

LEASE AMENDMENT TWO

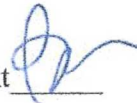
THIS AGREEMENT made and entered as of the 26 day of February, 2019, by and between **Central Florida Regional Workforce Development Board, Inc. a Florida non-profit corporation**, ("Tenant") and **Brio, L.L.C.**, a Florida limited liability company ("Landlord").

WITNESSETH:

- A. Landlord and Tenant have heretofore entered into that certain Lease Agreement dated October 24, 2013, and Lease Amendment One dated November 6, 2013, for premises (the "Premises") described as 1209-1229 West Airport Boulevard, Sanford, Florida 32773, containing approximately 10,031+/- square feet in the property (the "Property") known as Brio Business Center, located at 1105 – 1295 West Airport Boulevard, Sanford, Florida 32773, (collectively, the "Lease") and

- B. The parties mutually desire to amend the Lease Agreement, all on and subject to the terms and conditions hereof for good and valuable consideration. The parties agree that the Lease shall be amended in accordance with the following terms and conditions:
 1. NOW THEREFORE, in consideration of the mutual terms and conditions herein contained, the parties hereby agree as follows:
 - a. Tenant hereby renews and extends the Lease Agreement for 1209-1229 West Airport Boulevard for an additional twenty four (24) months commencing on July 1, 2019. Landlord hereby agrees to the lease renewal.
 - b. The base monthly rental payments for the renewal shall be \$10,172.68; CAM charges of \$1671.83; sales tax of \$0.00; for a total monthly payment of \$11,844.51 for the period July 1, 2019 through June 30, 2020.
 - c. The base monthly rental payments for the renewal shall be \$10,477.86; CAM charges of \$1671.83; sales tax of \$0.00; for a total monthly payment of \$12,149.69 for the period July 1, 2020 through June 30, 2021.
 - d. The Termination of the Lease Agreement shall be June 30, 2021.
 - e. Provided Tenant is not then in material or monetary default hereunder, Tenant will have one option to renew and extend the Lease Term for five additional years. If Tenant wishes to exercise the renewal option, it must do so in writing at least 180 days before the end of the current term. The rental rates for the five year extension will be negotiated between Tenant and Landlord.
 - f. The terms of this Amendment Two amend and replace the Section 35 Renewal Options of the Lease Agreement. Exhibit B-1 of the Lease Agreement is hereby deleted.

Initialed and Approved by Tenant



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Lease Amendment Two
Central Florida Regional Workforce Development Board, Inc.

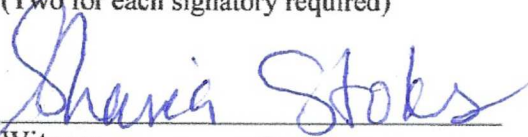
2. Effective Date. This Amendment Two shall become effective as an Amendment to the Lease as of, on and after the date signed, (herein referred to as the "Effective Date"), and shall continue in effect until otherwise amended by the parties in writing or until expiration or sooner termination of the Lease.

3. Whole Agreement. This Amendment Two sets forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements. As amended herein, the Lease and Personal Guaranties between the parties shall remain in full force and effect. In case of any inconsistency between the provisions of the Lease Agreement and Lease Amendment Two, the latter provisions shall govern and control.


4. No Offer. This Amendment Two shall not be binding until executed and delivered by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease Amendment Two as of the date first above written.

Witnesses:
(Two for each signatory required)




Witness



Witness

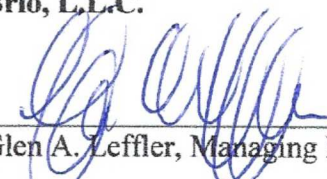


Witness



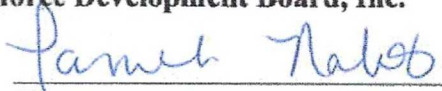
Witness

Landlord:
Brio, L.L.C.



Glen A. Leffler, Managing Member

Tenant:
**Central Florida Regional
Workforce Development Board, Inc.**



Signature

Pamela Nabors

Print Name

TENANT AGREES TO KEEP ALL FINANCIAL TERMS OF THIS AGREEMENT STRICTLY CONFIDENTIAL. ANY SHARING OF FINANCIAL TERMS WITH TENANTS, BROKERS, AND COMMUNITY AT LARGE WILL BE CONSIDERED A MATERIAL BREACH OF THE LEASE.