

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

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**TO:** Jason E. Brown, County Administrator  
**THROUGH:** Richard B. Szpyrka, P.E., Public Works Director  
**FROM:** Andrew Sechen, Land Acquisition Specialist  
**SUBJECT:** Sally Beauty Supply LLC – Third Amendment to Lease  
**DATE:** July 20, 2022

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**DESCRIPTION AND CONDITIONS**

The County purchased Sebastian Corners Retail Center, LLC located at 1919-1931 US Highway 1, Sebastian, Florida on September 5, 2017. The purchase was for the relocation of the North County Offices of the Tax Collector, Property Appraiser, Clerk of the Court, Utilities Department and Veteran Services.

Sally Beauty Supply LLC is a tenant at the retail center and they rent a 1600 square foot unit. The current lease term was 12/1/21 – 11/30/22. Staff has been negotiating with Cushman & Wakefield who handles Sally Beauty lease renewals.

We have agreed to renew the lease for a (2) two year term. The renewal term will be 12/1/22 – 11/30/24. The base monthly rent will increase from \$1,666.67 (\$12.50 per square foot or \$20,000.04 annually) to \$1,933.33 (\$14.50 per square foot or \$23,199.96 annually).

**FUNDING**

No funding is necessary for this action.

**RECOMMENDATION**

Staff recommends the Board approve the Third Amendment to the Lease as proposed for Sally Beauty LLC and authorize the Chairman to execute the Third Amendment to the Lease on behalf of the Board.

**ATTACHMENTS**

Third Amendment to Lease  
Exhibit A - Insurance

**APPROVED AGENDA ITEM FOR: August 16, 2022**