

THIRD ADDENDUM TO ESCROW AGREEMENT

THIS THIRD ADDENDUM TO ESCROW AGREEMENT (“Third Addendum”) is made and entered into as of January 9, 2024, by and among the City of Fort Lauderdale, a Florida municipality (the “City”), The Stranahan House, Inc., a Florida not for profit corporation, (the "Participant"), and Rogers, Morris & Ziegler LLP, a Florida limited liability partnership, as escrow agent, (the "Escrow Agent"), (collectively, the “Parties”).

WHEREAS, the City and the Participant have entered into a certain City of Fort Lauderdale FY 2021 Not For Profit Grant Participation Agreement dated September 21, 2021, (the "2021 Grant Participation Agreement"); and

WHEREAS, the City and the Participant have entered into a certain City of Fort Lauderdale FY 2022 Not For Profit Grant Participation Agreement dated February 15, 2022, (the "2022 Grant Participation Agreement"); and

WHEREAS, the City and the Participant have entered into a certain City of Fort Lauderdale FY 2023 Not For Profit Grant Participation Agreement dated January 10, 2023, (the "2023 Grant Participation Agreement"); and

WHEREAS, the City and the Participant have entered into a certain City of Fort Lauderdale FY 2024 Not For Profit Grant Participation Agreement dated January 9, 2024, (the "2024 Grant Participation Agreement"); and

WHEREAS, the Parties entered into an Escrow Agreement dated September 21, 2021, as amended by a First Addendum to Escrow Agreement dated February 15, 2022, and a Second Addendum to Escrow Agreement dated January 10, 2023, (collectively, “Escrow Agreement”); and

WHEREAS, the City has deposited \$100,000 into an Escrow Account pursuant to the 2021 Grant Participation Agreement; and

WHEREAS, the City has deposited \$100,000 into an Escrow Account pursuant to the 2022 Grant Participation Agreement; and

WHEREAS, the City has deposited \$100,000 into an Escrow Account pursuant to the 2023 Grant Participation Agreement; and

WHEREAS, it is the intent of the Parties to subject the funds provided pursuant to the 2024 Grant Participation Agreement to the terms and conditions of the Escrow Agreement,

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the Parties agree as follows:

1. Capitalized terms not specifically defined in this Second Addendum are defined as provided in the Escrow Agreement, except that “Welcome Center” refers to the enhancement of the Stranahan House Museum with a Welcome Center, as described in Exhibit A, which is attached hereto.

2. The City shall deposit \$100,000 with the Escrow Agent pursuant to the 2024 Grant Participation Agreement, which amount shall be included in the Escrow Amount and be available for reimbursement of certain costs expended toward construction of the Welcome Center as provided in Section I.A. of the 2021 Grant Participation Agreement or Section I.A. of the 2022 Grant Participation Agreement or Section I.A. of the 2023 Grant Participation Agreement, or Section I.A. of the 2024 Grant Participation Agreement, subject to a written authorization of withdrawal by the City as provided in Section 3(a) of the Escrow Agreement.

3. This Third Addendum is incorporated into and made a part of the Escrow Agreement.

IN WITNESS WHEREOF, the Parties execute this Third Addendum to Escrow Agreement as follows:

ATTEST:

CITY OF FORT LAUDERDALE

David R. Soloman, City Clerk

By: _____
Dean J. Trantalis, Mayor

By: _____
Greg Chavarria, City Manager

Approved as to form:

Assistant City Attorney

WITNESSES:

THE STRANAHAN HOUSE, INC.

Print Name: _____

By: _____
Matthew McAloon, President

Print Name: _____

ATTEST:

(Corporate Seal)

Jennifer Belt, Secretary

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by Matthew McAloon as President for The Stranahan House, Inc., a Florida not for profit corporation.

(SEAL)

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

WITNESSES:

ROGERS, MORRIS & ZIEGLER LLP

Print Name: _____

By: _____
Romney C. Rogers, General Partner

Print Name: _____

(Seal)

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by Romney C. Rogers as General Partner for Rogers, Morris & Ziegler LLP, a Florida limited liability partnership.

(SEAL)

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned
Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

Exhibit A



The Historic Stranahan House Museum has served as a Welcome Center for downtown Fort Lauderdale and the beaches for more than three decades - welcoming guests from around the corner and around the world just as Frank and Ivy Stranahan had when they operated the area's first trading post. For many years, the museum has been hidden behind a construction fence and the view to Las Olas Boulevard has been obstructed. With the completion of the Icon building on the adjacent property, Stranahan House will enjoy an unobstructed view from Las Olas for the first time in many years.

The new Welcome Center will be built on the northeast corner of the property with unobstructed access to Las Olas Boulevard, the expanded Riverwalk linear park, and the Water Taxi and Trolley stops.

The fully staffed building will serve as a ticket booth and expanded gift shop, featuring handcrafted items from local craftspeople. The increased sales will help to cover the costs of operating the new facility. Staff will be able to offer personalized customer service for guests, directing them to museum services, other tourist points of interest, additional cultural venues, and area restaurants and shops.

The Welcome Center will provide for better accessibility for all guests and create a smooth transition from the front of the House around the entire property, while also increasing security for the historic property by having museum visitors enter and exit through one access point.



WELCOME CENTER



The new Welcome Center will include a ticket window and gift shop to improve access and control of the site while promoting community awareness of the museum.

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