

Return recorded document to:
Gabrielle Bush, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

This instrument was prepared by:
Gabrielle Bush, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

FIRST AMENDMENT TO THE REVOCABLE LICENSE AGREEMENT

This First Amendment to the Revocable License Agreement entered this 7 day of April, 2026, to the REVOCABLE LICENSE AGREEMENT dated August 22, 2023, is by and between:

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, hereinafter referred to as the “Licensor,”

and

MIDTOWN PAL FLAGLER VILLAGE, LLC, a Delaware limited liability company authorized to conduct business in the State of Florida, FEI/EIN Number 88-1378728, whose mailing address is 175 SW 7th Street, Suite 2112, Miami, FL 33130, its successors and assigns, hereinafter referred to as “Licensee”

WITNESSETH:

WHEREAS, Licensee is in the process of developing the Advantis Station development located at 600 NE 3rd Avenue (the "Property"); and

WHEREAS, in order to develop the Advantis Station project, certain right-of-way closures were necessary to ensure public safety and construction access to the Property; and

WHEREAS, the Licensor and Licensee entered into that certain Revocable License Agreement, recorded as Instrument Number 119094953 of the Public Records of Broward County, Florida ("RLA") to close a portion of the NE 4th Avenue and NE 6th Street right-of-way adjacent to the Property, which is more particularly shown and described in **Exhibit "A"**; and

WHEREAS, unforeseen delays occurred during construction which extended the timeline of construction; and

WHEREAS, in accordance with Section 4.1 of the RLA, the RLA is set to expire on August 12, 2026; and

WHEREAS, in accordance with Section 4.1.2 of the RLA, the Phase II closure is set to expire on April 11, 2026; and

WHEREAS, Licensor and Licensee are in mutual agreement to extend the term of the RLA until December 31, 2026; and

WHEREAS, Licensor and Licensee are in mutual agreement to extend the term of the Phase II closure until December 31, 2026; and

NOW, THEREFORE, in consideration of the mutual terms and conditions hereinafter set forth, Lessor and Lessee agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. The term of the RLA shall be extended until December 31, 2026.
3. The term of the Phase II closure under the RLA shall be extended until December 31, 2026.
4. All other terms and conditions of the RLA shall remain in full force and effect. Both parties hereby ratify the terms and conditions of the RLA, as amended.

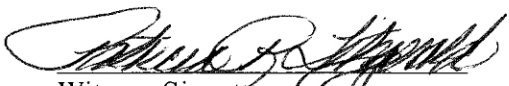
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IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

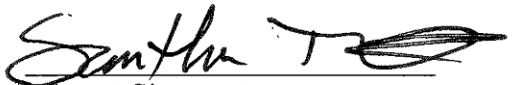
WITNESSES:

MIDTOWN PAL FLAGLER VILLAGE, LLC, a Delaware limited liability company authorized to conduct business in the State of Florida

By: **ADVANTIS MCA FV LLC**, a Delaware limited liability company authorized to conduct business in the State of Florida, Manager


Witness Signature
Print Name: Matthew R. Fitzgerald
Address: 1997 Industrial Dr
DeLand, FL 32724

By: Michele Zahn
Michele Zahn, Manager


Witness Signature
Print Name: Samantha Terribilini
Address: 1993 Industrial Dr
DeLand FL 32724

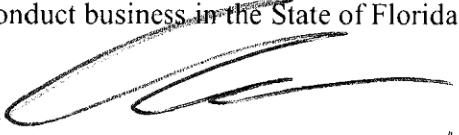
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of April, 2026, by Michele Zahn as Manager for ADVANTIS MCA FV LLC, a Delaware limited liability company authorized to conduct business in the State of Florida, as Manager for MIDTOWN PAL FLAGLER VILLAGE LLC, a Delaware limited liability company authorized to conduct business in the State of Florida.

(SEAL)



MONICA A. CRANDALL
Commission # HH 682051
Expires June 1, 2029


Notary Public, State of Florida
(Signature of Notary)

Monica A Crandall
Name of Notary Typed, Printed or Stamped

Personally Known OR Produced Identification
Type of Identification Produced _____

WITNESSES:

CITY OF FORT LAUDERDALE

Krystal Lazcano

Witness Signature

Print Name: Krystal Lazcano

Address: 1 E Broward Blvd Suite 444
Fort Lauderdale, FL 33301

Dean J. Trantalis
By: _____
Dean J. Trantalis, Mayor

Cina Rizzuti-Smith

Witness Signature

Print Name: Cina Rizzuti-Smith

Address: 101 NE 8 Ave, 2100
Fort Lauderdale, FL 33301

Rickelle Williams
By: _____
Rickelle Williams, City Manager

(CORPORATE SEAL)

ATTEST:

David Soloman

David Soloman, City Clerk



Approved as to form and correctness

Gabrielle Bush

Gabrielle Bush
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 13 day of April, 2026, by Dean J. Trantalis as Mayor for the City of Fort Lauderdale, a municipal corporation of Florida.

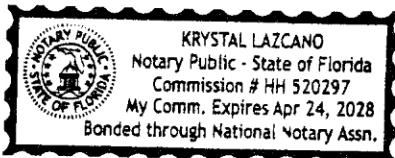
[SEAL]

Krystal Lazcano

Signature of Notary Public – State of Florida

Krystal Lazcano

Print, Type or Stamp Commissioned Name of Notary Public



Personally Known OR Produced Identification

Type of Identification Produced _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 9 day of April, 2026, by Rickelle Williams as City Manager for the City of Fort Lauderdale, a municipal corporation of Florida.

[SEAL]



Joseph-Andrew Jordan
Signature of Notary Public – State of Florida

Joseph-Andrew Jordan
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____

EXHIBIT "A"

The Property

