SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement **("Second Amendment")** is dated to be effective as of the 1st day of September, 2025 and entered by and between Best Roofing Services, LLC, a Florida Limited Liability Company, as successor to Summerwind Properties, LLC, whose principal address is 1600 NE 12 Terrace, Fort Lauderdale, Fl. 33305 (hereinafter **''Landlord" or "Lessor"),** and the City of Fort Lauderdale, a municipal corporation of the State of Florida, whose principal address is 101 NE 3rd Avenue, Suite 2100, Fort Lauderdale, Florida, 33301 (''Tenant" or "City").

Background

WHEREAS, City and Landlord entered into that certain amended and restated Lease Agreement with an Effective Date of September 1, 2015, (CAM #15-1025, as supplemented, amended or modified from time to time, collectively, the **"Lease"),** pertaining to the Leased Premises, as such premises are further described in the Lease; and

WHEREAS, City and Landlord desire to enter into this Second Amendment for the purpose of amending the Lease, subject to the terms and conditions set forth herein.

Agreement

NOW, THEREFORE, in consideration for the covenants and conditions of this Second Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, Landlord and City agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein as a material part hereof.

2. **Defined Terms.** All undefined capitalized terms used herein shall have the same meanings as defined in the Lease.

3. **Term.** This lease shall be extended for a period of one year, commencing on September 1, 2025, and terminating on August 31, 2026.

4. **Base Rent:** $20.00 PSF or ($23,233.33 per month).

5. **Ratification of Lease: Counterparts.** All other provisions of the Lease shall remain unchanged and in full force and effect. City and Landlord do hereby ratify and confirm the Lease, as modified herein. This Second Amendment may be signed in counterparts, each of which shall be deemed original, all of which together shall constitute one complete agreement.

6. **Conflict.** If any of the provisions of this Second Amendment conflict with the Lease, then this Second Amendment shall control.

7. **Effectiveness.** This Second Amendment shall not be effective until it is executed by and

delivered to both City and Lessor.

8.   **Authority.** City and Lessor each warrant to the other that the person or persons executing this Second Amendment on its behalf has or have authority to do so and that such execution has fully obligated and bound such party to all terms and provisions of this Second Amendment.

9.   **Notices.**   All notices, consents, approvals, and elections (collectively, "notices") to be given or delivered by or to any party hereunder shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service, or national overnight delivery service (provided in each case a receipt is obtained), telecopied, faxed or emailed, or alternatively shall be sent by United States Certified Mail, with Return-Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services, or national overnight delivery service, or on the date of transmission with confirmed answer back if telecopied, faxed or emailed if transmitted before 5PM on a business day and on the next business day if transmitted after 5PM or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

(a)   If to the City at: City of Fort Lauderdale
City Manager Office
101 NW 3rd Avenue, Ste. 2100
Fort Lauderdale, Florida 33301

with a copy to: City of Fort Lauderdale
City Attorney Office , Attn.: Real Estate
1 East Broward Blvd., Ste. 1320
Fort Lauderdale, Florida 33301

(b)   If to the Lessor at: Anthony W. daFonseca,
General Counsel & CAO
1600 NE 12th Terrace
Fort Lauderdale, Florida 33305

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this second amendment on the date first written above.

AS TO LESSEE:

CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

WITNESSES:

_____

_____   By: _____
[Witness type or print name]   Dean J. Trantalis, Mayor

_____

_____   By: _____
[Witness type or print name]   Rickelle Williams, City Manager

ATTEST:

_____
David R. Soloman, City Clerk   Approved as to form and correctness:
                                             D'Wayne M. Spence, Interim City Attorney

                                             By:_____
                                                  Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

     The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online, this _____ day of _____, 2025, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

_____
Notary Public, State of Florida

_____
Name of Notary Typed, Printed or Stamped

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 _____ day of _____, 2025, by RICKELLE WILLIAMS, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

_____
Notary Public, State of Florida

_____
Name of Notary Typed, Printed or Stamped

Personally Known_____ OR Produced Identification_____
Type of Identification Produced _____

AS TO LESSOR:

WITNESSES:

_____

_____

Type or print name

BEST ROOFING SERVICES, LLC a
Florida limited liability company

By: _____
     ANTHONY DAFONSECA its GENERAL
     COUNSEL AND CHIEF ADMINISTRATIVE
     OFFICER

     Date:_____

_____

_____

Type or print name

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___day of _____, 2025, by ANTHONY DAFONSECA, its General Counsel and Chief Administrative Officer of Best Roofing Services, LLC a Florida limited liability company.

_____

Notary Public, State of Florida

_____

Name Typed, Printed or Stamped

Personally Known_____OR Produced Identification_____
Type of Identification Produced_____