

PO ✓ 8/3/15 (D)

CITY MANAGER

**DOCUMENT ROUTING FORM**

2015 JUL 21 AM 11: 02

*Processed  
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Signed  
8/11/15*

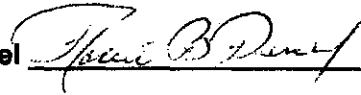
NAME OF DOCUMENT:

**Memorandum of Lease**

Approved Comm. Mtg. on: 06/16/15 CAM #: 15-0805 ITEM #: CR-6

Routing Origin:  CAO Also attached:  copy of CAM  Original Document

1) **City Attorney's Office:** Approved as to Form / # One Original Delivered to City Manager on July 21, 2015.

Robert B. Dunckel 

CIP FUNDED  YES  NO  
Capital Investment / Community improvement Projects

**Capital Investment / Community Improvement Projects** defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, real.

2) **City Manager:** Please sign as indicated and forward One original to Mayor.

3) **Mayor:** Please sign as indicated and forward One original to Clerk for attestation and City seal.

**INSTRUCTIONS TO CLERK'S OFFICE**

4) **City Clerk:** Please return One original document to Laura Comer, CAO.

Original Route form to Laura Comer, CAO, Extension 5036

2015 AUG - 7 PM 4: 06

CITY CLERK

**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE is entered this 28<sup>th</sup> day of July, 2015 by and between:

**CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida, 100 North Andrews Avenue, Fort Lauderdale, FL 33301 (hereinafter "LESSOR" or "CITY"),

and

**RIVERWALK FORT LAUDERDALE, INC.**, a Florida not for profit corporation, whose principal address is 305 South Andrews Avenue, Fort Lauderdale, FL 33301, FEI/EIN #650112666, its successors and assigns (hereinafter "LESSEE").

2015 AUG -7 PM 4: 06

CITY CLERK

WITNESSETH:

1. LESSOR and LESSEE have entered a Lease Agreement, dated the 16<sup>th</sup> day of June, 2015 whereby LESSOR has agreed to Lease to LESSEE and LESSEE has agreed to Lease from LESSOR the following described Leased Premises lying, situate and being in the City of Fort Lauderdale, County of Broward, State of Florida:

Lot 7 and the South one-half (S ½) of Lot 6, Block "C", TOWN OF FORT LAUDERDALE, according to the Plat thereof, recorded in Plat Book "B", Page 40 of the Public Records of Dade County, Florida; LESS the West 5.00 feet thereof; said lands situate, lying and being in the City of Fort Lauderdale, containing 6,750 square feet, more or less, a Sketch and Description of which is attached hereto as Exhibit "A".

Folio # 4942 34 03 7570

(Street Address: 220 SW 3<sup>rd</sup> Avenue  
Fort Lauderdale, FL)

(hereinafter, "Lease Agreement"). Fee Simple title to the Leased Premises is vested in the LESSOR / City of Fort Lauderdale and execution of the Lease Agreement was authorized pursuant to City Charter Section 8.13 by adoption of Resolution No. 15-136 at a regular meeting of the City Commission.

Memorandum of Lease

Lessor: City of Fort Lauderdale  
Lessee: Riverwalk Fort Lauderdale, Inc.  
Re: 220 SW 3<sup>rd</sup> Avenue, Fort Lauderdale, Florida

2. The Term of the Lease is thirty years (30) years, commencing with the Effective Date. The Effective Date is July 2, 2015. There are two (2) options to extend the term of the Lease for an additional ten (10) years each.

3. The terms and conditions of the Lease Agreement are incorporated herein by reference hereby.

4. A copy of the Lease Agreement, together with any Amendments thereto, is on file with the City Clerk of the City of Fort Lauderdale whose address is currently 100 North Andrews Avenue, Fort Lauderdale, FL 33301.

5. This Memorandum of Lease shall be recorded in the Public Records of Broward County, Florida at LESSEE's expense.

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

**AS TO LESSOR:**

WITNESSES:

Jeanette A. Johnson  
Jeanette A. Johnson  
[Witness print or type name]

Alexa D. Penzo  
Alexa D. Penzo  
[Witness print or type name]

CITY OF FORT LAUDERDALE

By: [Signature]  
John P. ("Jack") Seiler, Mayor

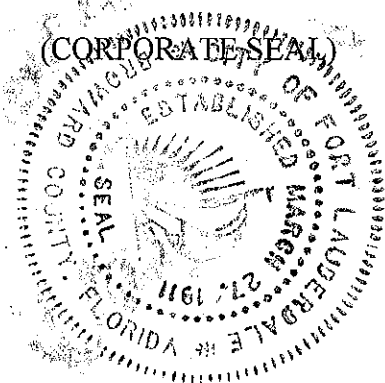
[Signature]  
Lee R. Feldman, City Manager

ATTEST:

[Signature]  
Asst City Clerk  
JEFFREY A. MODARELLI

APPROVED AS TO FORM:

[Signature]  
Robert B. Dunckel,  
Assistant City Attorney

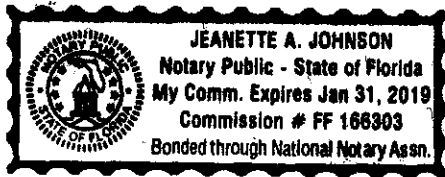


Memorandum of Lease  
Lessor: City of Fort Lauderdale  
Lessee: Riverwalk Fort Lauderdale, Inc.  
Re: 220 SW 3<sup>rd</sup> Avenue, Fort Lauderdale, Florida

STATE OF FLORIDA:  
COUNTY OF BROWARD:

28<sup>th</sup> The foregoing instrument was acknowledged before me this ~~28<sup>th</sup> day of July~~, 2015, by JOHN P. ("JACK") SEILER, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Jeanette A. Johnson  
Notary Public, State of Florida  
(Signature of Notary taking  
Acknowledgment)

Jeanette A. Johnson  
Name of Notary Typed,  
Printed or Stamped

My Commission Expires: 1/31/19

Commission Number FF 166303

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of July, 2015, by LEE R. FELDMAN, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Donna M. Samuda  
Notary Public, State of Florida  
(Signature of Notary taking  
Acknowledgment)

DONNA M. SAMUDA  
Name of Notary Typed,  
Printed or Stamped

My Commission Expires: January 30, 2017

Memorandum of Lease

Lessor: City of Fort Lauderdale  
Lessee: Riverwalk Fort Lauderdale, Inc.  
Re: 220 SW 3<sup>rd</sup> Avenue, Fort Lauderdale, Florida

Commission Number

**AS TO LESSEE:**

**RIVERWALK FORT LAUDERDALE, INC.,** a Florida not for profit corporation

By: Eugenia Duncan Ellis

Kimberly C. Spellman

Kimberly C. Spellman  
[Witness type or print name]

Madison Watt

Madison Watt  
[Witness type or print name]

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 20 day of July, 2015, by, Eugenia Duncan Ellis as President / CEO of RIVERWALK FORT LAUDERDALE, INC., a Florida not for profit corporation. He/she is personally known to me or did take an oath.

(SEAL)

Cristina M Hudson  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

**CRISTINA M HUDSON**  
MY COMMISSION #FF066836  
EXPIRES October 29, 2017  
Name of Notary Typed  
(407) 398-0153 FloridaNotaryService.com  
Printed or Stamped

My Commission Expires: OCT. 29, 2017

FF066836  
Commission Number

L:REALPROP2015SHIPPEY HOUSEMEMORANDUMOFLEASE.DOC

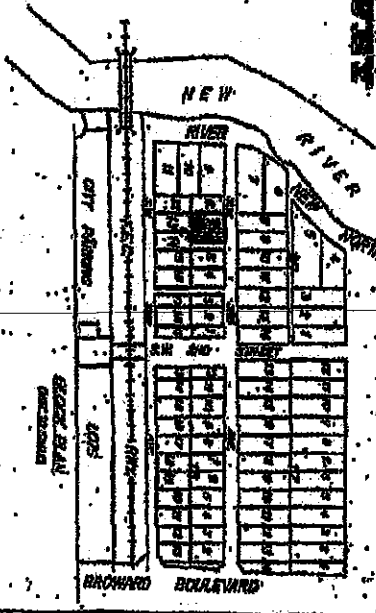
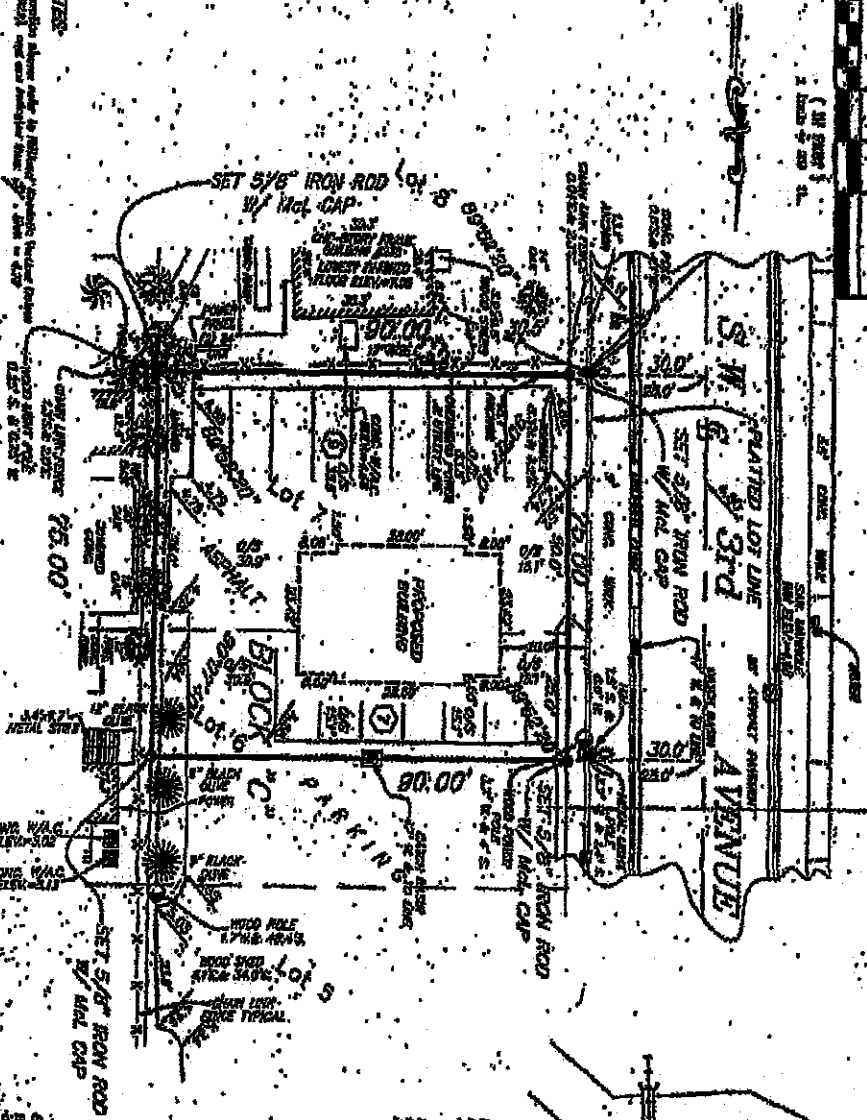
Memorandum of Lease

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Re: 220 SW 3<sup>rd</sup> Avenue, Fort Lauderdale, Florida

GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

# RINGBOLD LAND SURVEY

MADESSON ENGINEERING COMPANY  
1000 14th Street  
St. Paul, Minn.



**LEGAL DESCRIPTION:**  
Lot 2, and 50% of the 1/2 of Lot 1, Block 97, Town of Ringbold, in the City of St. Paul, Minnesota, as shown on the plat of the said Block 97, Town of Ringbold, recorded in the Office of the Recorder of Deeds for the County of Ramsey, Minnesota, on the 10th day of August, 1910, and being 2,500 square feet, more or less.

**GENERAL NOTES:**  
The survey was made from the original recorded plat of the said Block 97, Town of Ringbold, recorded in the Office of the Recorder of Deeds for the County of Ramsey, Minnesota, on the 10th day of August, 1910, and being 2,500 square feet, more or less.