

**FIRST AMENDMENT TO THE LEASE AGREEMENT**

This is a First Amendment to the LEASE AGREEMENT dated February 7, 2017, (herein "Lease,") made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2021, by and between:

**CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida, 100 North Andrews Avenue, Fort Lauderdale, FL 33301 (hereinafter "LESSEE or "CITY").

and

**ADVANCED DENTAL WELLNESS CENTER, P.A.**, a professional association organized under the laws of Florida, whose principal address and mailing address is 104 SE 1<sup>st</sup> Street, Fort Lauderdale, Florida 33301 (hereinafter "LESSEE"),

WITNESSETH:

WHEREAS, the LESSOR and the LESSEE entered into a Lease Agreement on February 7, 2017, for Shop 104 at the Riverwalk Center Garage formerly known as City Shoppes (hereinafter "Riverwalk Center" or "Leased Premises"); and

WHEREAS, in accordance with Section 2(b), LESSEE shall have the option to renew the term of Lease for two (2) additional five (5) year terms; and

WHEREAS, both LESSOR and LESSEE are in mutual agreement to renew the Lease; and

WHEREAS, in accordance with Section 2(b), LESSEE provided written notification to LESSOR of its intention to exercise such renewal option; and

WHEREAS, the parties desire to renew the Lease for an additional term of five (5) years with an effective date of February 22, 2022; and

NOW, THEREFORE, in consideration of the mutual terms and conditions hereinafter set forth, LESSOR and LESSEE agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. The term of the Lease shall be extended for an additional five (5) year term with a commencement date of February 22, 2022, and shall end at midnight on February 21, 2027.
3. The First Amendment to the Lease shall be effective upon full execution by the parties.
4. The First Amendment to the Lease may be fully executed in multiples copies by the parties each of which, bearing original signatures, shall have the force and effect of an original document.

5. In the event of any conflict or ambiguity by and between the terms and provisions of the Lease and the First Amendment to the Lease, the terms and provisions of this First Amendment to the Lease shall control to the extent of any such conflict or ambiguity.
6. The terms and conditions of the Lease is hereby ratified and shall remain in full force and effect, except as specifically amended by the First Amendment to the Lease.

***REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK.***

**AS TO LESSOR:**

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

WITNESSES:

\_\_\_\_\_

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

\_\_\_\_\_

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

By: \_\_\_\_\_  
Dean J. Trantalis, Mayor

By: \_\_\_\_\_  
Christopher J. Lagerbloom, ICMA-CM  
City Manager

ATTEST:

\_\_\_\_\_  
Jeffery A. Modarelli,  
City Clerk

Approved as to form:  
Alain E. Boileau, City Attorney

By: \_\_\_\_\_  
Lynn Solomon, Esq.  
Assistant City Attorney

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online, this \_\_\_\_ day of \_\_\_\_\_, 2021, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

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

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

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of  physical presence or  online, this \_\_\_\_ day of \_\_\_\_\_, 2021, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

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

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

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

**AS TO LESSEE:**

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

WITNESSES:

**ADVANCED DENTAL WELLNESS CENTER, P.A.,  
a professional association organized under the  
laws of Florida**

\_\_\_\_\_

\_\_\_\_\_

Type or print name

By \_\_\_\_\_

Dr. Boris Lipovetskiy, Director

\_\_\_\_\_

\_\_\_\_\_

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 \_\_\_\_\_, 2021, by Dr. Boris Lipovetskiy, as Director of the ADVANCED DENTAL WELLNESS CENTER, P.A., a professional association organized under the laws of Florida.

\_\_\_\_\_

Notary Public signature

\_\_\_\_\_

Name Typed, Printed or Stamped

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_