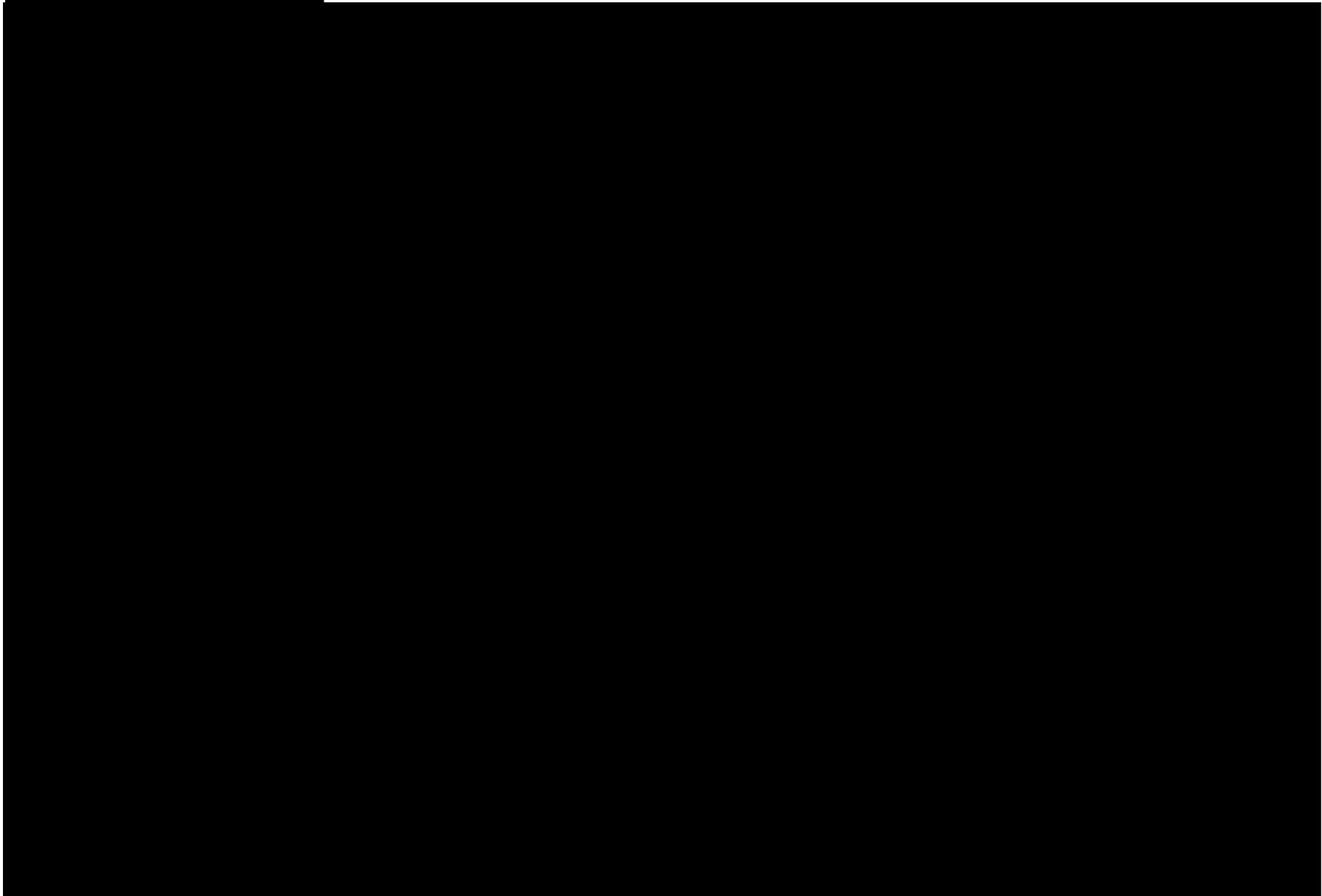


Office of the General Counsel

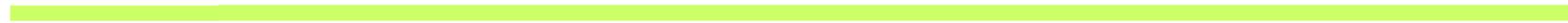
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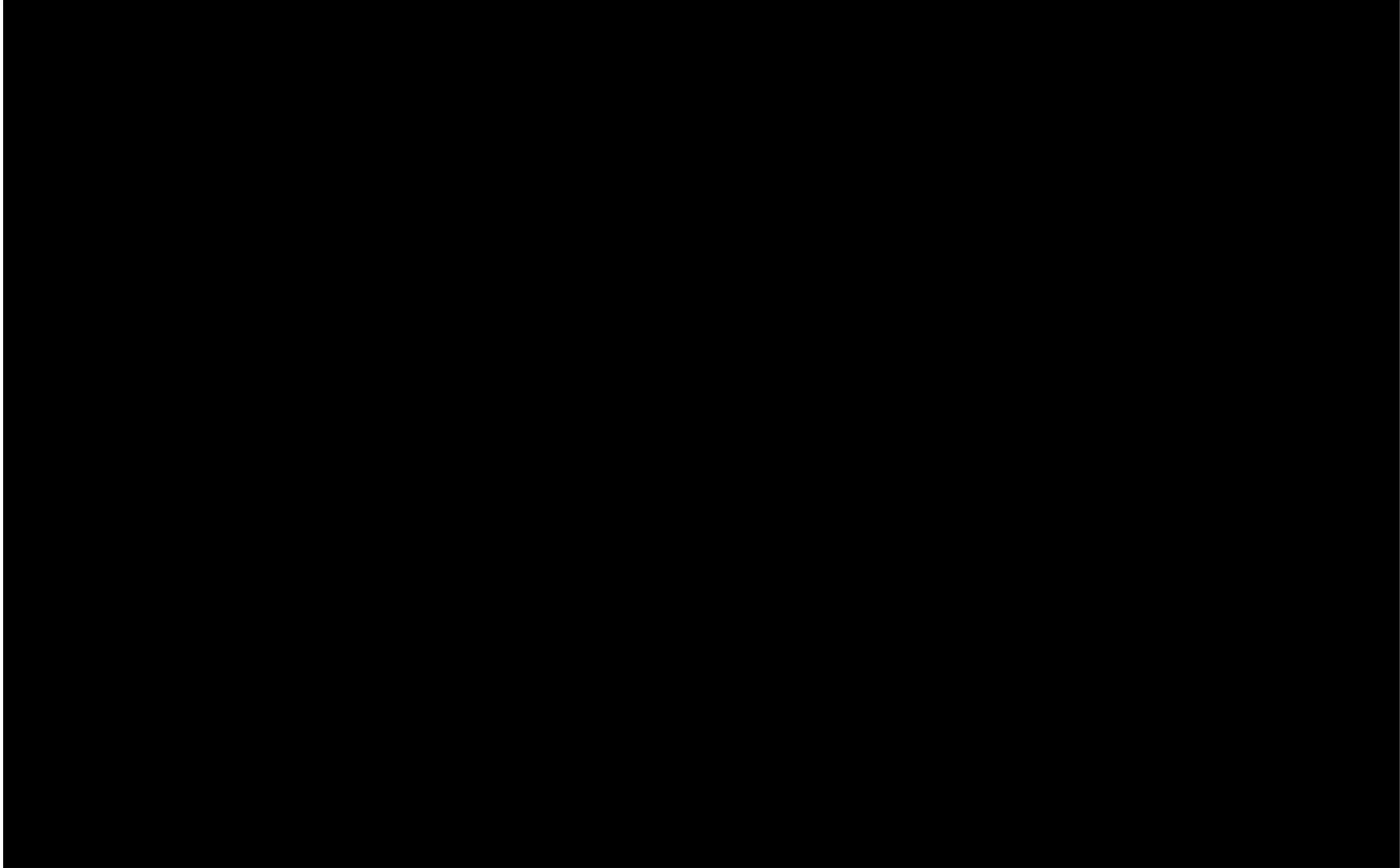
Exhibit A
Lease Agreement

See attached.



SITE PLAN





PARTIAL SITE PLAN AND PHOTOS