

ADDENDUM TO AGREEMENT TO PURCHASE AND SELL REAL ESTATE  
BETWEEN INDIAN RIVER COUNTY AND THE CITY OF VERO BEACH

1. GRANT OF FIRST REFUSAL. The County hereby grants to the City the exclusive option to purchase the real property locally known as the Dodgertown Golf Course located in Indian River County, Florida, described in Exhibit "A", together with all improvements, easements and appurtenances ("Property"), in accordance with the provisions of this Agreement. This Grant of First Refusal becomes legally binding upon the Parties at closing.
2. GRANT OF FIRST REFUSAL TERMS. The City shall have the exclusive option to purchase the Property at a price mutually agreeable to the parties, upon the occurrence of any of the following:
  - (a) The County's lease with Verotown, LLC concerning Major League Baseball (MLB) for Historic Dodgertown expires and is not renewed or the lease is otherwise cancelled.
  - (b) The County declares its intent to sell the Property.
  - (c) The use of the Property is no longer consistent with the use of Historic Dodgertown by Verotown, LLC
  - (d) The Property is no longer used for passive recreation, environmental projects such as stormwater storage and/or treatment.

Upon the occurrence of any of the above, the County shall advise the City in writing within 15 days. The City shall then have 30 days to notify the County in writing of its intent to exercise its option to purchase the Property. If the City exercises its right to purchase the Property, the Parties shall have 90 days to reach a mutually agreeable purchase price supported by an appraisal(s) and enter into a contract for the purchase and sale of the Property. The Parties may mutually agree to extend the term for the exercise of the option to purchase the Property or extend the time to reach an agreeable purchase price.

3. BEST EFFORTS. The parties agree to use their best efforts to exercise the option and close as soon as possible, even if prior to the Option Expiration Date, so long as all requirements of this Agreement are fulfilled.
4. ASSIGNMENT. This Grant of First Refusal may not be assigned without the permission of the other party.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned have executed this Addendum as of the date first set forth above.

INDIAN RIVER COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Bob Solari, Chairman

Approved by BCC \_\_\_\_\_

ATTEST:  
Jeffrey R. Smith, Clerk of Court and  
Comptroller

By: \_\_\_\_\_  
Deputy Clerk

Approved:

\_\_\_\_\_  
Jason E. Brown  
County Administrator

Approved as to Form and Legal Sufficiency:

\_\_\_\_\_  
William K. DeBaal  
Deputy County Attorney

**ATTEST:**

**CITY OF VERO BEACH**

\_\_\_\_\_  
Tammy K. Bursick  
City Clerk

By: \_\_\_\_\_  
Harry Howle III  
Mayor

[SEAL]

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

**CITY ADMINISTRATIVE REVIEW**  
(For Internal Use Only–Sec. 2-77 COVB Code)

Approved as to form and legal  
sufficiency:

Approved as conforming to municipal  
policy:

\_\_\_\_\_  
Wayne R. Coment  
City Attorney

\_\_\_\_\_  
James R. O'Connor  
City Manager

Approved as to technical requirements:

Approved as to technical requirements:

\_\_\_\_\_  
Monte K. Falls  
Public Works Director

\_\_\_\_\_  
Cynthia D. Lawson  
Finance Director