

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF TRACT 13, PLAT OF THE SUBDIVISION OF SEC. 35 TW 48 S. RANGE 42 E. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 43.92 FEET TO THE EAST 193.92 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 126.5 FEET THEREOF, AND FURTHER EXCEPTING THAT PORTION THEREOF SOUTH OF HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE WEST 43.92 FEET OF THE EAST 193.92 FEET OF THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA;

AND

THE WEST 43.17 FEET OF THE EAST 237.09 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE NORTH 126.5 FEET THEREOF, AND FURTHER EXCEPTING THAT PORTION THEREOF SOUTH HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE WEST 43.17 FEET OF THE EAST 237.09 FEET OF THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST 237.09 FEET, AND EXCEPTING THEREFROM THE WEST 50 FEET, AND EXCEPTING THEREFROM THE NORTH 126.5 FEET, AND FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF SOUTH OF HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,

BROWARD COUNTY FLORIDA; EXCEPTING THEREFROM THE EAST 237.09 FEET;
AND FURTHER EXCEPTING THEREFROM THE WEST 50 FEET;

AND

THE WEST 50 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF
THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST;
EXCEPTING THEREFROM THE SOUTH 160 FEET;

AND

THE WEST 49.17 FEET OF THE EAST 150 FEET OF THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST. EXCEPTING THEREFROM
THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN WEST
ALONG THE CENTER LINE OF HAMMONDVILLE ROAD FOR A DISTANCE OF 100.89
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST FOR A DISTANCE
OF 49.2 FEET; THENCE NORTH A DISTANCE OF 66.96 FEET; THENCE EAST A
DISTANCE OF 49.2 FEET; THENCE SOUTH A DISTANCE OF 60.33 FEET TO THE
POINT OF BEGINNING.

AND

LOTS 7 THROUGH 11, LESS THE WEST 5 FEET OF BLOCK 2, RAYWOOD PARK,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LANDS SITUATE, LYING AND BEING IN POMPANO BEACH, BROWARD
COUNTY, FLORIDA AND CONTAINING 83,461 SQUARE FEET (1.916 ACRES), MORE
OR LESS.

THIS DOCUMENT IS THE PROPERTY OF DESIGN KOLLABORATIVE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DESIGN KOLLABORATIVE, INC. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO LEGAL ACTION.

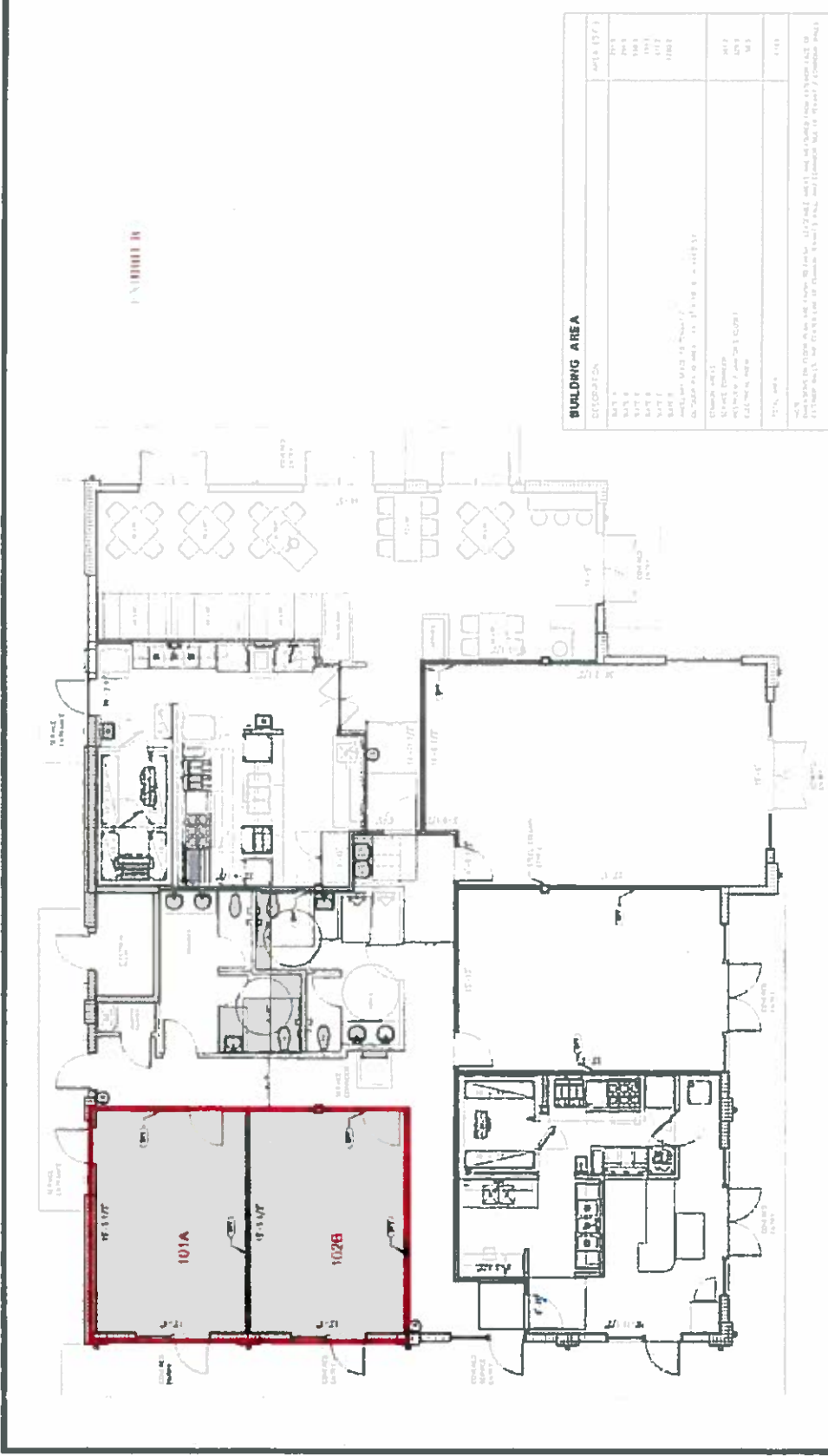
design kollaborative
architects / planners, inc.
731 HAMMONDVILLE RD.
POMPA NO. 308
POMPA BEACH, FL 33062
TEL: 904.763.1234
WWW.DESIGNKOLLABORATIVE.COM

DATE: 03/23/13
BY: [Signature]

**731 HAMMONDVILLE RD.
FOR THE POMPA BEACH CRA
POMPA BEACH, FL 33062**

**INTERIOR BUILD OUT FOR
13011**
PROJECT NO. 13011
DATE: 03/23/13

**LOD
BLDG**



01 BUILDING LEASING OUTLINE PLAN

BUILDING AREA	
DESCRIPTION	AREA (SQ. FT.)
101A	1,000
101B	1,000
102A	1,000
102B	1,000
103A	1,000
103B	1,000
104A	1,000
104B	1,000
105A	1,000
105B	1,000
106A	1,000
106B	1,000
107A	1,000
107B	1,000
108A	1,000
108B	1,000
109A	1,000
109B	1,000
110A	1,000
110B	1,000
111A	1,000
111B	1,000
112A	1,000
112B	1,000
113A	1,000
113B	1,000
114A	1,000
114B	1,000
115A	1,000
115B	1,000
116A	1,000
116B	1,000
117A	1,000
117B	1,000
118A	1,000
118B	1,000
119A	1,000
119B	1,000
120A	1,000
120B	1,000
121A	1,000
121B	1,000
122A	1,000
122B	1,000
123A	1,000
123B	1,000
124A	1,000
124B	1,000
125A	1,000
125B	1,000
126A	1,000
126B	1,000
127A	1,000
127B	1,000
128A	1,000
128B	1,000
129A	1,000
129B	1,000
130A	1,000
130B	1,000
131A	1,000
131B	1,000
132A	1,000
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134A	1,000
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136B	1,000
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137B	1,000
138A	1,000
138B	1,000
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153A	1,000
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159A	1,000
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160A	1,000
160B	1,000
161A	1,000
161B	1,000
162A	1,000
162B	1,000
163A	1,000
163B	1,000
164A	1,000
164B	1,000
165A	1,000
165B	1,000
166A	1,000
166B	1,000
167A	1,000
167B	1,000
168A	1,000
168B	1,000
169A	1,000
169B	1,000
170A	1,000
170B	1,000
171A	1,000
171B	1,000
172A	1,000
172B	1,000
173A	1,000
173B	1,000
174A	1,000
174B	1,000
175A	1,000
175B	1,000
176A	1,000
176B	1,000
177A	1,000
177B	1,000
178A	1,000
178B	1,000
179A	1,000
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185A	1,000
185B	1,000
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187B	1,000
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190B	1,000
191A	1,000
191B	1,000
192A	1,000
192B	1,000
193A	1,000
193B	1,000
194A	1,000
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195A	1,000
195B	1,000
196A	1,000
196B	1,000
197A	1,000
197B	1,000
198A	1,000
198B	1,000
199A	1,000
199B	1,000
200A	1,000
200B	1,000

GENERAL NOTES	
1. SEE ARCHITECT'S GENERAL NOTES FOR ALL BUILDING REQUIREMENTS.	
2. PARTITION TYPE SCHEDULE SHALL BE USED FOR ALL PARTITIONS.	
3. ALL PARTITIONS SHALL BE 1/2" Gypsum Board on Steel Stud.	

PARTITION TYPE SCHEDULE	
(Type) 1. 1/2" Gypsum Board on Steel Stud	101A, 101B, 102A, 102B, 103A, 103B, 104A, 104B, 105A, 105B, 106A, 106B, 107A, 107B, 108A, 108B, 109A, 109B, 110A, 110B, 111A, 111B, 112A, 112B, 113A, 113B, 114A, 114B, 115A, 115B, 116A, 116B, 117A, 117B, 118A, 118B, 119A, 119B, 120A, 120B, 121A, 121B, 122A, 122B, 123A, 123B, 124A, 124B, 125A, 125B, 126A, 126B, 127A, 127B, 128A, 128B, 129A, 129B, 130A, 130B, 131A, 131B, 132A, 132B, 133A, 133B, 134A, 134B, 135A, 135B, 136A, 136B, 137A, 137B, 138A, 138B, 139A, 139B, 140A, 140B, 141A, 141B, 142A, 142B, 143A, 143B, 144A, 144B, 145A, 145B, 146A, 146B, 147A, 147B, 148A, 148B, 149A, 149B, 150A, 150B, 151A, 151B, 152A, 152B, 153A, 153B, 154A, 154B, 155A, 155B, 156A, 156B, 157A, 157B, 158A, 158B, 159A, 159B, 160A, 160B, 161A, 161B, 162A, 162B, 163A, 163B, 164A, 164B, 165A, 165B, 166A, 166B, 167A, 167B, 168A, 168B, 169A, 169B, 170A, 170B, 171A, 171B, 172A, 172B, 173A, 173B, 174A, 174B, 175A, 175B, 176A, 176B, 177A, 177B, 178A, 178B, 179A, 179B, 180A, 180B, 181A, 181B, 182A, 182B, 183A, 183B, 184A, 184B, 185A, 185B, 186A, 186B, 187A, 187B, 188A, 188B, 189A, 189B, 190A, 190B, 191A, 191B, 192A, 192B, 193A, 193B, 194A, 194B, 195A, 195B, 196A, 196B, 197A, 197B, 198A, 198B, 199A, 199B, 200A, 200B

West Elevation

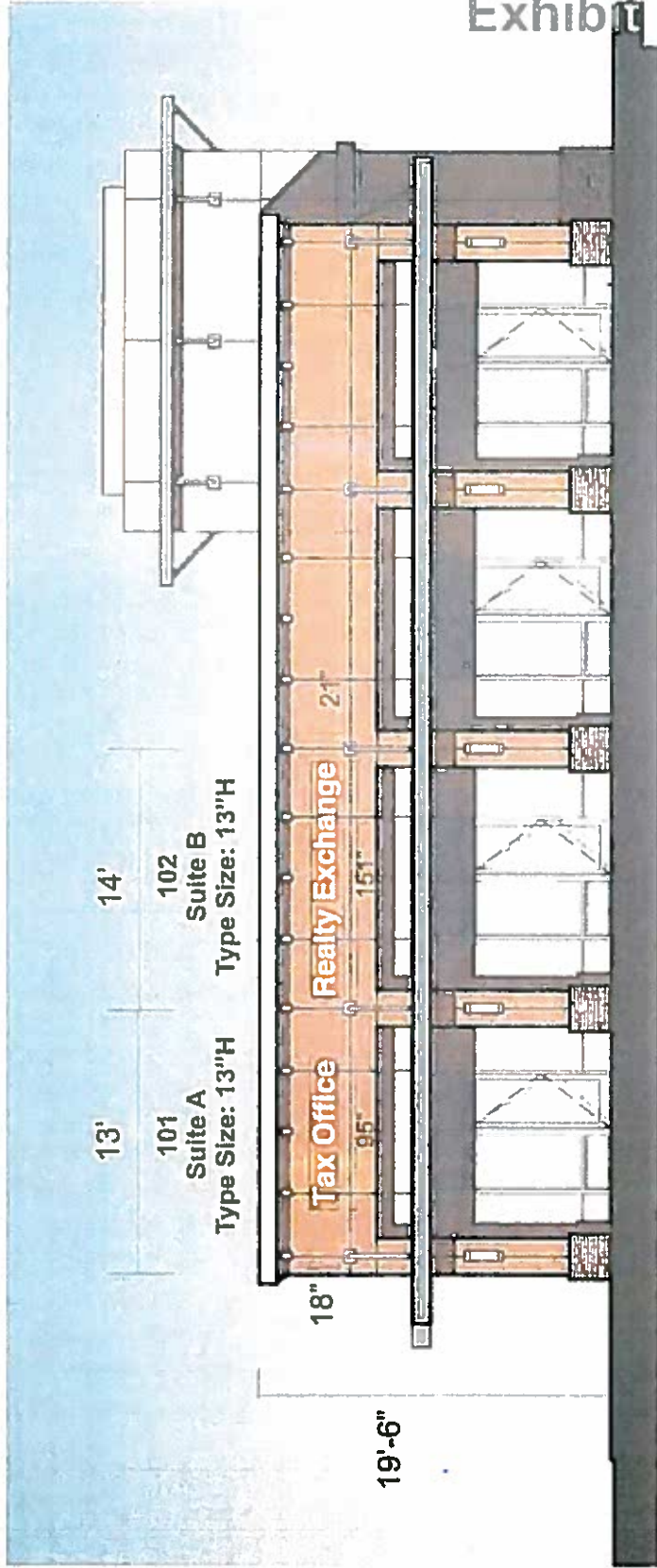


Exhibit C

Raceway/Wireway to be painted to match the Building Color.
 All Single line layouts to be consistently Displayed @ 13"H Based on Capital Letter Height.
 All Double line Layouts to be consistently Displayed @ 9"H Based on Capital Letter Height.
 All 1 Story Elevations to have White Faces. 2 Story Elevations Must have Black Faces and White Outline.
 Face Illuminated Aluminum Channel Letters on a WireWay - White LED Illumination.
 Type Style: Helvetica Bold Upper & Lower Case .
 Color: Bronze Trim Caps and Returns with White Faces.
 Mounting: Screws Mounting Letters to Wireway. Tapcons into Wireway Mounted flush to Wall.

CRA

731 Hammondville Road
 Pompano Beach, FL

Drawn By: KP
 File: 1070 - CRA Lettering.cdr
 Date: 4/2/13
 Revision: 4/10/13, 11/13/13, 11/14/13, 11/18/13, 11/20/13, 11/21/13, 12/17/13, 2/5/14, 2/19/14

APPROVED ☐ YES ☐ NO

SIGNATURE OF APPROVAL

3245 West McNab Road
 Pompano Beach, Florida 33069
 954.972.0707 FAX 954.972.1040



THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DESIGNER SIGN SYSTEMS, POMPANO BEACH, FLORIDA, AND MAY NOT BE COPIED, REPRODUCED, MANUFACTURED, MARKETING OR SOLD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF DESIGNER SIGN SYSTEMS.

EXHIBIT "D"

Insurance

The insurance described herein reflects the insurance requirements deemed necessary for this agreement by the City or CRA. The Sublessee shall not commence operations until certification or proof of insurance, detailing terms and provisions of coverage, has been received and approved by the City of Pompano Beach/CRA Risk Manager. The following insurance coverage shall be required:

1. Worker's Compensation Insurance covering all employees and providing benefits as required by Florida Statute, Chapter 440, regardless of the size of the company (number of employees). The Contractor further agrees to be responsible for employment, control and conduct of its employees and for any injury sustained by such employees in the course of their employment.

2. Liability Insurance

a) Naming the City of Pompano Beach and the Pompano Beach Community Redevelopment Agency as an additional insured, on General Liability Insurance only, in connection with work being done under this agreement.

b) Such Liability insurance shall include the following checked types of insurance and indicated minimum policy limits.

LIMITS OF LIABILITY

Type of Insurance	each occurrence	aggregate
-------------------	--------------------	-----------

GENERAL LIABILITY: MINIMUM \$200,000 per OCCURRENCE/\$300,000 AGGREGATE

* Policy to be written on a claims incurred basis

XX comprehensive form	
XX premises - operations	bodily injury
___ explosion & collapse	
___ hazard	property damage
___ underground hazard	
XX products/completed	
operations hazard	bodily injury and
XX contractual insurance	property damage
XX broad form property	combined
damage	
XX independent contractors	
XX personal injury	personal injury

AUTOMOBILE LIABILITY: MINIMUM \$200,000 per OCCURRENCE/\$300,000 AGGREGATE

XX comprehensive form	bodily injury
	(each person)
	bodily injury
	(each accident)
XX owned	property damage

XX hired	bodily injury and
XX non-owned	property damage
	combined

REAL & PERSONAL PROPERTY

XX comprehensive form	Sublessee must show proof they have this coverage.
-----------------------	--

EXCESS LIABILITY

XX umbrella form	bodily injury and		
	property damage	\$500,000	\$500,000.
___ other than umbrella combined			

___ PROFESSIONAL LIABILITY	\$1,000,000	\$1,000,000.
* Policy to be written on a claims made basis		

The certification or proof of insurance must contain a provision for notification to the City and the CRA, thirty (30) days in advance of any material change in coverage or cancellation.

The Sublessee shall furnish to the City the certification or proof of insurance required by the provisions set forth above, within ten (10) days after notification of approval of agreement.

Exhibit E

ORDINANCE NO. 2012- 32

**CITY OF POMPANO BEACH
Broward County, Florida**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LEASE AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That a Lease Agreement between the City of Pompano Beach and the Pompano Beach Community Redevelopment Agency, a copy of which Agreement is attached hereto and incorporated herein by reference as if set forth in full, is hereby approved.

SECTION 2. That the proper City officials are hereby authorized to execute said Agreement.

SECTION 3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of

Exhibit E

this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. This Ordinance shall become effective upon passage.


PASSED FIRST READING this 28th day of February, 2012.

PASSED SECOND READING this 13th day of March, 2012.



LAMAR FISHER, MAYOR

ATTEST:



MARY L. CHAMBERS, CITY CLERK

/jrm
2/13/12
L:ord/2012-158

Exhibit E

LEASE AGREEMENT
between
CITY OF POMPANO BEACH
and
POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

CFN # 110646757
OR BK 48815 Pages 1080 - 1108
RECORDED 03/28/12 09 37 22 AM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1018
#1, 29 Pages

THIS AGREEMENT made and entered into this 16th day of March,

2012, by and between:

CITY OF POMPANO BEACH, a municipal corporation of the State of Florida, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter referred to as "CITY,"

and

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter referred to as "LESSEE,"

WITNESSETH:

CITY and LESSEE, for and in consideration of the rents, covenants and mutual agreements hereinafter contained covenant and agree as follows:

1. **PREMISES.**

A. CITY hereby leases to LESSEE and LESSEE hereby leases from CITY, a tract of land located at 731 Hammondville Road, in the County of Broward and State of Florida, the legal description of which is provided for in Exhibit 1, hereto and hereinafter referred to as the "Premises."

B. LESSEE agrees to redevelop the Premises as set forth herein, to build a commercial center fronting on Hammondville Road for the purpose of leasing to retail,

(29)

Exhibit E

commercial or other permitted occupants; to develop a public parking lot for the tenants in the commercial building and for the general public; and to build other buildings in the rear of the property, the uses of which will be determined by the CRA at a later date.

C. LESSEE hereby represents and warrants unto CITY that it is a public body authorized to transact business within the State of Florida. LESSEE further represents and warrants that it has or will obtain adequate financial resources and has the business skills and ability to perform all obligations herein imposed upon LESSEE diligently, skillfully and successfully to operate the leased Premises for the purposes intended.

2. TERM.

As consideration for LESSEE's agreement to spend at least Five Hundred Thousand Dollars (\$500,000.00) on Capital Improvements as more specifically described in Paragraph 3 of this Lease Agreement, CITY agrees that the term of this lease shall expire fifty (50) years from the Effective Date of this Lease Agreement. The "Effective Date" of this Lease Agreement shall be the date this Lease Agreement is signed by the last of the CITY or the LESSEE to sign same. If LESSEE does not construct the Capital Improvements as specifically provided for in this Lease Agreement, the Lease Agreement shall expire four (4) years from the Effective Date of this Lease Agreement.

3. CAPITAL IMPROVEMENTS.

A. LESSEE agrees to spend a minimum of Five Hundred Thousand Dollars (\$500,000.00) on Capital Improvements to the Premises consisting of new construction as provided for in Exhibit 2 of this Lease Agreement. Generally, LESSEE shall construct a 4,000 square feet commercial building, in general conformity with the capital improvements shown in Exhibit 2, attached hereto, and in the site plan attached hereto as Exhibit 3. The Capital Improvements provided for in this Lease Agreement must be completed within four (4) years of

Exhibit E

the Effective Date of this Lease Agreement. Failure of LESSEE to complete the Capital Improvements provided for herein within the four (4) year period shall be a major breach of this lease, entitling the CITY to all remedies occasioned by default.

B. In accordance with Section 250 of the City Charter, at least fifty percent (50%) of the Five Hundred Thousand Dollar (\$500,000.00) amount (i.e.: Two Hundred and Fifty Thousand Dollars (\$250,000.00)) shall be expended by LESSEE no later than twenty-four (24) months from the Effective Date of this Lease Agreement; and the balance of the Five Hundred Thousand Dollars (\$500,000.00) amount shall be expended by LESSEE no later than forty-eight (48) months from the Effective Date of this Lease Agreement.

C. Failure of the LESSEE to establish to the satisfaction of the CITY that the aforesaid sums have been expended within the time periods required herein shall constitute a major breach of this Lease Agreement, entitling the CITY to all remedies occasioned by default.

4. RENTAL.

Commencing upon the execution of this Lease Agreement, the annual rental amount to be paid by LESSEE shall be Ten Dollar (\$10.00), plus any applicable sales tax. The annual rental installments shall be payable in advance on the first day of each and every calendar year thereafter until the termination of the letting.

5. OBLIGATIONS OF LESSEE.

A. LESSEE covenants and agrees to observe and obey and to require its officers, employees, guests, invitees and those doing business with it, to observe and obey such reasonable and non-discriminatory rules and regulations of CITY for the government of the conduct and operations of LESSEE and others on the Premises as may from time to time during the letting be promulgated by CITY for reasons of safety, health or sanitation and good order.

Exhibit E

The obligations of LESSEE to require such observance and obedience on the part of its guests, invitees and business visitors shall pertain only while such persons are on the premises.

B. LESSEE shall, at its own cost, make improvements to the Premises and perform such acts and do such things as shall be lawfully required by any public body having jurisdiction over said property in order to comply with sanitary requirements, fire hazard requirements, zoning requirements, setback requirements and other similar requirements designed to protect the public.

6. CARE, MAINTENANCE AND REPAIR BY LESSEE.

A. LESSEE shall, throughout the term of this Lease, assume the entire responsibility and shall relieve CITY from all responsibility for all repair and maintenance whatsoever on the Premises and, without limiting the generality hereof, shall:

(1) keep at all times in a clean and orderly condition and appearance the Premises and all of LESSEE's fixtures, equipment and personal property which are located in any parts of the Premises which is open to or visible by the general public; and

(2) shall be responsible for the maintenance and repair of all utilities service lines located within the Premises except common utilities, if any, including, but not limited to, service lines for the supply of water, gas service lines, electrical power and telephone conduits and lines, sanitary sewers and storm sewers which are now or which may be subsequently located upon the Premises leased to LESSEE and used by LESSEE exclusively; and

B. CITY may, at its option, and in addition to any other remedies which may be available to it, repair, replace, rebuild or paint all or any part of the structures and/or Premises, and the cost thereof shall be added to the rent due and payable the month following completion

Exhibit E

of such work by CITY and shall be paid by LESSEE to CITY along with said month's rent, if either:

(1) LESSEE fails in any material respect, to maintain, clean, repair, replace, rebuild or paint within a period of sixty (60) days after notice from the CITY to do so, and said notice specifies that the required work to be accomplished by LESSEE includes maintenance and/or repair that LESSEE is obligated to perform hereunder other than preventive maintenance; or

(2) for work involving preventative maintenance and repair that LESSEE is obligated to perform hereunder only, if LESSEE fails in any material respect to accomplish that specified work within one hundred eighty (180) days following notice from CITY; or,

(3) within one hundred eighty (180) days, LESSEE fails in any material respect to diligently complete the repair, replacement, rebuilding or repainting of all of the Premises required to be repaired, replaced, rebuilt or painted by LESSEE under the terms of this Agreement.

7. INSURANCE.

A. LESSEE shall during the term of this Lease insure and keep insured to the extent of Two Million Dollars (\$2,000,000.00) all buildings, structures, fixtures and equipment on the Premises leased to LESSEE against such hazards and risks as may now or in the future be included under the Standard Form of Fire and Extended Coverage insurance policy of the State of Florida.

B. LESSEE covenants and agrees to provide and keep in force and effect comprehensive general public liability and property damage insurance which shall include independent contractors and which shall name the City of Pompano Beach as an additional

Exhibit E

insured. Such comprehensive general liability coverage shall not be less than \$1,000,000.00 combined single limit bodily injury and property damage insurance, holding harmless and indemnifying LESSEE and CITY as their interests may appear against public liability and property damage claims, and to furnish CITY at all times with an appropriate certificate from the insurance carrier showing such insurance to be in force.

C. LESSEE further agrees to provide "contracts and agreements" insurance coverage with minimum limits for bodily injury of \$100,000.00 each person, \$300,000.00 each occurrence and \$300,000.00 aggregate, and for property damage of \$50,000.00 each accident and \$100,000.00 each occurrence. These minimum limits are subject to increase depending on the nature of the contract or agreement and must be approved by the Risk Manager of the City of Pompano Beach.

D. It is further understood and agreed that LESSEE or his agents shall carry Products Liability and Completed Operations coverage with limits of liability as follows:

Bodily Injury	\$1,000,000 Each Person \$1,000,000 Each Occurrence \$1,000,000 Aggregate
Property Damage	\$1,000,000 Each Accident \$1,000,000 Aggregate

All policies of such insurance and renewal thereof shall insure CITY and LESSEE as their interests may appear.

E. LESSEE shall provide Worker's Compensation Insurance for all of its employees in accordance with the requirements of Florida Statutes, Chapter 440. LESSEE further agrees to be responsible for employment, control and conduct of all its employees and for any injury sustained by such employees in the course of their employment.

F. The aforesaid insurance shall be written by companies authorized to do business in the State of Florida and listed in "Best's Insurance Guide," or a comparable

Exhibit E

publication in the event of the discontinuance of publishing "Best's," said insurance company having a minimum rating in "Best's" of A+ 3A.

G. The policies or certificates representing said insurance shall be delivered by LESSEE to CITY and each policy or certificate delivered shall bear the endorsement of or be accomplished by evidence of payment of the premium thereon and also an endorsement obligating the insurance company to furnish CITY sixty (60) days' notice in advance of the cancellation of the insurance evidenced by said policy or certificate. Renewal policies or certificates shall be delivered to CITY at least sixty (60) days before the expiration of the insurance which such policies are to renew.

H. When such policies or certificates have been delivered by LESSEE to CITY as aforesaid and at any time or times thereafter, CITY may notify LESSEE in writing that the insurance represented thereby does not conform to the provisions of this paragraph either because of the amount or because of the insurance company or for any other reason and LESSEE shall have thirty (30) days in which to cure the defect. Failure to cure such defect within thirty (30) days shall constitute a breach of this Agreement by this LESSEE, entitling CITY to all remedies occasioned by default.

I. LESSEE or his agent further agrees to hold harmless and indemnify the CITY from any claims resulting from LESSEE's or his agent's negligence on or about the leased Premises and any operations in connection herewith.

8. DAMAGE TO OR DESTRUCTION OF PREMISES.

A. Removal of Debris. If the Premises or any part thereof shall be damaged by fire, the elements, the public enemy, riot, or other casualty, LESSEE shall promptly remove all debris resulting from such damage from the Premises and to the extent, if any, that the

Exhibit E

removal of debris under such circumstance is covered by insurance, the proceeds thereof shall be made available to LESSEE for such purpose.

B. Minor Damage. If the Premises, or any part thereof, shall be damaged by fire, the elements, the public enemy, riot or other casualty but not rendered untenable or unusable, the Premises shall be repaired with due diligence in accordance with the plans and specifications for the Premises as they existed prior to such damage, but with current Code requirements being met, by and at the expense of LESSEE and, if the damage is covered by insurance, the proceeds thereof shall be made available to LESSEE for that purpose.

C. Major Damage to or Destruction of the Premises. If the Premises or any part thereof, shall be destroyed or so damaged by fire, the elements, the public enemy, riot or other casualty and thereby rendered temporarily untenable or unusable, then:

(1) LESSEE shall have an option to make the necessary repairs or replacements for the restoration thereof in accordance with the plans and specifications as the same existed prior to such damage or destruction, provided that LESSEE within forty-five (45) days after the occurrence of such damage or destruction notifies CITY in writing that it elects to exercise its option to make the necessary repairs or replacements. If LESSEE elects to make such repairs or replacements it shall do so with reasonable dispatch provided, however, LESSEE shall not be responsible for delays caused by the insurance company or by an event of force majeure. If such destruction or damage was covered by insurance, the proceeds thereof shall be adjusted with and paid to LESSEE.

(2) If LESSEE fails to notify CITY in writing of its intention to make the necessary repairs or replacements within the forty-five (45) day period provided in subparagraph (1) of this subdivision C, or if within the said forty-five (45) day period LESSEE notifies CITY in writing that it does not elect to make such repairs or replacements, then CITY

Exhibit E

may at its election make such repairs or replacements provided that CITY notifies LESSEE of its election to do so within thirty (30) days following the expiration of the said forty-five (45) day period. If CITY elects to make such repairs or replacements, it shall do so with reasonable dispatch and without cost to LESSEE, except that if such destruction or damage was covered by insurance, the proceeds thereof shall be adjusted with and paid to CITY.

(3) In the event that restoration is made pursuant to either subparagraphs (1) or (2) of this Subsection 8(C), the rent shall abate from the date of the damage or destruction until the Premises have been placed in a usable condition. In the event that portions of the Premises are usable, the abatement shall be pro-rated based on the percentage of usability. Such abatement shall be made pursuant to Paragraph 20 hereof.

(4) In the event that neither of the two parties elects to make such repairs or replacements, then this Lease shall terminate either at the expiration of seventy-five (75) days from the occurrence of such destruction or damage or at the expiration of thirty (30) days following receipt of notice by CITY from LESSEE that the LESSEE does not elect to repair or replace such damage, whichever date occurs sooner, and in any such event, the proceeds of insurance applicable to the damage or destruction (other than the proceeds applicable to debris removal) shall be distributed between LESSEE, LESSEE's mortgage lender, and CITY as their interests may appear. In such event, the payment of rentals shall terminate as of the date of the damage or destruction.

(5) Notwithstanding anything contained in this Section 8(C) to the contrary, in the event the LESSEE has not yet settled with its insurance carrier as to the amount of money to be paid by the carrier in connection with the damage by the date that the LESSEE is required to make an election or send written notice to the CITY as required in Section 8(C)(1), then the period of time for LESSEE to send such written notice or make such election shall be

Exhibit E

extended until the LESSEE has so settled with its insurance carrier provided that LESSEE notifies CITY in writing of the need to extend the notice period. In no event, however, shall the notice period required in Section 8(C)(1) be extended beyond a period of 180 days from the date of the damage or destruction; and if the LESSEE has not provided any required written notice to the CITY, then before the CITY can terminate this Lease Agreement pursuant to the provisions in this Section 8, the CITY shall give the LESSEE written notice and an additional fifteen (15) days for the LESSEE to provide such written notice to the prior to the CITY terminating the Lease.

9. INDEMNITY.

LESSEE shall indemnify and hold harmless CITY, its Commissioners, officers, employees and representatives, from and against all claims and demands of third persons, except in cases of gross and willful misconduct including, but not limited to, the execution of this Lease, claims and demands for death or personal injuries or for property damages arising out of the use or occupancy of the Premises by LESSEE or with its consent or out of any acts or omissions of others upon the Premises with the consent of LESSEE, or arising or resulting from any breach or default by LESSEE or any of the obligations or duties assumed by or imposed upon it under this Lease, or indemnification arising by operation of law.

Further, LESSEE shall pay all costs incurred and reasonable attorneys' fees incurred by CITY in the event of a necessity to defend any claim, lawsuit or cause of action whatever against CITY arising out of the LESSEE's activities on the Premises or the execution of this Lease, be the same with or without merit. It is further understood that the above indemnification agreement extends to the act of invitees, licensees and trespassers upon the Premises leased, and LESSEE's obligations to indemnify CITY shall be cumulative with the obligations of any

Exhibit E

assignee of LESSEE, absent a specific agreement to the contrary with CITY at the time of such assignment.

LESSEE further agrees to hold CITY harmless from any claim of lien by any contractor, subcontractor, material man or other person or firm or corporation whatsoever and LESSEE further agrees to hold CITY harmless and to reimburse CITY for all costs including cost of defense, attorneys' fees and other expenses in connection with any claim of whatsoever kind, whenever the same may be presented, arising out of any construction whatever in connection with this Lease Agreement.

10. SIGNS.

Except with the prior written approval of CITY, which approval shall not be unreasonably withheld or delayed and so long as same complies with all applicable governmental rules, regulations, and ordinances, including the CITY's sign code, LESSEE may erect signage in compliance with the CITY's sign code, as amended from time to time. CITY hereby agrees that from and after the Effective Date of this Lease, LESSEE shall have the right to place a sign(s) upon the Premises indicating that there will be commercial space available for rent within the Premises, so long as such sign complies with all applicable governmental rules, regulations, and ordinances, including the CITY's sign code.

11. ADDITIONAL RENT AND CHARGES.

If CITY is required or elects to pay any sum or sums or incurs any obligations or expenses by reason of the failure, neglect or refusal of LESSEE to perform or fulfill any one or more of the conditions, covenants or agreements contained in this Agreement or as a result of any act or omission of LESSEE contrary to said conditions, covenants and agreements, LESSEE agrees to pay the sum or sums so paid or the expense so incurred, including all interest, costs, damages and penalties, and the same may be added to any installment of rent thereafter due

Exhibit E

hereunder and each and every part of the same shall be and become additional rent recoverable by CITY in the same amount and with like remedies as if it were originally a part of the rent as set forth in paragraph 4 hereof.

12. RIGHTS OF ENTRY RESERVED.

A. CITY, by its officers, employees, agents, representatives and contractors shall have the right at all reasonable times, and with reasonable prior notice, to enter upon the Premises for the purpose of inspecting the same, for observing the performance by LESSEE of its obligations under this Agreement and for doing any act or thing which CITY may be obligated or have the right to do under this Agreement or otherwise as long as said inspection or visit does not interfere with the normal business of LESSEE.

B. Without limiting the generality of the foregoing, CITY, by its officers, employees, agents, representatives, contractors, and furnishers of utilities and other services, shall have the right, at its own cost and expense, for its own benefit or for the benefit of others to maintain existing and future utilities, mechanical, electrical and other systems and to enter upon the Premises at all reasonable times to make such repairs, replacements or alterations thereto as may, in the opinion of CITY, be deemed necessary or advisable and from time to time to construct or install over, in or under the premises such systems or parts thereof and in connection with such maintenance to use the premises for access to other parts of the property otherwise not conveniently accessible provided, however, that in the exercise of such rights of access, repair, alteration or new construction CITY shall not unreasonably interfere with the actual use and occupancy of the Premises by LESSEE or LESSEE's subtenants, invitees or licensees.

C. In the event that any personal property of LESSEE shall obstruct the access of CITY, or its officers, employees, agents or contractors, to any of the existing or future utility, mechanical, electrical and other systems and thus shall interfere with the inspection,

Exhibit E

maintenance or repair of any such system, LESSEE shall move such property, as directed by CITY, in order that access may be had to the system or part thereof for its inspection, maintenance or repair, and if LESSEE shall fail to do so, CITY may move it and LESSEE hereby agrees to pay the cost of such moving upon demand.

D. At any time and from time to time during reasonable business hours within the six (6) months next preceding the expiration of the letting or immediately upon the determination by CITY of an abandonment or a breach of the Lease by LESSEE, CITY by its agents and employees, whether or not accompanied by a prospective LESSEE, occupier or user of the Premises, shall have the right to enter thereon, after reasonable notice, for the purpose of exhibiting and viewing all parts of the same and during such six (6) month period, CITY may place and maintain on the Premises the usual "to Let" signs, which signs LESSEE shall permit to remain without molestation. CITY shall not interfere with the normal business of LESSEE when entering onto property pursuant to this subsection.

E. If, during the last month of the letting, LESSEE shall have removed all or substantially all of its property from the Premises, CITY may immediately enter and alter, renovate and redecorate the Premises.

F. The exercise of any or all of the foregoing rights by CITY or others shall not be or be construed to be an eviction of LESSEE nor to be made the grounds for any abatement of rental nor any claim or demand for damages, consequential or otherwise.

13. SALE, ASSIGNMENT AND SUBLEASE.

Except as otherwise provided in this Lease Agreement, LESSEE may sublease this Lease or any part thereof or any rights created thereby or sublet the Premises or any part thereof with the prior written consent of CITY, which consent shall not be unreasonably withheld.

Exhibit E

Notwithstanding the foregoing, LESSEE may, without CITY's consent, sublease or sublet portions of the Premises for retail, commercial or other permitted occupants.

14. DEFAULT BY LESSEE.

LESSEE will be considered in default of this Lease if any one or more of the following events shall occur:

A. Termination of the Pompano Beach Community Redevelopment Agency.

Should LESSEE, at any time during the term of this Lease, cease to exist because of the expiration of its statutory term or otherwise, the CITY shall assume control of all LESSEE's rights and interests of LESSEE, including this Lease Agreement.

B. Other Events Constituting Default.

(1) If LESSEE shall voluntarily abandon, desert or vacate the Premises or discontinue its operation at the Premises absent an event of force majeure.

(2) If LESSEE shall fail duly and punctually to pay the rental or to make any other payment required hereunder when due to CITY and shall continue in its failure to pay rentals or to make any other payments required hereunder for a period of ten (10) days after receipt of notice by it from CITY to make such payments.

(3) If LESSEE fails to expend at least \$500,000.00 Capital Improvements no later than forty-eight (48) months from the Effective Date of this Lease as provided for in Section 3.B of this Lease Agreement.

(4) If LESSEE shall fail to keep, perform and observe each and every other promise, covenant and agreement set forth in this Agreement on its part to be kept, performed or observed within thirty (30) days after receipt of notice of non-compliance there under from CITY except where fulfillment of its obligation requires activity over a period of time and LESSEE shall have commenced to perform whatever may be required for fulfillment

Exhibit E

within fifteen (15) days after receipt of notice and continues such performances without interruption.

(5) Upon the occurrence of any such event which is not cured as provided herein or at any time thereafter during the continuance thereof, CITY, by forty-five (45) days' written notice, may terminate the rights of LESSEE hereunder and this letting, such termination to be effective upon the date specified in such notice. Such right of termination and the exercise thereof shall be and operate as a conditional limitation.

C. Wasting or Destruction of Property. In the event the activities of LESSEE, which are in derogation of the terms of this Lease, are such as to constitute a material wasting or destruction of the property of CITY then and in that event it shall not be necessary for CITY to suffer the wasting or destruction of said property during the aforesaid periods of notice, but in such event CITY shall give LESSEE three (3) days' notice within which to terminate the aforesaid destruction or waste or terminate any act or practice which shall place the property of CITY in danger of destruction or waste. If at the expiration of the aforesaid three (3) days from the service of notice upon LESSEE in accordance with the provisions for service of such notice as contained in this Lease Agreement, LESSEE has not terminated such waste of CITY's property, then and, in that event, CITY shall have the right to enter upon the Premises forthwith, and LESSEE shall remove himself from the Premises forthwith and this Lease shall be deemed canceled and terminated as of the expiration of the aforesaid three (3) days.

D. No acceptance by CITY of rental, fees, charges or other payments in whole or in part for any period or periods after a default of any of the terms, covenants and conditions hereof to be performed, kept or observed by LESSEE shall be deemed a waiver of any right on the part of CITY to terminate the letting.

Exhibit E

E. No waiver by CITY of any default on the part of LESSEE in performance of any of the terms, covenants or conditions hereof to be performed, kept or observed by LESSEE shall be or be construed to be a waiver by CITY of any other or subsequent default in performance of any of the said terms, covenants and conditions.

F. The rights of declaration of default described above shall be in addition to any other rights of termination provided in this Agreement and in addition to any rights and remedies that CITY would have at law or in equity consequent upon any breach of this Agreement by LESSEE and the exercise by CITY of any right of termination shall be without prejudice to any other such rights and remedies.

15. REMEDIES TO BE NON-EXCLUSIVE.

All remedies provided in this Agreement shall be deemed cumulative and additional and not in lieu of or exclusive of each other or of any other remedy available to CITY or LESSEE at law or in equity and the exercise of any remedy or the existence herein of other remedies or indemnities shall not prevent the exercise of any other remedy.

16. SURRENDER.

LESSEE covenants and agrees to yield and deliver peaceably to CITY on the date of cessation of the letting, whether such cessation be by termination, expiration or otherwise, possession of the Premises and all buildings, structures, pavements, facilities and permanent improvements located on the Premises free of all encumbrances, in a good state of repair and in good and usable condition, subject to reasonable wear and tear.

Personal property and furnishings belonging to LESSEE shall be removed from the Premises within thirty (30) days from the date of termination of the Lease, where termination is due to a breach of any condition imposed upon LESSEE under the terms of the Lease or whether by natural termination due to the lapse of time, it being specifically understood that CITY shall

Exhibit E

look to the buildings constructed on the Premises as its sole security for this Lease and not any personal property belonging to LESSEE which may be located on the leased premises. It is further understood that LESSEE shall have no right to remove any property, the removal of which will leave the building structurally defective and LESSEE shall be further prohibited from removing any plumbing fixtures, lighting fixtures or other items incorporated into the structure of the building.

17. NOTICES.

Except where expressly required or permitted herein to be oral, all notices, requests, consents and approvals required to be given to or by either party shall be in writing and all such notices and requests shall be personally delivered to the duly designated officer or representative of such party or delivered to the office of such officer or representative during regular business hours or forwarded to him or to the party at such address by certified or registered mail. CITY designates the City Manager and, until further notice, LESSEE designates its Executive Director(s) as its representative upon whom notices and requests may be served, and CITY designates its office at City Hall, 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, and LESSEE designates its office at City Hall, 100 West Atlantic Boulevard, Room 276, Pompano Beach, Florida 33060, as their respective offices where notices and requests may be served. The notices herein required to be served shall be deemed effective and served five (5) business days after the date of the registered or certified mailing thereof with proper postage prepaid.

18. PLACE OF PAYMENTS.

All payments by LESSEE shall be made at the office of the Finance Department, 4th Floor, at City Hall, 100 West Atlantic Boulevard, Pompano Beach, Florida.

Exhibit E

19. CONSTRUCTION AND APPLICATION OF TERMS.

The paragraph and subparagraph headings, if any, in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of the provision hereof.

20. ABATEMENT.

If at any time LESSEE shall become entitled to an abatement of rental by the provisions of this Agreement or otherwise, the abatement of rental shall be made on an equitable basis giving effect to the amount and character of the space, the use of which is denied LESSEE as compared with the entire premises.

21. DEFINITIONS.

The following terms, when used in this Agreement, shall, unless the context shall require otherwise, have the respective meanings given below:

- A. Agreement shall mean this Agreement of Lease.
- B. Lease shall mean this Agreement of Lease including any supplements, modifications or amendments thereof, as long as said supplement, modification or amendments specifically identify this Lease and are executed with the same formality.
- C. Letting shall mean the letting under this Agreement for the original term stated herein.
- D. Premises shall mean and include the land, buildings, structures and other improvements located or to be located or to be constructed therein or thereon, the equipment permanently affixed or permanently located therein, such as electrical, plumbing, sprinkler fire protection and fire alarm, heating, steam, sewage, drainage, refrigerating, communications, gas and other systems and their pipes, mains, lines, tubes, conduits, equipment and fixtures and all paving, drains, culverts, ditches and catch basins.

Exhibit E

22. OBLIGATION OF LESSEE TO PAY CERTAIN TAXES AND EXPENSES.

LESSEE shall be responsible to pay all real and personal property taxes, tangible or intangible taxes, assessments, utilities, insurance premiums, occupational license, maintenance and other similar expenses.

23. OPERATING COSTS.

LESSEE agrees to promptly pay when due all operating, maintenance and servicing charges and costs including gas, electricity, water, water connections, sewer, sewer connections, and all other expenses incurred in the use and operation of the Premises.

24. PERMITS, APPROVALS AND FEES.

It is understood and agreed that any construction on the Premises shall be accomplished in accordance with the applicable rules, regulations, resolutions and ordinances of the CITY, County, State and Federal governments, and that LESSEE shall be responsible for obtaining all necessary plat approvals, zoning and building permits, and any other approvals or permits which may be required, and shall pay all charges therefore. whether such charges become payable prior to or subsequent to the issuance of the approval or permit. It is specifically understood and agreed that LESSEE shall have sole responsibility for any platting of the Premises which may be required by CITY and Broward County and for the payment of all fees and charges in connection therewith including, but not limited to, engineering, surveying and drafting charges, application, processing and recording fees, impact fees and off-site road improvement fees. The CITY shall cooperate with, support and join in, to the extent required, all necessary applications for platting, site plan approval, building permits, variances, special exceptions and other approvals, permits, and licenses for the construction and use of LESSEE's intended improvements, but shall bear no cost for the same.

Exhibit E

25. RETENTION OF RECORDS AND RIGHT TO ACCESS.

LESSEE shall preserve and make available all financial records, supporting documents, statistical records and any other documents pertinent to this contract for a period of three (3) years after termination of this contract or if an audit has been initiated and audit findings have not been resolved at the end of these three (3) years, the records shall be retained until resolution of audit finding.

Additionally, LESSEE shall provide CITY with an Annual Statement of gross receipts and operating expenses for informational purposes only upon request.

26. NON-DISCRIMINATION.

LESSEE, in exercising any of the rights or privileges herein granted to it shall not on the grounds of race, color or national origin discriminate against any person or persons in any manner.

27. PLEDGE OF LEASEHOLD INTEREST

LESSEE nor any of its tenants, shall not have the right to mortgage LESSEE's interest under this Lease. LESSEE may pledge its tax increment revenue in any current or future revenue bond.

28. RIGHT TO RECORD.

Either CITY or LESSEE shall have the right to record this Lease or a written Memorandum of this Lease in the public records of Broward County, Florida, at their own expense. Upon request by the LESSEE, the CITY agrees to simultaneously with the execution of this Lease enter into a Memorandum of Lease, in a form satisfactory to the CITY, for purposes of recording same in the public records.

Exhibit E

29. ENTIRE AGREEMENT.

This Agreement consists of the following: Paragraphs 1 through 28 inclusive, and Exhibits "1," "2" and "3."

It constitutes the entire agreement of the parties on the subject matter hereof and many not be changed, modified, discharged or extended except by written instrument duly executed by CITY and LESSEE. LESSEE agrees that no representatives or warranties shall be binding upon CITY unless expressed in writing in this Agreement.

IN WITNESS WHEREOF, the parties have hereto have executed these presents as of the day and year first above written.

"CITY":

CITY OF POMPANO BEACH

By: [Signature]
LAMAR FISHER, MAYOR

By: [Signature]
DENNIS W. BEACH, CITY MANAGER

Witnesses:

[Signature]

[Signature]

Attest:

[Signature]
MARY L. CHAMBERS, CITY CLERK

(SEAL)

Approved by:

[Signature]
GORDON B. LINN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16th day of March, 2012 by LAMAR FISHER as Mayor, DENNIS W. BEACH as City Manager, and MARY L. CHAMBERS as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Ascelela Hammond

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

Exhibit E

"LESSEE":

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Floyd T. Johnson
Print Name: Floyd T. Johnson
Floyd T. Johnson
Print Name: Floyd T. Johnson

By: [Signature]
Lamar Fisher, Chairman

ATTEST: [Signature]
Margaret Gallagher, Secretary

Floyd T. Johnson
Print Name: Floyd T. Johnson
Floyd T. Johnson
Print Name: Floyd T. Johnson

EXECUTIVE DIRECTOR:
Redevelopment Management Associates, LLC
a Florida limited liability company

By: MetroStrategies, Inc., a Florida corporation
a managing member

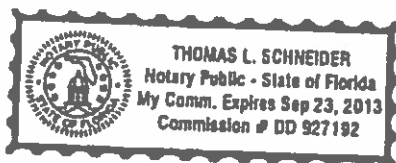
By: [Signature]
Kim Briesemeister, President

and
By: [Signature]
Christopher J. Brown
a managing member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of February, 2012 by LAMAR FISHER as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:



Thomas L. Schneider
NOTARY PUBLIC, STATE OF FLORIDA

THOMAS L SCHNEIDER
(Name of Acknowledger Typed, Printed or Stamped)

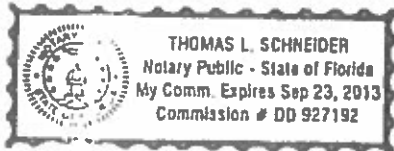
DD 927192
Commission Number

Exhibit E

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of February, 2012 by MARGARET GALLAGHER, Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:



Thomas L. Schneider
NOTARY PUBLIC, STATE OF FLORIDA

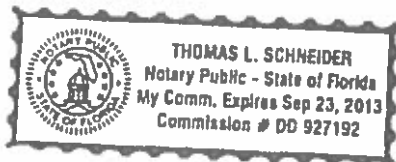
THOMAS L. SCHNEIDER
(Name of Acknowledger Typed, Printed or Stamped)

DD 927192
Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of February, 2012, by Kim Briesemeister, President of MetroStrategies, Inc., as Managing Member of Redevelopment Management Associates, LLC on behalf of the limited liability company. She is personally known to me or who has produced (type of identification) as identification.

NOTARY'S SEAL:



Thomas L. Schneider
NOTARY PUBLIC, STATE OF FLORIDA

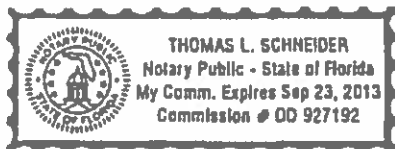
THOMAS L. SCHNEIDER
(Name of Acknowledger Typed, Printed or Stamped)

DD 927192
Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of February, 2012, by Christopher J. Brown, as Managing Member of Redevelopment Management Associates, LLC, on behalf of the limited liability company. He is personally known to me or who has produced (type of identification) as identification.

NOTARY'S SEAL:



Thomas L. Schneider
NOTARY PUBLIC, STATE OF FLORIDA

THOMAS L. SCHNEIDER
(Name of Acknowledger Typed, Printed or Stamped)

DD 927192
Commission Number

EGR:jrm
2/15/12
L Agr/CRA/2012-551

EXHIBIT I

LEGAL DESCRIPTION

A PORTION OF TRACT 13, PLAT OF THE SUBDIVISION OF SEC. 35 TW 48 S. RANGE 42 E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 43.92 FEET TO THE EAST 193.92 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE NORTH 126.5 FEET THEREOF, AND FURTHER EXCEPTING THAT PORTION THEREOF SOUTH OF HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE WEST 43.92 FEET OF THE EAST 193.92 FEET OF THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA;

AND

THE WEST 43.17 FEET OF THE EAST 237.09 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE NORTH 126.5 FEET THEREOF, AND FURTHER EXCEPTING THAT PORTION THEREOF SOUTH HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE WEST 43.17 FEET OF THE EAST 237.09 FEET OF THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM THE EAST 237.09 FEET, AND EXCEPTING THEREFROM THE WEST 50 FEET, AND EXCEPTING THEREFROM THE NORTH 126.5 FEET, AND FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF SOUTH OF HAMMONDVILLE ROAD AS NOW LOCATED AND ESTABLISHED;

AND

THE NORTH 126.5 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA; EXCEPTING THEREFROM THE EAST 237.09 FEET, AND FURTHER EXCEPTING THEREFROM THE WEST 50 FEET;

AND

THE WEST 50 FEET OF THE NW(1/4) OF THE NE(1/4) OF THE SW(1/4) OF THE SW(1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; EXCEPTING THEREFROM THE SOUTH 160 FEET;

AND

THE WEST 49.17 FEET OF THE EAST 150 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35,

TOWNSHIP 48 SOUTH, RANGE 42 E **Exhibit E** XCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, RUN WEST ALONG THE CENTER LINE OF HAMMONDVILLE ROAD FOR A DISTANCE OF 100.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST FOR A DISTANCE OF 49.2 FEET; THENCE NORTH A DISTANCE OF 66.96 FEET; THENCE EAST A DISTANCE OF 49.2 FEET; THENCE SOUTH A DISTANCE OF 60.33 FEET TO THE POINT OF BEGINNING.

AND

LOTS 7 THROUGH 11, LESS THE WEST 5 FEET OF BLOCK 2, RAYWOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LANDS SITUATE, LYING AND BEING IN POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 83,461 SQUARE FEET (1.916 ACRES), MORE OR LESS.

Exhibit E

EXHIBIT 2

CAPITAL IMPROVEMENTS

A project is being designed for a 4,140 SF new commercial building, 41 parking spaces, landscape and hardscape improvements on the property located at 731 Hammondville Road.

731 HAMMONDVILLE ROAD
SITE PLAN

1781

CITY OF PORTLAND, OREGON

CLATSOP COUNTY, OREGON

EXHIBIT 3

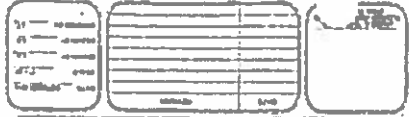


TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL SITE
1	PROPOSED RESIDENTIAL DEVELOPMENT	10,000	0.23	100%
2	PROPOSED PARKING LOT	5,000	0.11	50%
3	PROPOSED DRIVEWAY	1,000	0.02	10%
4	PROPOSED WALKWAY	500	0.01	5%
5	PROPOSED LANDSCAPING	1,500	0.03	15%
6	PROPOSED UTILITY	500	0.01	5%
7	PROPOSED FENCE	1,000	0.02	10%
8	PROPOSED SIGNAGE	500	0.01	5%
9	PROPOSED LIGHTING	500	0.01	5%
10	PROPOSED SECURITY	500	0.01	5%
11	PROPOSED MAINTENANCE	500	0.01	5%
12	PROPOSED STORAGE	500	0.01	5%
13	PROPOSED OFFICE	500	0.01	5%
14	PROPOSED GARAGE	500	0.01	5%
15	PROPOSED PORCH	500	0.01	5%
16	PROPOSED DECK	500	0.01	5%
17	PROPOSED PATIO	500	0.01	5%
18	PROPOSED TERRACE	500	0.01	5%
19	PROPOSED BALCONY	500	0.01	5%
20	PROPOSED STAIRS	500	0.01	5%
21	PROPOSED RAMP	500	0.01	5%
22	PROPOSED ELEVATOR	500	0.01	5%
23	PROPOSED HALLWAY	500	0.01	5%
24	PROPOSED BATHROOM	500	0.01	5%
25	PROPOSED KITCHEN	500	0.01	5%
26	PROPOSED LIVING ROOM	500	0.01	5%
27	PROPOSED BEDROOM	500	0.01	5%
28	PROPOSED CLOSET	500	0.01	5%
29	PROPOSED ENTRY	500	0.01	5%
30	PROPOSED PORCH	500	0.01	5%

- LEGEND
- 1. PROPOSED RESIDENTIAL DEVELOPMENT
 - 2. PROPOSED PARKING LOT
 - 3. PROPOSED DRIVEWAY
 - 4. PROPOSED WALKWAY
 - 5. PROPOSED LANDSCAPING
 - 6. PROPOSED UTILITY
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