

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE SUBLEASE AGREEMENT BETWEEN THE CRA AND INNOVATE FOOD GROUP, LLC FOR PROPERTY LOCATED AT 165 NE 1ST AVENUE; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The First Amendment to the Sublease Agreement between the Pompano Beach Community Redevelopment Agency and Innovate Food Group, LLC., for property located at 165 NE 1st Avenue (the "Agreement"), a copy of which Agreement is attached hereto and incorporated by reference as if set forth in full, is hereby approved.

SECTION 2. The proper officials are hereby authorized to execute the Agreement between the Pompano Beach Community Redevelopment Agency, and Innovate Food Group, LLC.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 18th day of February, 2020.



REX HARDIN, CHAIRPERSON

ATTEST:



MARSHA CARMICHAEL, SECRETARY

DRC

PZ19-1200006

5/5/2021

FIRST AMENDMENT TO SUBLEASE AGREEMENT

THIS ASSIGNMENT AND FIRST AMENDMENT TO SUBLEASE AGREEMENT is entered into on the 24th day of February, 2020, by and between: **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida ("CRA"), and **INNOVATE FOOD GROUP, LLC**, a Florida limited liability company, whose address is 2059 Blount Road, Pompano Beach, FL 33069 ("Sublessee").

WHEREAS, the CRA entered into a Sublease Agreement with Sublessee for the use of 3,936 SF of structure located at 165 NE 1st Street, (Folio ID 4842-35-08-0120), (the "Premises") approved by Resolution No. 2019-08; and

WHEREAS, the parties desire to further amend the Sublease Agreement as to Exhibit "C" (the "Plaza Space") and Paragraph 5 (Rent).

WITNESSETH:

NOW, THEREFORE, the parties agree as follows:

1. Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.
2. The Original Sublease shall remain in full force and effect except as specifically amended herein below.
3. Exhibit "C" to the Sublease Agreement is replaced with the revised Plaza Space attached to this First Amendment as Exhibit "A."
4. Section 5. Rent is amended to read as follows (added language is underlined and in bold, deleted language has a line through it):
 5. **Rent.** The annual rental amounts for the Premises ("Rent") shall be as follows:
 - 5.1 There shall be no rental amount due for the Premises for twenty-four (24) months for the period of ~~twenty four (24) months from November 1,~~

DRC

PZ19-12000006

5/5/2021

2018, through October 31, 2020 (the "Improvements Period"). The first monthly rental payment shall be due on November 1, 2020, (the "Rental Commencement Date"). Notwithstanding the provisions provided in this paragraph, the Subtenant shall have no less than twelve (12) months' rent free period from the date of issuance of the certificate of occupancy of the Plaza. or twenty four (24) months from November 1, 2018, whichever comes later.

5.2 Beginning on November 1, 2020, the first day after the twenty-four month rent free period, the annual Rent for the Premises will be \$47,144 50,015 payable in equal monthly installments of \$3,928.67 4,167.92 plus sales tax.

THIS SPACE INTENTIONALLY LEFT BLANK

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

"CRA":

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Caridad Fret
Print Name: Caridad Fret

By: *[Signature]*
Rex Hardin, Chairman

Shelley R. Bartholomew
Print Name: Shelley R. Bartholomew

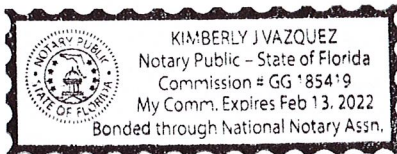
ATTEST: *Marsha Carmichael*
Marsha Carmichael, Secretary

[Signature]
Print Name: Danielle Sobott

By: *Gregory P. Harrison*
Gregory P. Harrison, Executive Director

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☐ physical presence
or ☐ online notarization, this 20th day of February, 2020, by REX
HARDIN as Chair, GREGORY P. HARRISON as Executive Director and MARSHA
CARMICHAEL as Secretary, all of the Pompano Beach Community Redevelopment Agency,
Pompano Beach, Florida, who are personally known to me.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Kimberly J Vazquez
(Name of Acknowledger Typed, Printed or Stamped)

00183119
Commission Number

DRC

PZ19-12000006
5/5/2021

"Sublessee":

Signed, Sealed and Witnessed
Presence of:

INNOVATE FOOD GROUP, LLC, In the
a Florida limited liability company

Print Name John Hudson

By: _____

Print Name: Mike Linder

Title: _____

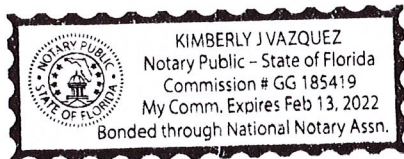
Print Name Courtney Flower

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☐ physical
presence or ☐ online notarization, this 12th day of February, 2020, by
Mike Linder They are personally known to me or who have produced
_____ (type of identification) as identification.

STATE OF FLORIDA
COUNTY OF BROWARD

NOTARY'S SEAL:



NOTARY PUBLIC, STATE OF FLORIDA

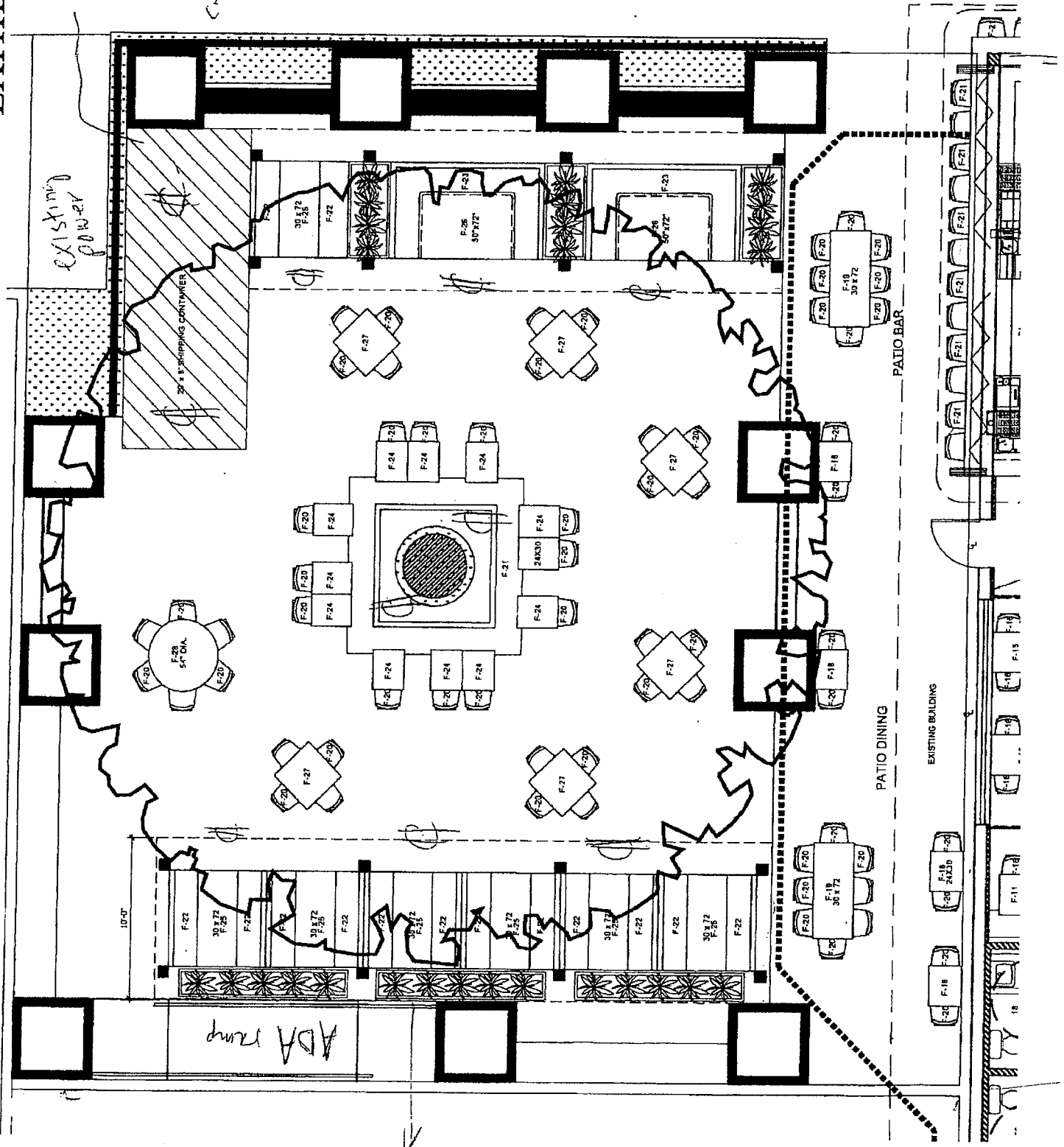
Kimberly J Vazquez
(Name of Acknowledger Typed, Printed or Stamped)

00185419
Commission Number

DRC

PZ19-12000006
5/5/2021

EXHIBIT A



DRC

PZ19-12000006

5/5/2021