

**PREPARED BY AND RETURN TO:**

Dunay, Miskel and Backman, LLP  
14 SE 4<sup>th</sup> Street, Suite 36  
Boca Raton, Florida 33432  
Attention: Hope Calhoun, Esq.

**TERMINATION OF REVOCABLE LICENSE AGREEMENT**

THIS TERMINATION AND RELEASE OF THE REVOCABLE LICENSE AGREEMENT ("**Termination Agreement**"), effective as of this \_\_\_\_ day of \_\_\_\_\_, 2022 ("**Effective Date**"), by and between MOUNT VERNON PROPERTY HOLDINGS, LLC, a Florida limited liability company, ("**Owner**") and the CITY OF POMPANO BEACH ("**City**") (collectively, "**Parties**").

**RECITALS**

WHEREAS, on March 18, 1995, the City entered into that certain REVOCABLE LICENSE AGREEMENT with J.C.B. INTERNATIONAL, INC. as recorded in Official Records Book 23468, Page 0953 of the Public Records of Broward County, Florida ("**License Agreement**") related to that certain real property more particularly described on the attached **Exhibit "A"** ("**Property**"); and

WHEREAS, the License Agreement granted the revocable right, license and privilege to erect a free-standing sign on the Property in accordance with the City's applicable regulations, four (4) feet from the existing right-of-way of State Road A1A; and

WHEREAS, on March 16, 2015, the Property, subject to the License Agreement was sold to Owner; and

WHEREAS, no free-standing sign exists on the Property; and

WHEREAS, based on the foregoing, Owner now desires to terminate the License Agreement and release the same as an encumbrance from the Property.

NOW, THEREFORE, in consideration of \$10.00 in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The foregoing recitals set forth above are true and correct.
2. **Termination/Release.** The License Agreement is hereby terminated in accordance with paragraph ten (10) of the License Agreement and that, from and after the Effective Date, the Property shall be released from the encumbrance and burden of the License Agreement and all the rights, benefits, privileges and interest granted therein.

Witnesses:

By: [Signature]

Sonia Perales

By: [Signature]

Ricardo Ramirez

"Owner"

**MOUNT VERNON PROPERTY HOLDINGS, LLC**, a  
Florida limited liability company

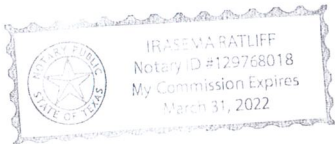
By: [Signature]  
TOMAS SINISTERRA, it's MANAGER

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of February, 2022, by Tomas Sinisterra as Manager of MOUNT VERNON PROPERTY HOLDINGS, LLC, a Florida limited liability company, on behalf of said company, who is  personally known to me, or  who produced FI DL as identification..

(NOTARY SEAL)



Notary: [Signature]  
Print Name: Irasema Ratliff  
Notary Public, State of ~~Florida~~ Texas  
My commission expires: 03-31-2022

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties hereto have duly executed this Termination Agreement on the day and year first above written:

**"CITY"**

**CITY OF POMPANO BEACH**

By: \_\_\_\_\_  
REX HARDIN, MAYOR

By: \_\_\_\_\_  
GREGORY P. HARRISON, CITY MANAGER

Dated: \_\_\_\_\_

Attest:

\_\_\_\_\_  
ASCELETA HAMMOND, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
MARK E. BERMAN, CITY ATTORNEY

EXHIBIT "A"

LEGAL  
DESCRIPTION:

THE WEST 300 FEET OF LOT 20 OF THE EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN THE SOUTHWEST QUARTER ( SW 1/4 ) OF SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

LESS THE FOLLOWING:

COMMENCE AT NORTHWEST CORNER OF THE SOUTHWEST QUARTER ( SW 1/4 ) OF SAID SECTION 29, THENCE ON AN ASSUMED BEARING, S 00 01'26" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER ( SW 1/4 ) OF SAID SECTION 29, A DISTANCE OF 700.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00 01'26" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER ( SW 1/4 ) A DISTANCE OF 100.00 FEET; THENCE N 89 37'56" E A DISTANCE OF 29.84 FEET; THENCE N 00 20'27" W A DISTANCE OF 99.99 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, SAID LINE ALSO BEING THE EXISTING SOUTH R/W LINE OF N.E. 16TH STREET; THENCE S 89 37' 19" W A DISTANCE OF 29.20 FEET TO THE POINT OF BEGINNING.

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

BK23468FG0959