

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement ("***First Amendment***") is dated to be effective as of the 5th day of November, 2019 and entered by and between the City of Fort Lauderdale, a municipal corporation of the State of Florida, whose principal address is 100 North Andrews Avenue, Fort Lauderdale, Florida, 33301 ("***Lessor***" or "***City***"), and Camelot of Ft. Lauderdale, LLC, a Florida limited liability company, whose principal address is 501 W. Bay Street, Jacksonville, Florida 32202 (hereinafter "***Lessee***").

Background

WHEREAS, City and Lessee entered into that certain Lease Agreement dated June 11, 2019, (CAM Number 19-0517, 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 Lessee desire to enter into this First 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 First Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, City and Lessee 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 six (6) months until midnight on June 30, 2020. Beginning April 1, 2020, Tenant shall have the right to vacate the Premises and terminate the Lease by providing the Landlord with thirty (30) days prior written notice.
4. **Ratification of Lease; Counterparts.** All other provisions of the Lease shall remain unchanged and in full force and effect. City and Lessee do hereby ratify and confirm the Lease, as modified herein. This First Amendment may be signed in counterparts, each of which shall be deemed an original, all of which together shall constitute one complete agreement.
5. **Conflict.** If any of the provisions of this First Amendment conflict with the Lease, then this First Amendment shall control.
6. **Effectiveness.** This First Amendment shall not be effective until it is executed by, and delivered to, both City and Lessee.
7. **Authority.** City and Lessee each warrant to the other that the person or persons executing this First 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 First Amendment.

[Signature Pages to Follow]

[AS TO CITY]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

CITY OF FORT LAUDERDALE,
a municipal corporation of the State of Florida

Mary J. Matthews
[Witness Print Name] Mary J. Matthews

Donna Varisco
[Witness Print Name]: Donna Varisco

By: [Signature]
Christopher J. Lagerbloom, City Manager

APPROVED AS TO FORM:
Alain E. Boileau

By: [Signature]
James Brako, Assistant City Attorney

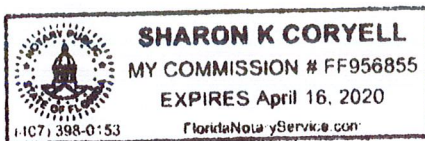
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this NOVEMBER 26, 2019 by Christopher J. Lagerbloom, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me or has produced NA as identification.

(SEAL)

[Signature]
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

SHARON K CORYELL
Printed or Typed Name of Notary Public
My Commission Expires: APRIL 16, 2020
Commission Number: FF 956855



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

Signed, sealed and delivered
in the presence of:

Samara A. Atkins

[Samara A. Atkins] Print Name

Cynthia L. Crowl

[Cynthia L. Crowl] Print Name

CAMELOT OF FT. LAUDERDALE, LLC, a Florida limited liability company by Philip A. Buhler, its Managing Member, by John S. Duss, IV, its agent and attorney-in-fact, by Special Power of Attorney dated December 28, 2017

John S. Duss, IV

JOHN S. DUSS, IV

STATE OF FLORIDA
COUNTY OF DUVAL

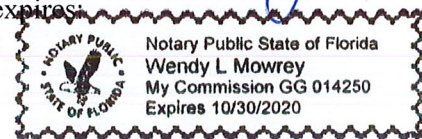
The foregoing instrument was acknowledged before me this 5th day of November, 2019, by Phillip A. Buhler, Managing Member of Camelot of Ft. Lauderdale, LLC, a Florida limited liability company, by John S. Duss, IV, its agent and attorney-in-fact, by Special Power of Attorney dated December 28, 2017, on behalf of same.

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Wendy L. Mowrey
Notary Public, State and County aforesaid

My commission expires:

Commission No.:



He/ She: (please check appropriate statement)
✓ is personally known to me
_____ produced identification (specify type)

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[Signature Pages to Follow]

[AS TO CITY]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

CITY OF FORT LAUDERDALE,
a municipal corporation of the State of Florida

Mary J. Matthews
[Witness Print Name] Mary J. Matthews

Donna Jarvis
[Witness Print Name]: Donna Jarvis

By: [Signature]
Christopher J. Lagerbloom, City Manager

APPROVED AS TO FORM:
Alain E. Boileau

By: [Signature]
James Brako, Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this November 26, 2019 by Christopher J. Lagerbloom, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me or has produced N as identification.

(SEAL)

[Signature]
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

SHARON K CORYELL
Printed or Typed Name of Notary Public
My Commission Expires: April 16, 2020
Commission Number: FF956855



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

Signed, sealed and delivered
in the presence of:

Damara Atkins
[Damara Atkins] Print Name

Cynthia L. Crowl
[Cynthia L. Crowl] Print Name

CAMELOT OF FT. LAUDERDALE, LLC, a Florida limited liability company by Philip A. Buhler, its Managing Member, by John S. Duss, IV, its agent and attorney-in-fact, by Special Power of Attorney dated December 28, 2017

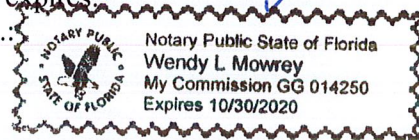
John S. Duss, IV
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STATE OF FLORIDA
COUNTY OF DUVAL

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Wendy L. Mowrey
Notary Public, State and County aforesaid
My commission expires:
Commission No.



He/ ✓She: (please check appropriate statement)
✓ is personally known to me
 produced identification (specify type)
