




OFFICE OF THE PRESIDENT

Item 5.2.1

PRESENT TO BOARD: OCTOBER 30, 2019

TO: SOUTH FLORIDA STATE COLLEGE
DISTRICT BOARD OF TRUSTEES

FROM: THOMAS C. LEITZEL 

SUBJECT: LEASE AGREEMENT – FLORIDA DEPARTMENT OF AGRICULTURE

Approval is requested to renew a lease agreement between South Florida State College and the Florida Department of Agriculture for the rental of Room 103 at the SFSC Public Safety building. This is a renewal of the current lease for five (5) years at a rate of \$498.96 per month, representing a 5% increase in the monthly rental rate.

SUGGESTED MOTION:
Move to the renewal of a lease agreement with the Florida Department of Agriculture as presented.



STATE OF FLORIDA Agreement for Modification

Bureau of Leasing, Department of Management Services Form 4040

Lease Number: 420:0390

Modification Number: 4

WHEREAS, the Department of Agriculture and Consumer Services, as Lessee, has previously entered into Lease Number 420:0390, on December 7th, 2005 which became effective November 1st, 2005 and consists of 320 square feet; the current Lessor being District Board of Trustees, South Florida State College

and WHEREAS, the current description of the leased premises is:

101 West College Avenue
Citrus Science Building, Room 103
Avon Park, FL 33825

and the covenants and conditions contained in the original State of Florida, Department of Management Services' Lease Agreement, as amended by the below modification(s) are hereby readopted and incorporated herein.

1. **Agreement for Lease Renewal:**

Lessor and Lessee agree that, pursuant to Article _____ of the Lease Agreement described above, the Lessee hereby exercises the option to renew Lease for a period of _____ year(s) beginning _____ and ending _____.

2. **Agreement for Lease Extension:**

Lessor and Lessee hereby agree to extend the term of the Lease Agreement described above for a period of 60 month(s), beginning November 1st, 2019 and ending October 31st, 2024.

3. **Restructuring the Rental Rate:**

Commencing November 1st, 2019, the Lease referenced above is amended to increase or decrease the rental rate per square foot per year paid to the Lessor by the Lessee to the amounts as specified in Article 8 of this agreement.

4. **Increase or Decrease Square Footage:**

Commencing _____, _____, the Lease referenced above is amended to increase or decrease the square footage leased under this Lease by _____ square feet from _____ square feet to _____ square feet. The description of added or deleted square footage is: _____ and the rental rates, pursuant to this change, shall be as specified in Article 8 of this Agreement.

5. **Change the Renewal Option Terms:**

Commencing _____, _____, the Lease is hereby amended to change the renewal option periods from _____, _____ year periods to _____, _____ year periods.

6. **Cooperation with the Inspector General:**

Pursuant to section 20.055(5), Florida Statutes, contractor and any subcontractors understand and will comply with their duty to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing.



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7. Other:

(Use this section to specify terms not included in the sections above. If this box is not selected, no additional modifications are included.)

8. Effective Rental Rates – Square Footage 320

TERM		RATE PER SQUARE FOOT	MONTHLY RATE	ANNUAL RATE
Start (MM/DD/YYYY)	End (MM/DD/YYYY)			
11/01/2019	- 10/31/2020	\$18.71	\$498.96	\$5,987.52
11/01/2020	- 10/31/2021	\$18.71	\$498.96	\$5,987.52
11/01/2021	- 10/31/2022	\$18.71	\$498.96	\$5,987.52
11/01/2022	- 10/31/2023	\$18.71	\$498.96	\$5,987.52
11/01/2023	- 10/31/2024	\$18.71	\$498.96	\$5,987.52
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00

Agreement to Incorporate Addendum

WHEREAS, both the Lessor and the Lessee wish to amend and modify said lease so as to incorporate Addendum _____ effective _____,

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained; the parties hereto hereby agree as follows:

Commencing _____, _____, said lease is hereby amended and modified to incorporate Addendum _____.



STATE OF FLORIDA
Agreement for Modification
 Bureau of Leasing, Department of Management Services Form 4040

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IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, the _____

ANY MODIFICATION OF A LEASE AGREEMENT SHALL NOT BECOME LEGALLY EFFECTIVE UNTIL APPROVED/ACCEPTED BY THE DEPARTMENT OF MANAGEMENT SERVICES.

ORIGINAL SIGNATURES REQUESTED ON ALL COPIES

As to Lessor – Lessor, or authorized representative and two witnesses must sign, print name and enter date.

X		Tami Cullens / Chair	10/30/11
	Lessor or Authorized Representative	Printed Name/Title	Date
X		Melissa Lee	10/30/19
	Witness #1	Printed Name	Date
X		Ashley Bennett	10/30/19
	Witness #2	Printed Name	Date

As to Lessee Agency – Agency head, or authorized delegate, and representative of Agency Office of General Counsel must sign, print name and enter date.

X	_____	Joey B. Hicks, Director of Administration	_____
	Agency Head or Authorized Delegate	Printed Name/Title	Date
X	_____	Funmi Ojetayo, Senior Attorney	_____
	Agency Office of General Counsel	Printed Name	Date

As to the Department of Management Services – Chief Real Property Administrator (or authorized designee) and Secretary (or authorized delegate) must sign, print name and enter date. When applicable, DMS Office of General Counsel shall sign, print name and enter date.

X	_____	_____	_____
	Chief Real Property Administrator	Printed Name/Title	Date
X	_____	_____	_____
	Secretary or Authorized	Printed Name	Date
X	_____	_____	_____
	DMS Office of General Counsel	Printed Name	Date



STATE OF FLORIDA
DEPARTMENT OF MANAGEMENT SERVICES
UPDATED DISCLOSURE STATEMENT

Lease Number: 420:0390

Location: 101 West College Avenue
Citrus Science Building, Room 103
Avon Park, FL 33825

The Disclosure of Ownership Statement, form FM 4114, currently on file dated 06/18/2014
remains valid and correct.

Lessor: District Board of Trustees, South Florida State College

(x) Tami Cullens

Authorized Signature

Tami Cullens/Chair

Name/Title

10/30/19

Date

(SEAL)