



OFFICE OF THE PRESIDENT

Item 5.3.1

PRESENT TO BOARD: MAY 27, 2020

TO: SOUTH FLORIDA STATE COLLEGE
DISTRICT BOARD OF TRUSTEES

FROM: THOMAS C. LEITZEL

SUBJECT: LEASE AGREEMENTS – HOTEL JACARANDA AND SFSC TEACHERAGE

Approval is requested to **renew** the following rental agreements between South Florida State College and the SFSC Foundation, Inc. for the 2020-21 fiscal year as follows:

Site	2019-20 Monthly Rate	2020-21 Monthly Rate	Purpose of Lease
Hotel Jacaranda	\$6,709	\$7,044	Classroom and Lab Space
SFSC Teacherage	\$865	\$865*	Classroom Space

*Will be terminated once the premises is no longer actively used for instruction, and the Foundation Board President executes the Warranty Deed from South Florida State College Foundation, Inc. to the School Board of Highlands County.

SUGGESTED MOTION:

Move to approve the renewal of lease agreements for the Hotel Jacaranda and the SFSC Teacherage as presented.

LEASE AGREEMENT THE JACARANDA HOTEL

This Lease Agreement is made and entered into by and between the South Florida State College District Board of Trustees, hereinafter called the “College” and the South Florida State College Foundation, Inc., hereinafter called the “Foundation.”

For and in consideration of the sum of \$1.00, receipt of which is hereby acknowledged, the College and the Foundation hereby covenant, contract and agree as follows:


1. The College shall lease from the Foundation the space in the Jacaranda Hotel located at 19 E. Main Street, Avon Park, FL 33825, for classrooms, laboratories, offices and other ancillary spaces as needed for College-sponsored programs.
2. The term of this Agreement is effective July 1, 2020 through June 30, 2021. The Agreement is renewable upon the mutual consent of the College and the Foundation.
3. The College shall pay the Foundation the sum of Seven Thousand and Forty-Four Dollars (\$7,044) per month as rent, payable on the first day of each month during the term of this Agreement.
4. The cost of utilities, including electricity, water, sewer, garbage pickup and gas shall be shared by the College and the Foundation on a mutually agreed to pro-rata basis.
5. The space leased by the College, including the property, materials, and supplies located in said space shall be insured by the College as prescribed by the Florida College System Risk Management Consortium.

6. The College may, at its own expense, make such alterations, additions or improvements as may be required for the effective use of the leased space for College programs.

7. The College agrees to maintain the space at its own expense and to surrender the leased space to the Foundation in the same condition as at the commencement of this Agreement, excepting only reasonable wear and tear arising from the normal use of the rented space under this agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 27 day of May, 2020.

WITNESSES:


Melissa 

LESSOR:

South Florida State College
Foundation, Inc.

BY: 

WITNESSES:



LESSEE:

District Board of Trustees
South Florida State College

BY: 

LEASE AGREEMENT SFSC TEACHERAGE

This Lease Agreement is made and entered into by and between the South Florida State College District Board of Trustees, hereinafter called the “College” and the South Florida State College Foundation, Inc., hereinafter called the “Foundation”.

For and in consideration of the sum of \$1.00, receipt of which is hereby acknowledged, the College and the Foundation hereby covenant, contract and agree as follows:

1. The College shall lease from the Foundation the SFSC Teacherage, formerly E.O. Douglass Hall, located at 501 Lemon Avenue, Sebring, FL 33870, for classrooms, laboratories, offices and other ancillary spaces as needed for College-sponsored programs.
2. The term of this Agreement is effective July 1, 2020 through June 30, 2021. The Agreement is renewable upon the mutual consent of the College and the Foundation. The Agreement will terminate once the premises is no longer actively used for instruction, and the Foundation Board President executes the Warranty Deed from South Florida State College Foundation, Inc. to the School Board of Highlands County.
3. The College shall pay the Foundation the sum of Eight Hundred Twenty – Four Dollars (\$865) per month as rent, payable on the first day of each month during the term of this Agreement.
4. The cost of utilities, including electricity, water, sewer, garbage pickup and gas shall be shared by the College and the Foundation on a mutually agreed to pro-rata basis.

5. The space leased by the College, including the property, materials, and supplies located in said space shall be insured by the College as prescribed by the Florida College System Risk Management Consortium.
6. The College may, at its own expense, make such alterations, additions or improvements as may be required for the effective use of the leased space for College programs.
7. The College agrees to maintain the space at its own expense and to surrender the leased space to the Foundation in the same condition as at the commencement of this Agreement, excepting only reasonable wear and tear arising from the normal use of the rented space under this agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 27 day of May, 2020.

WITNESSES:

Melissa

LESSOR:

South Florida State College
Foundation, Inc.

BY: Jim Baker

WITNESSES:

Dee Bennett

LESSEE:

District Board of Trustees
South Florida State College

BY: Thomas C. Cora
