

**FIRST AMENDMENT TO
LEASE AGREEMENT**

THIS FIRST AMENDMENT TO LEASE AGREEMENT made and entered into this 9th day of April 2019, by and between:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
(hereinafter referred to as "SBBC"),
a political subdivision of the State of Florida
having its principal place of business at
600 Southeast Third Avenue, Fort Lauderdale, Florida 33301

and

HISPANIC UNITY OF FLORIDA, INC.
(hereinafter referred to as "LESSOR")
whose principal place of business is
5840 Johnson Street, Hollywood, Florida 33021

WHEREAS, SBBC and LESSOR entered into a Lease Agreement ("Agreement") on April 24, 2018;
and

WHEREAS, SBBC currently leases approximately 2,417 square feet of space at the LESSOR property located at 5811 Johnson Street, Hollywood, Florida 33021 to operate one of SBBC's adult educational program known as Community School South (CSS); and

WHEREAS, Section 2.01 and 2.03 of the current Agreement grants SBBC the option to renew this Agreement for two (2) additional one (1) year period subject to successfully fulfilling SBBC's obligations under the current Agreement; and

WHEREAS, Via this First Amendment to Lease Agreement ("Amendment") SBBC elects to exercise its option under the current Agreement to renew for one (1) additional year; and

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter contained, 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

The Following Provisions are hereby Amended in the Agreement between SBBC and LESSOR dated April 24, 2018:

2.01 **Lease Term.** Unless terminated earlier pursuant to Section 3.05 of the Agreement, the term of this Amendment shall be for one (1) year, commencing on June 1, 2019 and ending on May 31, 2020. This Amendment shall serve as the first of two potential renewals permitted under the Agreement.

2.19 **Order of Precedence Among Agreement Documents.** In the event of conflict between the provisions of the Agreement and the provisions contained herein, the provisions of the following documents shall take precedence in this order:

- a) This First Amendment to Lease Agreement; and
- b) The Lease Agreement


2.20 **Other Provisions Shall Remain in Force.** Except as expressly provided herein, all other provisions of the Agreement dated April 24, 2018 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have each executed this Agreement for reciprocal use of facilities on the dates indicated below.

FOR SBBC

(CORPORATE SEAL)

ATTEST:


Robert W. Runcie, Superintendent of Schools

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

By: 
Heather P. Brinkworth, Chair

Approved as to form and legal content:


Office of the General Counsel

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FOR LESSOR

ATTEST:

Hispanic Unity of Florida, Inc

Virginia Cielo-Basuto, COO/CFO

By: [Signature]

Josie Bacallao, President/CEO

Date: 3/11/19

[Signature] -or-

Witness

[Signature]

Witness

STATE OF FLORIDA

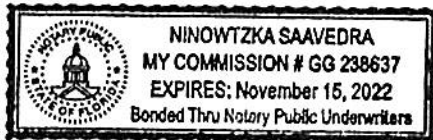
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 11 day of March, 2018 by Josie Bacallao on behalf of the Hispanic Unity of Florida, Inc., who is personally known to me or produced _____ as identification and did / did not first take an oath, and Virginia Cielo-Basuto on behalf of the Hispanic Unity of Florida, Inc., is personally known to me or produced _____ as identification and did/did not first take an oath.

My commission expires:

(SEAL) [Signature]

Signature – Notary Public



Ninowtzka Saavedra

Printed Name of Notary

GG 238637

Notary's Commission No.