



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

Today's Date: 12/14/16

DOCUMENT TITLE: Memorandum of Lease

COMM. MTG. DATE: 10/5/16 CAM #: 16-1207 ITEM #: PH-2 CAM attached: ☐ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Shaniece Louis / Ext. 5036

CIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

2) City Attorney's Office # of originals attached: 1 Approved as to Form: ☒ YES ☐ NO

Date to CCO: 12/14/16 LS
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Gina Ri/CMO/X5013 Date: 12/14/16

4) City Manager's Office: CMO LOG #: dec 61 Date received from CCO: 12/14/16

Assigned to: L. FELDMAN ☐ S. HAWTHORNE ☐ C. LAGERBLOOM ☐
L. FELDMAN as CRA Executive Director ☐

☐ APPROVED FOR LEE FELDMAN'S SIGNATURE ☐ N/A FOR L. FELDMAN TO SIGN

PER ACM: S. HAWTHORNE (Initial/Date) C. LAGERBLOOM
(Initial/Date) ☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward 1 originals to ☒ Mayor ☐ CCO Date: 12/14/16

5) Mayor/CRA Chairman: Please sign as indicated. Forward 1 originals to CCO for attestation/City seal (as applicable) Date: 12/20/16

INSTRUCTIONS TO CLERK'S OFFICE

City Clerk: Retains 0 original and forwards 1 original(s) to: Shaniece Louis / CAO / Ext. 5036 (Name/Dept/Ext)

Attach certified Reso # ☐ YES ☒ NO Original Route form to CAO

MEMORANDUM OF LEASE

This is a Memorandum of Lease made and entered into as of this 2nd day of December, 2016, by and between the City of Fort Lauderdale ("Landlord") and Nova Southeastern University, Inc., ("Tenant"), upon the following terms:

1. **Lease.** The provisions set forth in a written lease between the parties hereto dated October 1, 2016 ("The Lease"), are hereby incorporated by reference into this Memorandum.
2. **Demised Premises.** The Demised Premises which are the subject of The Lease are more particularly described as follows: **See Attached Exhibit "A"**
3. **Commencement Date of Lease.** The Lease shall be deemed to have commenced October 1, 2016 as set forth within the terms of the Lease.¹
4. **Term.** The Term of the Lease shall be five (5) years from the Commencement Date as stated in the written Lease. The initial term commences on October 1, 2016 and terminates on September 30, 2021.
5. **Duplicate Copies** of the originals of the Lease are in the possession of the Landlord and Tenant and reference should be made thereto for a more detailed description thereof and for resolution of any questions pertaining thereto. The addresses for Landlord and Tenant are as follows:

LANDLORD: City Manager
 City of Fort Lauderdale
 100 North Andrews Avenue
 Fort Lauderdale, Florida 33301

TENANT: Nova Southeastern University, Inc.
 Attn: President
 3301 College Avenue
 Fort Lauderdale, Florida 33314

6. **Purpose.** It is expressly understood and agreed by all parties that the sole purpose of this Memorandum of Lease is to give record notice of the Lease; it being distinctly understood and agreed that said Lease constitutes the entire lease and agreement between Landlord and Tenant with respect to the Demised Premises and is hereby incorporated by reference. The Lease contains and sets forth additional rights, terms, conditions, duties, and obligations not enumerated within this instrument which govern the Lease. This Memorandum is for information purposes only and nothing contained herein may be deemed in any way to modify or vary any of the terms or conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall control. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors, and assigns.

7. **No Lien Rights.** No liens for services, labor, or materials shall attach to the Landlord's title to the Demised Premises.

SIGNATURES START ON NEXT PAGE.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease pursuant to due authorization on the dates herein acknowledged.

WITNESSES:

Jeannette A. Johnson
[Witness print or type name]

Qua R. Deuti. Smith
[Witness print or type name]

(CORPORATE SEAL)

**CITY OF FORT LAUDERDALE, a Florida
municipal corporation**

By: [Signature]
John P. "Jack" Seiler, Mayor

By: [Signature]
Lee R. Feldman, City Manager

ATTEST: [Signature]
Jeffrey A. Modarelli, City Clerk

APPROVED AS TO FORM:
Cynthia A. Everett, City Attorney

[Signature]
Lynn Solomon, Assistant City Attorney

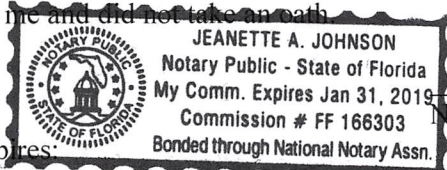
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 19th day of December 2016, by JOHN P. ("JACK") SEILER, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

My Commission Expires:

Commission Number



1/31/19

FF 166 303

[Signature]
Notary Public Signature

Jeannette A. Johnson
Name of Notary Typed

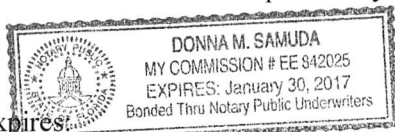
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 15th day of December 2016, by LEE R. FELDMAN, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

My Commission Expires:

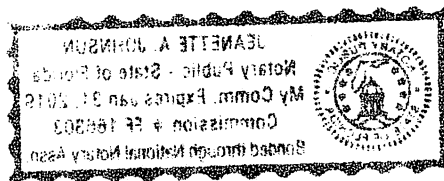
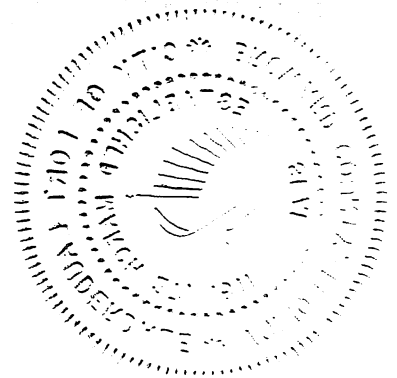
Commission Number:



EE 842025


[Signature]
Notary Public, State of Florida

DONNA M. SAMUDA
Name of Notary Typed




WITNESSES:

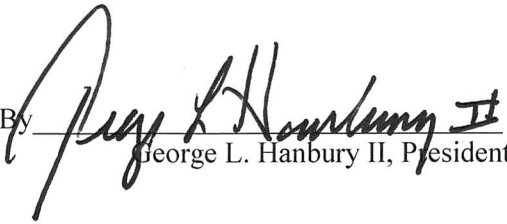
NOVA SOUTHEASTERN UNIVERSITY, INC.



SHIRLEY NAIDOO
Type or print name



WENDY GORDEN
Type or print name

By 

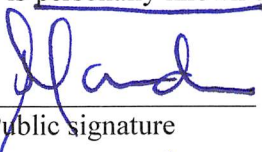
George L. Hanbury II, President & CEO

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 2nd day of December, 2016, by George L. Hanbury II, as President and Chief Executive Officer of Nova Southeastern University, Inc., on behalf of said corporation. She is personally known to me or produced as identification and did not take an oath.

(SEAL)





Notary Public signature
SHIRLEY NAIDOO
Name Typed, Printed or Stamped
My Commission Expires:
Commission Number:

Approved as to Legal Form

By _____
Pamela M. Kane, Esq.
Panza Maurer & Maynard, P.A.

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