

SECOND AMENDMENT AND NOTICE OF RENEWAL OF LEASE AGREEMENT

THIS SECOND AMENDMENT AND NOTICE OF RENEWAL OF LEASE AGREEMENT is made and entered into this _____ day of _____ 2026, by and between Barefoot Bay Recreation District, a mobile home park recreation district organized and existing under the provisions of Section 418.30, et seq., Florida Statutes, and Brevard County Ordinance No. 84-05, (hereinafter referred to as the "Lessor") and the Brevard County Board of County Commissioners, (hereinafter referred to as the "Lessee"). The Lessor and Lessee are sometimes herein collectively referred to as "Parties."

WITNESSETH:

WHEREAS, Lessor and Lessee previously entered into a certain Lease Agreement dated September 20, 2016, for the certain real property located in Brevard County, Florida, including any and all improvements, more specifically described as Building 3, Suite 2, located at 931 Barefoot Boulevard, Barefoot Bay, Florida 32976, (hereinafter referred to as the "Leased Premises") for the period commencing October 1, 2016, through September 30, 2021 (the "Lease"); and Lessor and Lessee later amended said Lease Agreement on December 3, 2021, for the period commencing October 1, 2021, through September 30, 2026

WHEREAS, the Parties now desire to amend the Lease and renew the Lease Agreement as specifically provided herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein set forth, the Parties agree and covenant as follows:

1. The Lease Agreement is hereby renewed and extended for the period running from October 1, 2026, through September 30, 2031 ("Effective Period").
2. Paragraph 1(b) of the Lease Agreement is hereby amended to read as follows:
 - a. Provided that the Lessee is not in default of any provisions of this lease, Lessee and Lessor may agree to renew or extend said lease for two (2) additional five (5) year periods upon the same terms, covenants and conditions as set forth herein, except that Lessor, at its option, may increase the base rent by as much as ten percent (10%) per renewal period. In no event shall base rent increase more than ten percent (10%) in any renewal period. Lessee and Lessor shall agree to renew by giving written notice of intent to renew to each other not less than sixty (60) days prior to the expiration of the initial term hereof.
3. Paragraph 2(a) of the Lease Agreement is hereby amended to read as follows:
 - a. The total base rent payable by Lessee to Lessor during the term of the Effective Period shall be \$73,414.40 payable in five (5) equal annual installments of \$14,682.88. At the time rental payments are made, Lessee also agrees to pay to Lessor all applicable Florida and local sales and use taxes that arise because of payment of base rent, and Common Area Maintenance (CAM) charges to Lessor. The Lessee also agrees to pay, at the time rental payments are made their proportionate share of CAM charges in the amount of \$225.91 per month, (\$2,710.92 annually). Said CAM charges may be increased from time

to time pursuant to Paragraph 9(b) of this Agreement. Commencing from the commencement date of this Agreement, Tenant agrees to pay to the Landlord throughout the term of this Lease its proportionate share of all property taxes which may be levied against the property by any taxing authority including all applicable assessments, without any allowance for any discount.

4. UNAUTHORIZED ALIEN WORKERS and E-VERIFY:

- a. Brevard County will not accept bids from Contractors who knowingly employ unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S. Code§ 1324a(e) (Section 274A(e) of the Immigration and Nationality Act "INA"). The County shall consider a Contractor's intentional employment of unauthorized aliens as grounds for immediate termination of any awarded proposal.
- b. In accordance with Florida Statute Chapter 448.095, a public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system.
- c. The County shall not enter into, or renew, a contract with a vendor/contractor that is not enrolled in E-Verify. Any vendor/contractor that has a contract with the County shall be contractually required to utilize E-Verify to confirm the employment eligibility of any employee hired during the contract term.
- d. The CONTRACTOR shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the CONSULTANT during the term of the Contract and shall expressly require any subcontractors performing work or providing services pursuant to the Contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term. If the County is unable to electronically verify the Contractor participates in the E-Verify Program; the CONTRACTOR SHALL be required to submit a copy of the fully executed E-Verify Memorandum of Understanding before the County will enter into contract or issue notice to proceed with Contractor.
- e. A contractor who registers with and participates in the E-Verify program may not be barred or penalized under this section if, as a result of receiving inaccurate verification information from the E-Verify program, the contractor hires or employs a person who is not eligible for employment.
- f. Nothing in this section may be construed to allow intentional discrimination of any class protected by law.

5. All other terms and conditions of the Lease Agreement not inconsistent with the provisions of this Second Amendment and Notice of Renewal of the Lease Agreement shall remain in full force and effect. In the event of a conflict between the Lease Agreement and this Second Amendment and Notice of Renewal of Lease Agreement, the terms of the Second Amendment and Notice of Renewal of Lease Agreement shall prevail. 5. This Second Amendment and Notice of Renewal of Lease Agreement shall become effective immediately upon execution by both parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and executed this Second Amendment and Notice of Renewal of Lease Agreement as of the dates indicated below.

BAREFOOT BAY RECREATION DISTRICT

BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS

By: Elaine Van Berschot
Printed Name: Elaine Van Berschot
As its: Chairwoman

By: _____
Printed Name: Thad Altman
As its: Chair

Approved by the BBRD Board of Trustees:

As approved by the Board on:

6/23/26
Date

Date