

## **LEASE AMENDMENT AND EXTENSION AGREEMENT**

**THIS LEASE AMENDMENT AND EXTENSION AGREEMENT** is entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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 **MG PAVANI REMODELING CORP**, whose address is 100 SE 20<sup>th</sup> Avenue, Pompano Beach, Florida 33060 ("Tenant").

**WHEREAS**, CRA entered into a Lease Agreement with MG Pavani ("Tenant") to operate an interior design showroom at property located at 100 SE 20<sup>th</sup> Avenue ("Original Lease"), and approved by Resolution No. 2017-45.

**WHEREAS**, Tenant exercised in a timely manner the option to renew the Lease for an additional one (1) year term ending July 31, 2019.

**WHEREAS**, CRA and Tenant desire to amend Paragraph 4 of the Lease and allow renewal for a one (1) year term with option to renew for an additional one (1) year term upon the same terms, covenants and conditions as set forth in the Lease Agreement.

### **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 Lease shall remain in full force and effect except as specifically amended herein below.

Paragraph 4 is amended to read as follows:

Renewal Term. Provided that Tenant shall have fully done, performed and observed all of the terms, covenants and conditions required hereunder to be done, performed

or observed by it during the term of this Lease, then the Tenant shall have the right to renew this Lease for one (1) year upon the same terms, covenants and conditions as the Initial Term of this Lease. After the first renewal term, the Lease may be renewed ~~month-to-month-thereafter~~ for two additional one (1) year terms. The annual rent for the first year of the renewal term shall increase by one and a half percent (1.5%) plus applicable sales tax. During any subsequent ~~option~~ renewal terms exercised by Tenant the base annual rent shall increase the first year by ~~one and a half percent (1.5%)~~ three percent (3%) above the immediately preceding base annual rent. Tenant shall give written notice that it is exercising its option to renew by certified mail to CRA at least ninety (90) days prior to the termination of the Initial Term or any renewal term then in effect. The Renewal Term, with the Initial Term shall be referred to herein as the "Term."

3. Tenant having timely given notice of its desire to renew the lease for an additional term, the Term is extended for one year ending July 31, 2020.

IN WITNESS WHEREOF, CRA and Tenant have duly executed this Lease Amendment and Extension Agreement on \_\_\_\_\_, 2019.

**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**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Rex Hardin, Chairman

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Gregory P. Harrison, Executive Director

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Marsha Carmichael, Secretary

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by REX HARDIN, Chairman, GREGORY P. HARRISON, Executive Director and MARSHA CARMICHAEL, Secretary of the Pompano Beach Community Redevelopment Agency, who are personally known to me.

NOTARY'S SEAL:

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Name of Acknowledger Typed, Printed or Stamped)

\_\_\_\_\_  
Commission Number

**"TENANT"**

Witnesses:

MG PAVANI REMODELING CORP

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: ALEXSANDRA DOS SANTOS

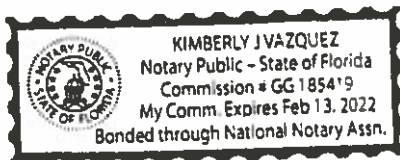
Title: PRESIDENT

Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of June, 2019, by Alexsandra Dos Santos who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

NOTARY'S SEAL:



NOTARY PUBLIC, STATE OF FLORIDA

Name of Acknowledger Typed, Printed or Stamped

Commission Number