

**Modified Sovereignty Submerged Land Lease
(Docking Facility)**

- Term of Lease: February 13, 1996 to February 13, 2021
- Leased Premises: (Marina)
- The City has the exclusive right to operate an existing docking facility along with a municipally operated marina. No fueling is allowed but a sewage pump out facility and liveboards are permitted.
- City cannot alter the use of the Leased Premises or the adjacent uplands without the consent of the Landlord.
- City cannot assign all or part of the Lease without the Landlord's consent.
- The Landlord reserves the right to terminate this Lease if the City sells or grants a leasehold interest in the adjacent upland property.
- City can only use the Leased Premises for uses permitted in this Lease. Any change in the use or occupancy requires the consent of the Landlord.
- Construction of docks or piers cannot harm wildlife.
- The Landlord has the unilateral right to renew this Lease.
- If the City is in compliance under this Lease, it can apply for renewal no more than 120 days and no less than 30 days prior to expiration of the Lease.
- No signage directed to the boating public may advertise sale of alcoholic beverages.
- No dining or restaurant activities are permitted on the Leased Premises.
- No floating structures, fences, docks, pilings or other non-water dependent structures may be constructed over the Leased Area without the State's approval.
- The City cannot make any major repairs or renovations without the State's approval. Minor repairs to protect public health, safety or welfare are permitted.
- All of the slips must remain open to the public on a "first come, first served" basis.
- Permanent signs to disclose "First Come, First served" must be erected at the upland entrance to the marina and the waterward entrance to the docking facility.
- Construction is only permitted between April 15 and November 1.
- The Landlord has the right to review and modify this lease and to impose additional conditions at any time.

LEGEND

 **LAS OLAS BLVD MARINA
MARINA**

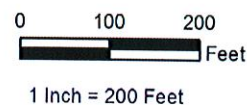
NOTES:

- 1 - MARINA PARKING LOT BOUNDARIES ARE PROVIDED BY BROWARD COUNTY PROPERTY APPRAISER OFFICE,
- 2- DATE OF PARCEL 12/13/2014.
- 3- MARINE BOUNDARY FOR REFERENCE ONLY.



CITY OF FORT LAUDERDALE

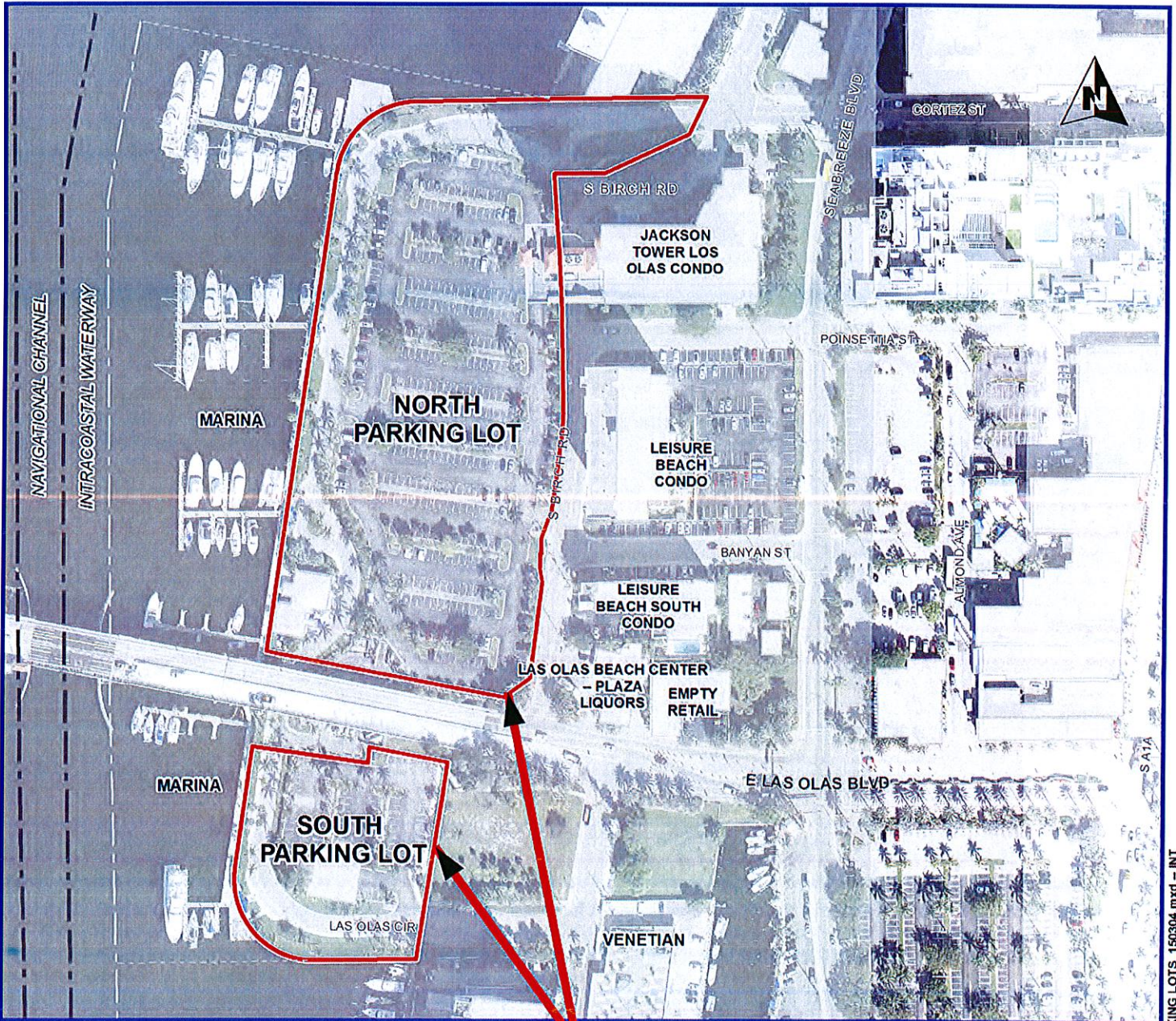
LAS OLAS MARINA



GIS

Fort Lauderdale
Exhibit 12/2015
CAM 15-0472

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LEGEND

 **LAS OLAS BLVD MARINA PARKING LOTS**

NOTES:

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Municipal Parking Lots (North and South of Las Olas Bridge)

- Deed Restrictions (run in favor of TIIF)
 - ◆ Property can never be sold. However, a lease for "fair value" and "under reasonable market terms for redevelopment purposes" is permitted.
 - ◆ Revenue sharing with TIIF
 - 50% of net profit derived from the Lease "from the date hereof" for thirty years
 - Thereafter, 50% of gross profit less 50% of the normal maintenance expenses.
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- Plat
Use of property is restricted pursuant to the Las Olas Del Mar I Plat-350 room hotel;30,000 square feet of offices use; 269,000 square feet of commercial use and 150 slip marina.



CITY OF FORT LAUDERDALE

LAS OLAS MARINA PARKING LOT

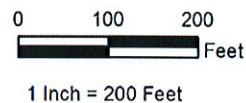


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