

FOURTH LEASE AMENDMENT AND EXTENSION AGREEMENT

This Fourth Lease Amendment and Extension Agreement is made on _____, 2018, by and between the **POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY**, located at 100 W. Atlantic Boulevard, Pompano Beach, County of Broward, State of Florida, referred to here as "Lessor," and **RUTHMAN PUMP & ENGINEERING, INC.**, d/b/a FPI PUMPS of 814 Hammondville Road (Martin Luther King Boulevard), Pompano Beach, Florida 33060, referred to here as "Lessee."

RECITALS

Pursuant to the Business Lease dated September 20, 2011 ("Lease"), the Lease Amendment and Extension dated July 17, 2012 ("First Amendment"), the Lease Amendment and Extension dated September 16, 2015 ("Second Amendment") and the Lease Amendment ("Third Amendment") and Extension dated September 19, 2017, Lessee let from Lessor property located at 814 Hammondville Road (Martin Luther King Boulevard), City of Pompano Beach, County of Broward, State of Florida (the "premises"), and more specifically described in the Lease, for a term which expires on September 30, 2018 (the "Lease Termination Date").

Lessor and Lessee desire to extend the Lease for a term of 1 year from the Lease Termination Date.

Therefore, in consideration of the mutual promises contained in this Fourth Amendment, the parties agree as follows:

1. Construction. This Fourth Amendment shall be construed in conjunction with the Lease, First Amendment, Second Amendment and Third Amendment, and, except as amended by this instrument, all of the terms, covenants, and conditions of the Lease shall remain in full force and effect and are ratified and confirmed by this instrument.
2. Defined Terms. All terms used in this Fourth Amendment shall have the meanings ascribed to them in the Lease unless otherwise defined in this instrument.
3. Term. Section X of the Lease is amended to provide that the term of the letting of the premises shall be extended to and shall terminate on September 30, 2019. This Fourth Amendment may be terminated by either party by ninety (90) days prior written notice.
4. Rent. Section II of the Lease is amended to provide that the Base Rent shall increase 3% with this Fourth Amendment.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Lease Amendment and Extension Agreement on _____, 2018.

LESSOR:

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

By: _____
Lamar Fisher, Chairman

Print Name: _____

By: _____
Gregory P. Harrison, Executive Director

ATTEST:

Print Name: _____

Marsha Carmichael, Secretary

"LESSEE":

David L. Schmitt

RUTHMAN PUMP & ENGINEERING, INC.
d/b/a FPI PUMPS, a Florida corporation

Print Name: DAVID L SCHMITT

Mary J. McGuire

BY: Thomas R. Ruthman
Thomas R. Ruthman, President

Print Name: Mary J. McGuire