

**THIRD AMENDMENT TO LEASE AGREEMENT**

This Third Amendment to Lease Agreement (“*Third Amendment*”) is dated to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025 and entered by and between **CAMELOT OF FT. LAUDERDALE, LLC**, a Florida limited liability company, (hereinafter "*Landlord*") and **the City of Fort Lauderdale**, a municipal corporation of the State of Florida (hereinafter "*Tenant*").

**Background**

**WHEREAS**, Landlord and Tenant entered into that certain Lease Agreement dated June 11, 2019 (the "*Lease*"), pertaining to the Leased Premises, as such premises are further described in the Lease, and

**WHEREAS**, Landlord and Tenant entered into that certain First Amendment To Lease Agreement, dated November 5, 2019 (the "*First Amendment*") pertaining to the Leased Premises, and amending and modifying the Lease terms (the Lease and the First Amendment are hereinafter collectively referred to as the "*Lease*"), and

**WHEREAS**, Landlord and Tenant entered into that certain Second Amendment To Lease Agreement, dated May 5, 2020 (the "*Second Amendment*") pertaining to the Leased Premises, and amending and modifying the Lease terms (the Lease and the First Amendment are hereinafter collectively referred to as the "*Lease*"), with an expiration date of August 31, 2025, and

**WHEREAS**, Landlord and Tenant desire to enter into this Third Amendment for the purpose of further amending and modifying the Lease, subject to the terms and conditions set forth herein.

**Agreement**

**NOW, THEREFORE**, in consideration for the covenants and conditions of this Third Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, Landlord and Tenant 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**. Section 2 of the Lease is hereby amended to extend the Term of the Lease for an additional **s i x t y** (60) months, until 5:00 pm on August 31, 2030.
4. **Rent**. Section 3 of the Lease is hereby amended as to the Rent Schedule as follows:

<b>Period</b>	<b>Total Monthly Base Rent*</b>
September 1, 2025 - August 31, 2026	\$6,856.64*
September 1, 2026 - August 31, 2027	\$7,062.34*
September 1, 2027 - August 31, 2028	\$7,274.21*
September 1, 2028 - August 31, 2029	\$7,492.44*
September 1, 2029 - August 31, 2030	\$7,717.21*

Tenant shall not pay applicable sales tax on Rent as it is an exempt organization from the Florida Sales Tax. Other than the Rent Schedule, the remainder of Section 3 shall remain unchanged.

5. **Option to Renew.** Provided Tenant is not in default of any of the Terms of the Lease, Tenant shall have one (1) three (3) year Option to Renew this Lease at the same terms and conditions as set forth in the Lease (“**Renewal Option**”), which may be approved administratively by the City Manager in a form acceptable to the City Attorney. The Tenant shall notify Landlord in writing of its intent to exercise its Renewal Option no later than 180 days prior to the expiration of the Lease Term as set forth in Paragraph 3 herein. The Base Rent schedule for the Renewal Option shall be presented in writing to Tenant by Landlord within thirty (30) days of Landlord’s receipt of Tenant’s written notice (“**Renewal Option Base Rent**”). The Landlord shall notify Tenant in writing of the Renewal Option Base Rent as determined by Landlord based upon Landlord’s survey of similar class B medical space within 2 miles of the Leased Premises.
6. **Renewal Option: Right of Termination.** The Tenant may terminate year three (3) of the Option Period provided they notify Landlord in writing of its intention to exercise their Right of Termination 180 days before year three (3) of the Option Term.
7. **Brokerage.** Jonathan Thiel and Jake Michels of Berger Commercial Realty Corp. are the agents of the Landlord and Brooke Mosier of Colliers is the agent of the Tenant. No other Brokers were involved in this transaction. The Landlord is responsible for all associated brokerage fees per a separate written agreement.
8. **Ratification of Lease; Counterparts.** All other provisions of the Lease shall remain unchanged and in full force and effect. Landlord and Tenant do hereby ratify and confirm the Lease, as modified herein.
9. **Conflict.** If any of the provisions of this Third Amendment conflict with the Lease, then this Third Amendment shall control.
10. **Effectiveness.** This Third Amendment shall not be effective until it is executed by, and delivered to, both Landlord and Tenant.
11. **Authority.** Landlord and Tenant each warrant to the other that the person or persons executing this Third 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 Third Amendment.
12. **Counterparts; Signatures.** This Third Amendment may be executed in counterparts. All executed counterparts shall constitute one agreement, and each counterpart shall be deemed an original. The parties hereby acknowledge and agree that electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called “pdf” format shall be legal and binding and shall have the same full force and effect as if an original of this First Amendment had been delivered. Landlord and Tenant (i) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent by facsimile or electronic mail, (ii) are aware that the other party will rely on such signatures, and (iii) hereby waive any defenses to the enforcement of the terms of this First Amendment based on the foregoing forms of signature.
13. **Tenant’s Additional Right of Termination.** Tenant shall have the additional right to terminate the Lease upon the commencement of construction of a new City Hall upon the following terms:

- a. Tenant may only exercise this option to terminate after August 31, 2028;
- b. Tenant must exercise this option to termination before September 1, 2030;
- c. Tenant shall give at least 180 days' notice of the termination prior to exercising this option to terminate the lease; and
- d. Tenant shall pay a termination fee equal to the unamortized leasing brokerage commissions advanced by Landlord.

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[SIGNATURES ONLY ON NEXT PAGE]

**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]

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Rickelle Williams, City Manager

Date: \_\_\_\_\_

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

ATTEST:

\_\_\_\_\_  
David R. Soloman, City Clerk

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

By: \_\_\_\_\_  
Shaun Amarnani, Esq.  
Assistant City Attorney

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

**LANDLORD**

**CAMELOT OF FT. LAUDERDALE, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Phil Buhler

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

Title : Manager \_\_\_\_\_

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
[Witness 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 PHIL BUHLER, Manager of Camelot of FT. Lauderdale, LLC, a Florida limited liability company on behalf of Camelot of FT. Lauderdale, LLC. He is  personally known to me or  has produced \_\_\_\_\_ as identification.

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

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