

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("Second Amendment") dated as of March ____, 2018, between the **BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter called the "Landlord") whose address is 1801 27th Street, Vero Beach, FL 32960 and **GIFFORD YOUTH ACTIVITY CENTER, INC. n/k/a GIFFORD YOUTH ACHIEVEMENT CENTER, INC.**, a Florida not for profit corporation (hereinafter called the "Tenant") whose address is 4875 43rd Avenue, Vero Beach, FL 32967.

BACKGROUND RECITALS

- A. On January 6, 1998, the Indian River County Board of County Commissioners as landlord entered into a lease agreement with the Progressive Civic League of Gifford, Florida, Inc. as tenant for the Gifford Youth Activities Center.
- B. On April 9, 2002, the Indian River County Board of County Commissioners considered a request made by the Gifford Youth Activity Center, Inc. with the support of the Progressive Civic League to become the tenant of the Gifford Youth Activity Center pursuant to a new lease.
- C. On November 19, 2002, the Board approved a new lease with the Gifford Youth Activity Center, Inc. as tenant, for a term of forty (40) years at a rate of \$1.00 per year.
- D. On January 20, 2015, the Board extended the lease with the Tenant, now known as the Gifford Youth Achievement Center to a 99-year lease, with an ending date of December 31, 2114.
- E. Tenant has recently presented plans to Landlord to build an additional structure on the leased premises consisting of a one story, 13,000 square foot classroom building that could be expanded to add a second story of 13,000 square feet in the future. A sketch of the location of the proposed classroom is attached and incorporated herein as Exhibit "A". The original Lease Agreement dated November 19, 2002, however, is silent as to new construction on the leased premises.
- F. Landlord and Tenant desire to amend the Lease Agreement to add a provision for construction of the classroom building and other improvements in the future.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the parties agree as follows:

BACKGROUND RECITALS. The Background Recitals are true and correct and form a material part of this Lease.

The Lease dated November 19, 2002, shall be amended to add the following paragraph:

CONSTRUCTION OF IMPROVEMENTS. Tenant, with the prior permission of the Landlord, shall be permitted to construct buildings and other improvements on the leased premises that coincide with the missions and goals of the Gifford Youth Achievement Center. Landlord shall not unreasonable withhold said consent. At the termination of the Lease, the buildings and

other improvements shall become the property of the Landlord. Landlord consents to the planned construction depicted at Exhibit "A".

UNCHANGED. Unless amended above, the terms and conditions of the Lease dated November 18, 2002 shall remain unchanged.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Second Amendment to Lease Agreement the day and year first above written.

GIFFORD YOUTH
ACHIEVEMENT CENTER, INC.

Witnessed by:

By: _____
Angelia Perry
Executive Director

signature: _____
printed name: _____

signature: _____
printed name: _____

BOARD OF COUNTY COMMISSIONERS OF
INDIAN RIVER COUNTY, FLORIDA


By: _____
Peter D. O'Bryan, Chairman

Date approved by Board: 3/6/18

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

By: _____
Deputy Clerk

Approved as to Form and
Legal Sufficiency

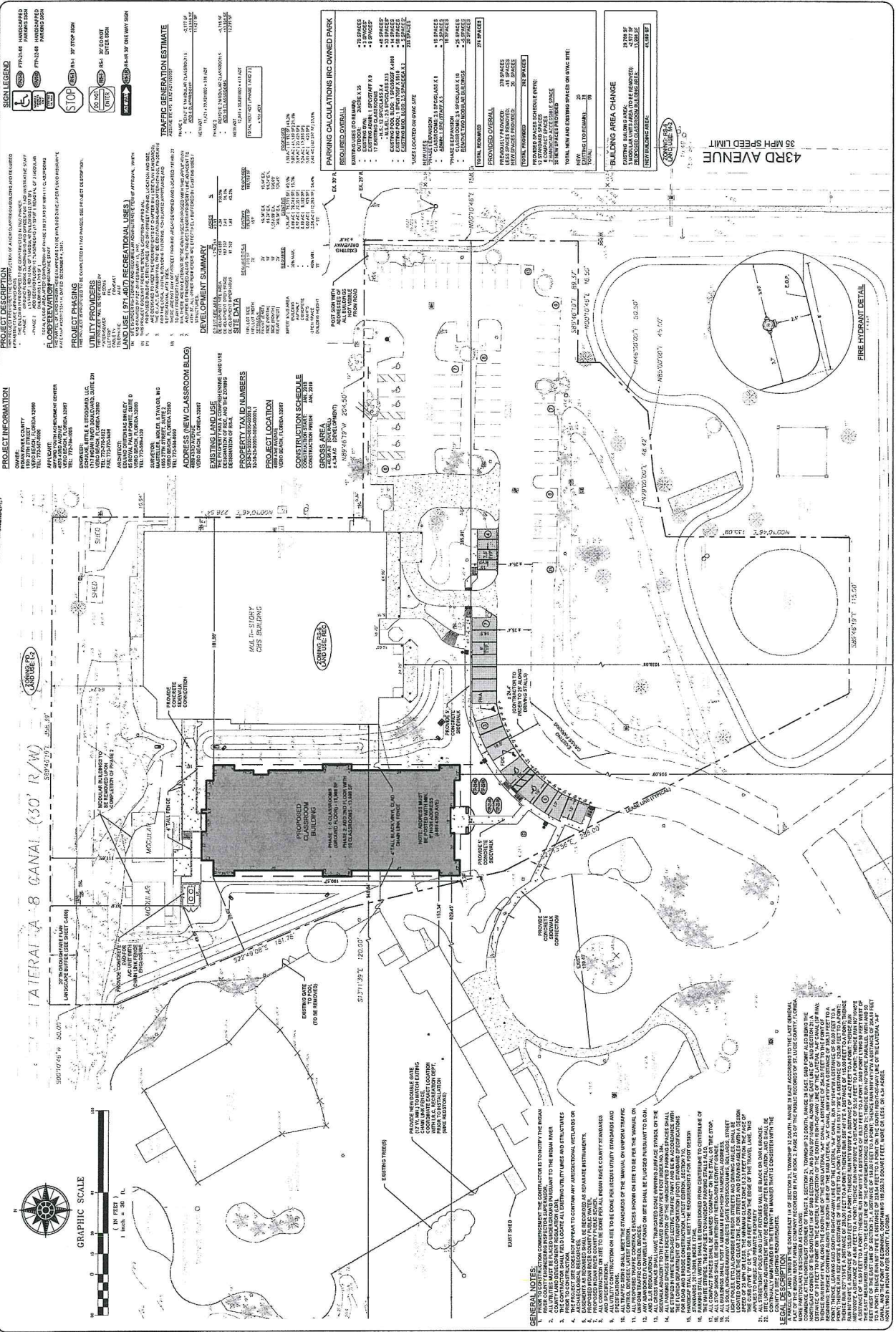


William K. DeBraal
Deputy County Attorney

Approved

Jason E. Brown
County Administrator

EXHIBIT "A"



PROJECT DESCRIPTION

PROPOSED CONSTRUCTION OF A CENTER FOR GIFTED YOUTH ACHIEVEMENT AND RELATED ACTIVITIES TO BE LOCATED ON A PARCEL OF 11.4 ACRES, 50% OF WHICH IS CURRENTLY UNDEVELOPED AND 50% OF WHICH IS CURRENTLY OCCUPIED BY A TRUCK STOP AND STORAGE YARD. THE CENTER WILL BE USED TO PROVIDE ACHIEVEMENT PROGRAMS FOR GIFTED YOUTH AND RELATED ACTIVITIES. THE CENTER WILL BE USED TO PROVIDE ACHIEVEMENT PROGRAMS FOR GIFTED YOUTH AND RELATED ACTIVITIES.

UTILITY PROVIDERS

FLORIDA POWER & LIGHT COMPANY (FPL)

LAND USE (VERO 1-1000 RECREATIONAL USES)

1. RECREATION

2. COMMUNITY CENTER

3. COMMUNITY CENTER

DEVELOPMENT SUMMARY

ACRES	11.40
EXISTING BLDG. AREA	0.00
NEW BLDG. AREA	10,000.00
TOTAL BLDG. AREA	10,000.00
TOTAL IMPROVEMENTS	10,000.00
TOTAL DEVELOPMENT	10,000.00

REQUIRED OVERALL

TOTAL OVERALL	10,000.00
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TOTAL DEVELOPMENT	10,000.00

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PROJECT INFORMATION

OWNER: GIFTED YOUTH ACHIEVEMENT CENTER
 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32908
 TEL: 772.770.9922 FAX: 772.770.4968

DESIGNER: SCHULKE, BITTLE & STODDARD, L.L.C.
 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32908
 TEL: 772.770.9922 FAX: 772.770.4968

ADDRESS (NEW CLASSROOM BLDG): 487S 43RD AVENUE, VERO BEACH, FLORIDA 32907

PROPERTY TAX ID NUMBERS: 11.40 ACRES, 50% OF WHICH IS CURRENTLY UNDEVELOPED AND 50% OF WHICH IS CURRENTLY OCCUPIED BY A TRUCK STOP AND STORAGE YARD.

CONSTRUCTION SCHEDULE: 18 MONTHS

GROSS AREA: 10,000.00 SQ FT

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30 MPH SPEED LIMIT
43RD AVENUE

FIRE HYDRANT DETAIL

CONSTRUCTION TO BE COMPLETED BY 10/15/2017