

## SECOND AMENDMENT TO LEASE

This Second Amendment to Lease (this "Amendment") is made and entered into as of and effective November 1, 2025 (the "Effective Date"), by and between **FPA II, LLC**, a Florida limited liability company having its principal place of business located at 900 NW 6<sup>th</sup> Street, Suite 201, Fort Lauderdale, Florida 33301 ("Landlord"), and **FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY**, a corporate and politic body of the State of Florida ("Tenant").

### RECITALS

**WHEREAS**, Landlord and Tenant entered into a lease agreement dated as of September 15, 2016, which was amended and extended by a First Amendment to Lease Agreement executed in May, 2021 (as amended and extended, the "Lease") for a term expiring on November 30, 2025 (the "Current Expiration Date"), for Suites 100, 103 and 200 in the building with a street address of 914 NW 6<sup>th</sup> Street, Fort Lauderdale 33311, and as more particularly described in the Lease;

**WHEREAS**, Tenant has requested to extend the term of the Lease beyond the Current Expiration Date for an additional six (6) months to which request Landlord is amenable; and

**WHEREAS**, Landlord and Tenant desire to modify certain terms and conditions of the Lease as more particularly set forth below.

**NOW, THEREFORE**, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Landlord and Tenant hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Lease Modification.
  - a. Term. Landlord and Tenant acknowledge and agree that the current term of the Lease is hereby extended for a renewal term of six (6) months, commencing on December 1, 2025, and expiring on May 31, 2026.
  - b. Base Rent. During the Renewal Term, Tenant's Base Rent under section 3(a) of the Lease shall be \$13,293.67 per month.
  - c. Additional Rent for Operating Expenses. As of the Effective Date, Additional Rent for Operating Expenses under the Lease is currently estimated to be \$8,509.87 per month (\$12.16 per square foot).
3. Defined Terms. Capitalized terms used herein and not expressly defined herein shall have the meanings given to them in the Lease.
4. No Other Modification; Controlling Agreement. Except as modified as set forth in this Amendment,

all terms and provisions of the Lease remain unchanged and in full force and effect and Landlord and Tenant ratify and confirm same. As of the date hereof, Tenant restates all representations and warranties made by it in the Lease and confirms such are true, correct and accurate in all material respects. Landlord and Tenant acknowledge and agree that the Lease, as modified by this Amendment, sets forth the entire agreement between Landlord and Tenant. In case of any conflict and/or inconsistency between the terms and provisions of the Lease and the terms and provisions of this Amendment, the terms and provisions of this Amendment shall control.

5. No Broker. Landlord and Tenant each represent and warrant that they have neither consulted nor negotiated with any broker or finder regarding this Amendment. Tenant and Landlord shall indemnify, defend, and hold each other harmless from and against any claims for commissions from any real estate broker with whom it has dealt in connection with this Amendment. The terms of this article shall survive the expiration or earlier termination of the Lease as extended by this Amendment.

6. Due Authorization. Landlord and Tenant each represents to the other that the party signing this Amendment on its behalf has the authority to do so and has received all necessary consents and approvals to enter into the agreement set forth in this Amendment and such agreement shall be binding upon Landlord and Tenant and their respective successors and assigns.

7. Counterparts; Facsimiles/Electronic Signatures. This Amendment may be executed in counterparts, each of which shall constitute an original, and which together shall constitute one and the same agreement. This Amendment may be executed or delivered by Docu-Sign, electronic or facsimile means, and copies of executed signature pages stored electronically in portable document format (.pdf) shall be binding as originals. Neither party shall record this Amendment without the express prior written consent of the other. This Amendment is intended to bind and inure to the benefit of the parties hereto and, to the extent not prohibited by the Lease, their respective successors, assigns, heirs, executors, administrators and representatives.

*[signature pages follow]:*

IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective as of the Effective Date.

LANDLORD:

WITNESS:

**FPA II, LLC,**  
a Florida limited liability company

By: FLORIDA PRIME ACQUISITIONS, LLC,  
a Florida limited liability company, its Manager

By: R.E.L. PARTNERS LLC, a Florida limited  
liability company, its Manager

[Witness type or print name]

By: \_\_\_\_\_  
Eyal Peretz, Manager

\_\_\_\_\_  
[Witness type or print name]

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this \_\_\_ of November, 2025, by **EYAL PERETZ**, as Manager of **R.E.L. PARTNERS LLC**, a Florida limited liability company, the Manager of **FLORIDA PRIME ACQUISITIONS, LLC**, a Florida limited liability company, the Manager of **FPA II, LLC**, a Florida limited liability company, on behalf of the company, by means of ☐ physical presence or ☐ online notarization, who ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_

TENANT:

WITNESSES:

AGENCY:

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY**, a body corporate and politic of the State of Florida created pursuant to Part III, Chapter 16

By \_\_\_\_\_  
Rickelle Williams, Executive Director

\_\_\_\_\_  
[Witness type or print name]

\_\_\_\_\_  
[Witness type or print name]

ATTEST:

\_\_\_\_\_  
David R. Soloman  
CRA Secretary

Approved as to form and correctness:  
Dwayne M Spence, Deputy General Counsel

By \_\_\_\_\_  
Lynn Solomon  
Assistant General Counsel

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of November, 2025, by **RICHELLE WILLIAMS**, Executive Director of the **FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY**, a body corporate and politic of the State of Florida, created pursuant to Part III, Chapter 163.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Name of the Notary Typed, Printed or Stamped

Personally Known \_\_\_\_\_ OR Produced  
Identification \_\_\_\_\_  
Type of Identification  
Produced \_\_\_\_\_