

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("Amendment") with an effective date of November 1, 2025, is dated as of the ____ dates set forth below is by and between Cypress Corporate Center LLC, a Florida limited liability company ("Landlord"), and City of Fort Lauderdale, a Florida municipal corporation ("Tenant").

WITNESSETH:

A. Landlord and Tenant entered into a Lease Agreement dated December 5, 2023 for Suite No. 500 on the fifth floor of the Building located at 1901 West Cypress Creek Road in Fort Lauderdale, Florida(the "Original Premises").

B. The Parties desire to clarify that the Initial Term of the Lease commenced on January 1, 2024 (the "Rent Commencement Date") and shall continue for a period of thirty-six (36) months thereafter, expiring on December 31, 2026, unless sooner terminated as provided in the Lease.

C. Accordingly, all references in the Lease to the "Commencement Date," "Rent Commencement Date," or "Initial Term" shall be deemed to mean and refer to January 1, 2024 as the commencement of the Lease Term.

D. Landlord and Tenant wish to amend the Lease (i) to expand the Premises to include Suite 101, and (ii) to extend the term of the Original Lease.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are incorporated by reference into this Amendment.
2. **Definitions.** Except as modified by this Amendment, the definitions set forth in the Lease shall have the same meaning in this Amendment.
3. **Expansion of Premises.** Section 1.01 is amended to provide that effective November 1, 2025, the Premises shall also include Suite 101 in the Building, consisting of 4,895 rentable square feet (the "Expansion Premises"). The Original Premises, as defined in the Lease and consisting of 9,378 rentable square feet, and the Expansion Premises shall collectively be defined as the Premises.
 - a. Tenant shall have access to the Expansion Premises upon full execution of this Amendment to prepare it for occupancy.
 - b. Tenant shall accept the Expansion Premises in "as is" condition, together with the FF&E presently in the Expansion Premises (See Exhibit A).
 - c. Commencing November 1, 2025, Tenant shall pay Gross Rent for the Expansion Premises, in the annual amount of Eighty Nine Thousand Nine Hundred Eighty Two and 75/100 Dollars (\$89,982.75), payable in monthly installments of Seven Thousand Four Hundred Ninety Eight and 56/100 Dollars (\$7,498.56), subject to an annual increase of three percent (3%) per annum starting November 1, 2026.
 - d. For avoidance of doubt, the rental rate for the Expansion Premises is a Gross rental rate of \$18.38 per rentable square foot, and Tenant shall not be charged any separate or additional operating or maintenance expenses or taxes for the Expansion Premises.
4. **Extension of Lease Term.** Section 1.03 is amended to provide that the Initial Term of the Lease, as modified by this Amendment, which was originally scheduled to

expire on December 31, 2026, is hereby extended and shall end on July 31, 2028.

5. Except as specifically amended herein, all other provisions of the Lease shall remain the same and in full force and effect and the parties ratify and confirm the terms and conditions of the Lease.

6. **Counterparts, Electronic Signatures.** This document may be executed in counterparts and each counterpart may be deemed an original. A signature page executed via DocuSign® or other electronic means and transmitted by facsimile or by portable document format (.pdf) attachment to an email shall be deemed to be original signatures and shall be legal and binding on the transmitting party and shall have the same full force and effect as if such signature page was an original signature page.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this First Amendment as of the day and year first written below.

LANDLORD:

**CYPRESS CORPORATE CENTER
LLC**, a Florida limited liability company

WITNESSES:

Signature

By: _____
Harry Spitzer, Manager

[Witness type or print name]

October _____, 2025

Signature

[Witness type or print name]

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Harry Spitzer, Manager of CYPRESS CORPORATE CENTER LLC, a Florida limited liability company on behalf of the CYPRESS CORPORATE CENTER LLC. He is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

TENANT:

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

WITNESSES:

Signature

By: _____
Dean J. Trantalis, Mayor

[Witness type or print name]

By: _____
Rickelle Williams, City Manager

Signature

Approved as to form and correctness:
D’Wayne M. Spence, Interim City Attorney

[Witness type or print name]

By: _____
Lynn Solomon, Esq.
Assistant City Attorney

ATTEST:

David R. Soloman, City Clerk

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 DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. He is personally ☐ known to me or ☐ has produced _____ as identification.

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 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. She is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

EXHIBIT A

The FF&E within the Expansion Premises consists of 21 Cubicles.