



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.4.

2/9/2021

Subject:

Approval, Re: Renewal of Lease with the North Brevard Senior Center, Inc. (District 1)

Fiscal Impact:

Approval of this action will result in revenue in the amount of \$1,200 annually to the Parks and Recreation Department.

Dept/Office:

Parks and Recreation

Requested Action:

It is requested the Board of County Commissioners approve and authorize the Chair to execute the Resolution and Renewal of Lease with the North Brevard Senior Center, Inc.

This action requires a super-majority vote by the Board.

Summary Explanation and Background:

The county has contracted the operation of our Senior Centers since the mid-1970s. The North Brevard Senior Center, Inc., a private Not For Profit corporation, operates the Senior Center located in Titusville. This partnership enables all socioeconomic levels of the senior population the opportunity to participate in programs and services designed to meet their recreational, physical, financial, health, social, nutritional and educational needs.

On August 18, 2015 the Board of County Commissioners approved the lease for a term of five years. Approval of the lease renewal will grant an additional five-year term extending the contract through August 17, 2025. The lease renewal documents have been reviewed and approved by both the County Attorney and Risk Management.

Brevard County Code Ordinances, Chapter 2, Section 2-241 through Section 2-251, establishes procedures for the sale, leasing and donation of real property. It requires the intent and County Code to be published on the County website at least five days prior to the public meeting and also requires a supermajority vote by the Board. The posting requirement was successfully completed on February 1, 2021.

Clerk to the Board Instructions:

Please call Melissa at 350-9125 when the document is ready for pick up.

**BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS**

CONTRACT REVIEW AND APPROVAL FORM

SECTION I - GENERAL INFORMATION

1. Contractor: North Brevard Senior Center Inc.		2. Amount:	
3. Fund/Account #:		4. Department Name: Parks & Recreation	
5. Contract Description: Lease Renewal			
6. Contract Monitor: Melissa Renninger		8. Contract Type:	
7. Dept/Office Director: Mary Ellen Donner		LEASE/RENTALS	
9. Type of Procurement: Exempt from Competition			

SECTION II - REVIEW AND APPROVAL TO ADVERTISE

<u>COUNTY OFFICE</u>	<u>APPROVAL</u>		<u>SIGNATURE</u>
	<u>YES</u>	<u>NO</u>	
User Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Purchasing	<input type="checkbox"/>	<input type="checkbox"/>	_____
Risk Management	<input type="checkbox"/>	<input type="checkbox"/>	_____
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	_____

SECTION III - REVIEW AND APPROVAL TO EXECUTE

<u>COUNTY OFFICE</u>	<u>APPROVAL</u>		<u>SIGNATURE</u>
	<u>YES</u>	<u>NO</u>	
User Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Renninger, Melissa <small>Digitally signed by Renninger, Melissa Date: 2021.01.27 15:14:17 -05'00'</small>
Purchasing	<input type="checkbox"/>	<input type="checkbox"/>	_____
Risk Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lairsey, Matt <small>Digitally signed by Lairsey, Matt Date: 2021.01.27 15:22:39 -05'00'</small>
County Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rogers, Robin <small>Digitally signed by Rogers, Robin Date: 2021.01.27 15:49:08 -05'00'</small>

SECTION IV - CONTRACTS MANAGEMENT DATABASE CHECKLIST

CM DATABASE REQUIRED FIELDS	Complete ✓
Department Information	<input type="checkbox"/>
Department	<input type="checkbox"/>
Program	<input type="checkbox"/>
Contact Name	<input type="checkbox"/>
Cost Center, Fund, and G/L Account	<input type="checkbox"/>
Vendor Information (SAP Vendor #)	<input type="checkbox"/>
Contract Status, Title, Type, and Amount	<input type="checkbox"/>
Storage Location (SAP)	<input type="checkbox"/>
Contract Approval Date, Effective Date, and Expiration Date	<input type="checkbox"/>
Contract Absolute End Date (No Additional Renewals/Extensions)	<input type="checkbox"/>
Material Group	<input type="checkbox"/>
Contract Documents Uploaded in CM database (Contract Form with County Attorney/ Risk Management/ Purchasing Approval; Signed/Executed Contract)	<input type="checkbox"/>
"Right To Audit" Clause Included in Contract	<input type="checkbox"/>
Monitored items: Uploaded to database (Insurance, Bonds, etc.)	<input type="checkbox"/>

Public Notice
Brevard County Board of County Commissioners

As provided in Brevard County Code Section 2-249, notice is hereby given that the Board of County Commissioners will hold a public meeting at 5:00 p.m. on February 9, 2021 at the Brevard County Government Center Board Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida. At the meeting the Board will consider Resolution and Renewal of Lease with the North Brevard Senior Center, Inc. for the leasing of the North Brevard Senior Center. Any person objecting to the Renewal of the Lease may submit written objections to the county manager's office or may appear and speak in objection at the meeting. Additional information may be obtained by contacting Mary Ellen Donner, Parks and Recreation Department Director at (321) 633-2046.

If a person desires to appeal any decision made by this Board with respect to any matter considered at this meeting or hearing, such a person will need a record of this proceeding and that, for such purposes, such person may need to ensure that a verbatim record of this proceeding is made, at his/her own expense, which record includes testimony and evidence on which any such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, F.S., persons needing accommodations or an interpreter to participate in the meeting should notice County Administration no later than forty-eight hours prior to the public meeting at 321-633-2012.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

February 10, 2021

M E M O R A N D U M

TO: Mary Ellen Donner, Parks and Recreation Director

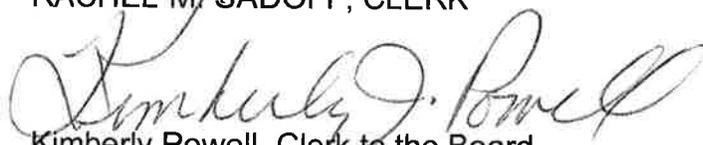
RE: Item H.4., Renewal of Lease with the North Brevard Senior Center, Inc.

The Board of County Commissioners, in regular session on February 9, 2021, executed and adopted Resolution No. 21-010, authorizing the Renewal of a Lease of Real Property to a not-for-profit Corporation organized under the laws of the State of Florida; and executed and approved the Renewal of Lease with the North Brevard Senior Center, Inc. for an additional term of three years. Enclosed are a fully-executed Renewal of Lease and a fully-executed Resolution.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

cc: Contracts Administration
Finance
Budget

Resolution Number 2021- 010

A Resolution of the Board of County Commissioners of Brevard County, Florida, pursuant to Section 125.35, Florida Statutes and Section 2-247 of the Brevard County Code of Ordinances, authorizing the Renewal of a Lease of Real Property to a Not For Profit Corporation organized under the laws of the State of Florida; and Providing for an Effective Date.

Whereas, The North Brevard Senior Center, Inc., a 501(c)(3) tax exempt Not For Profit Corporation organized under the laws of the State of Florida (hereinafter referred to as "Lessee") previously applied to the **Board of County Commissioners of Brevard County, Florida**, a political subdivision of the State of Florida (hereinafter referred to as "County") and entered into a Lease for a County owned facility which is a part of the County public park known as the **North Brevard Senior Center** (hereinafter referred to as the "Senior Center"); and

Whereas, under the Lease dated August 15, 2015 and the First Amendment dated August 20, 2019, the Lessee operates and maintains the Senior Center for the benefit and enjoyment of the senior population of Brevard County; and

Whereas, the Lessee has requested to renew the Lease and the County is amenable to the Lessee's request; and

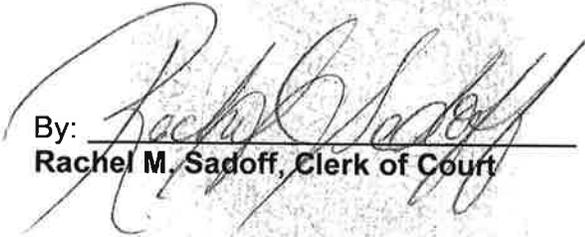
Whereas, the County finds that the Lessee's continued use of the Senior Center will promote public health, safety or welfare, will serve the public interest, will serve a public purpose, constitutes a service that could be provided by the local government, and is compatible with the County purposes for which the Senior Center was constructed.

Now, Therefore, be it resolved by the Board of County Commissioners of Brevard County, Florida, that:

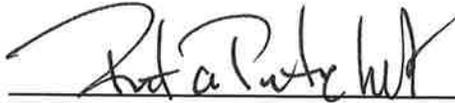
1. North Brevard Senior Center is a County owned facility and was constructed for the purpose of being used as a public senior center.
2. The County has determined that North Brevard Senior Center is not needed by the County.
3. The Lessee shall continue to operate and maintain the Senior Center for the benefit and enjoyment of the senior population of Brevard County.
4. The County entered into a Lease with the Lessee on August 18, 2015 and a First Amendment on August 20, 2019 and the parties now desire to renew the Lease for a term of three years.
5. The consideration for the Lease shall be One Hundred Dollars per month.

6. This Resolution shall take effect immediately upon its adoption.
7. In the event that the Lessee fails to comply with the Lease and the Lease Renewal, then the Senior Center shall immediately revert to the County which shall thereafter have the right to re-enter and repossess the property.

Attest:

By: 
Rachel M. Sadoff, Clerk of Court

**Board of County Commissioners
of Brevard County, Florida**

By: 
Rita Pritchett, Chair

As approved by the Board on 2/9/2021.

**BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA**

I HEREBY CERTIFY that the foregoing is a true copy of the original filed in this office and may contain redactions as required by law.

RACHEL M. SADOFF, Clerk to the Board

Date 2/12/21 By 
Deputy Clerk



Parks and Recreation Department



Renewal of Lease

This Renewal of Lease is made by and between the Brevard County Board of County Commissioners, a political subdivision of the State of Florida, (hereinafter referred to as "County") and the North Brevard Senior Center, Inc., a Not for Profit Corporation organized under the laws of the State of Florida (hereinafter referred to as "Lessee")

Witnesseth:

Whereas, the parties hereto previously entered into a Lease on August 18, 2015 and amended on August 20, 2019 (hereinafter referred to as "Lease" and attached as Exhibit "A"), more specifically identified as Contract Number 3324, for real property located in Brevard County, Florida, commonly known as the North Brevard Senior Center, hereinafter referred to as "Senior Center", located at 909 Lane Avenue, Titusville, Florida 32780; and

Whereas, the Lease was for a term of five years; and

Whereas, the Lessee leases the Senior Center for a sum of One Hundred Dollars paid monthly; and

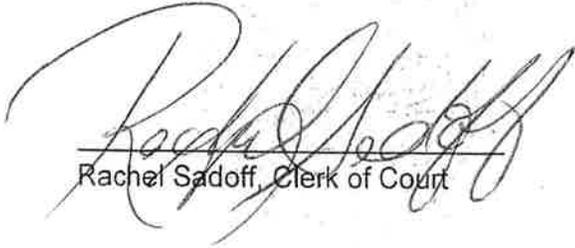
Whereas, the parties desire to renew the Lease for an additional term of three years.

Now, Therefore, in consideration of the premises and mutual covenants herein contained, the parties hereby agree as follows:

1. The above recitals are true and correct and are incorporated into this Renewal of Lease.
2. Pursuant to Section 3. of the Lease, the term of the Lease shall be renewed for an additional three-year term beginning on August 18, 2020 through August 17, 2023.
3. All terms and conditions of said Lease not inconsistent with the provisions of this Renewal of Lease, shall remain in full force and effect.

In Witness Whereof, the parties have hereunto set their hands and seals on the day and year written herein below.

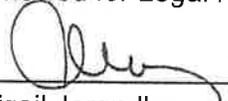
Attest:


Rachel Sadoff, Clerk of Court

Board of County Commissioners of
Brevard County, Florida

By: 
Rita Pritchett, Chair

Reviewed for Legal Form and Content

 2/15/2021
Abigail Jorandby

As Approved by the Board on 2/9/2021.
**BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA**

I HEREBY CERTIFY that the foregoing is a true copy of the original filed in this office and may contain redactions as required by law.
RACHEL M. SADOFF, Clerk to the Board
Date 2/9/21 By 
Deputy Clerk

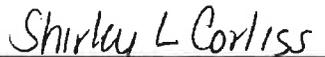
North Brevard Senior Center, Inc.

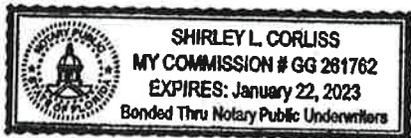
By:  2/18/21
Catherine F. Simkins, President Date 2/18/21

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this 18th day of February, 2021 by Catherine F. Simkins, President of North Brevard Senior Center, Inc. She is personally known to me or has produced personally known as identification.


Notary Public


Typed/Printed Name



RESOLUTION NO. 2015- 131

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, PURSUANT TO SECTION 125.35, FLORIDA STATUTES AND SECTION 2-247 BREVARD COUNTY CODE OF ORDINANCES, AUTHORIZING THE LEASING OF REAL PROPERTY TO A NOT FOR PROFIT CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the NORTH BREVARD SENIOR CENTER, INC., a 501(c)(3) tax exempt Not For Profit Corporation organized under the laws of the State of Florida (hereinafter referred to as "Lessee") has applied to the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") to lease a County owned facility which is a part of the County public park known as the North Brevard Senior Center (hereinafter referred to as the "Senior Center");

WHEREAS, the Lessee desires to operate and maintain the Senior Center for the benefit and enjoyment of the senior population of Brevard County; and

WHEREAS, the County finds that the Lessee's proposed use of the Senior Center will promote public health, safety or welfare, will serve the public interest, will serve a public purpose, constitutes a service that could be provided by the local government, and is compatible with the County purposes for which the Senior Center was constructed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:

1. The North Brevard Senior Center is a County owned facility and was constructed for the purpose of being used as a public senior center.
2. The County has determined that the North Brevard Senior Center is not needed by the County.
3. The Lessee shall operate and maintain the Senior Center for the benefit and enjoyment of the senior population of Brevard County.
4. The Lessee shall strive to develop a variety of diverse programs and services that meet the recreational, physical, financial, health, social, nutritional, and educational needs of all socioeconomic levels of the senior population of the County.
5. The County shall enter into a lease with the Lessee beginning on the date of the last signature on the Lease Agreement for a term of five (5) years with the option to renew for an additional five (5) year term.
6. The consideration for the conveyance shall be \$250.00 per month.
7. This Resolution shall take effect immediately upon its adoption. No obligation to Lease the Senior Center to the Lessee shall arise until the Lease is executed by both parties.
8. In the event the Lessee fails to comply with the Lease, then the Senior Center shall immediately revert to the County which shall thereafter have the right to reenter and repossess the property.

DONE, ORDERED AND ADOPTED this 18th day of August, 2015.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA



Robin Fisher, Chairman

As approved by the Board on 8/18/2015.

LEASE

THIS LEASE, made and entered into this 18 day of August, 2015, by and between the **BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as the "County"), and the **NORTH BREVARD SENIOR CENTER, INC.**, a Not For Profit Corporation organized under the laws of the State of Florida (hereinafter referred to as the "Lessee").

WHEREAS, the Lessee desires to lease a County owned facility which is a part of the County public park known as **North Brevard Senior Center** and is for the purpose of serving as a senior center (hereinafter referred to as the "Senior Center");

WHEREAS, the Lessee has an interest in providing programs and services to the senior population of the County, is well situated to do so, and has previously contracted with the County to provide such services;

WHEREAS, the County has an interest in allowing programs and services to be provided to the senior population of the County;

WHEREAS, the County has by Resolution, a copy of which is attached hereto as **Exhibit "A"**, determined that these programs and services provided will promote public health, safety or welfare, will serve the public interest, will serve a public purpose, constitute a service that could be provided by local government, and are compatible with the County purposes for which the Senior Center was constructed.

WITNESSETH:

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

1. **Leased Property.** The County hereby leases to the Lessee and Lessee hereby leases from the County, the Senior Center as presently constituted, commonly known as the **North Brevard Senior Center, 909 Lane Avenue, Titusville, Florida 32780** and described in **Exhibit "B"**. The Senior Center includes all improvements to the leased real property, whether constructed before or after the date of the Lease, and all fixtures, furniture, equipment and supplies, if any, placed on the leased property by the County.
2. **Representation by Lessee.** The Lessee represents that it is a Florida Not For Profit organization under the laws of Florida as described in Section 501(c)(3) of the Internal Revenue Code as amended, and is exempt from federal income tax pursuant to Section 501(a) of said Code.
3. **Term.** This Lease shall be effective from the date of the last signature for a period of five (5) years. It is hereby mutually agreed and understood that the Lessee may request renewal of this Lease for an additional five (5) year term by written notice from Lessee at least 60 days prior to the expiration date of this Lease.

4. **Rent.** The rent for the Senior Center shall be Two Hundred Fifty Dollars (\$250.00) per month, due the 5th day of each month and payable in advance by the Lessee. It is hereby mutually agreed and understood that the rent may be negotiated annually.
5. **Utilities.** The Lessee shall pay costs of all public utility charges which shall include telephone, electric, gas, water, sanitary sewer, and garbage, as applicable which is provided to the Senior Center by the County, City or any other public agency or public utility.
6. **General Liability Insurance.** Lessee agrees to provide and maintain at all times during the term of this Lease, without cost or expense to the County, policies of insurance generally known as general liability policies insuring the Lessee against any and all claims, demands and causes of action whatsoever for injuries received and damages to property in connection with the use, occupation, management or control of the Senior Center and any improvements thereon. The County shall be added on to the policy as an additional insured. The General Liability Insurance shall be issued by responsible insurance companies and in a form acceptable to the County, protecting and insuring against all the foregoing with combined single limits of not less than One Million dollars (\$1,000,000) for Bodily Injury and Property Damage and Fire Legal Liability in the amount of One Hundred Thousand dollars (\$100,000). All personal property housed or placed at the leased Senior Center shall be at the risk of the Lessee, whether owned by the County or the Lessee, and the County shall not be liable for any loss or damage to the personal property of the Lessee or others located thereon for any cause whatsoever. The Lessee agrees and understands that the County does not and shall not carry liability, theft or fire insurance on said property to cover the Lessee's interest therein.
7. **Insurance Certificates.** Lessee shall provide the County with Certificate(s) of Insurance on all policies of insurance and renewals thereof in a form(s) acceptable to the County. Said certificates shall provide that the County is an additional insured, and that County shall be notified in writing of any reduction, cancellation or substantial change of policy or policies at least thirty (30) days prior to the effective date of said action. All insurance policies shall be issued by responsible companies who are acceptable to the County and licensed and authorized under the laws of the State of Florida.
8. **Indemnification.** The Lessee shall indemnify and hold harmless the County and its employees from all claims, damages, losses, and expenses, including attorney's fees, arising out of or associated with the use, occupation, management or control of the Senior Center or any improvements or any furniture, furnishings, equipment and fixtures utilized in connection with the Senior Center by the Lessee unless such claims, damages, expenses, or losses are caused solely by acts of the County, its employees, or other persons not a party to this Lease acting on the County's request. Lessee agrees that it will, at its own expense, defend any and all such actions, suits, or proceedings which may be brought against the County in connection with the Lessee's use, occupation, management or control of said Senior Center and that it will satisfy, pay and discharge any and all judgments that may be entered against the County in such action or proceeding. Likewise, the County shall indemnify and defend the Lessee and its employees, officers, and agents from all claims, damages, losses, and expenses,

including attorneys fees, caused solely by the County's use, occupation, or management of the Senior Center or any improvements made by the County unless such claims, damages, or losses are caused by the acts of the Lessee, its employees, officers, members or other persons not a party to this Lease acting on/at the Lessee's request. The County agrees that it will, at its own expense, defend any and all such actions, suits, or proceedings which may be brought against the Lessee as the sole result of the County's use, occupation or management of said Senior Center and that it will satisfy, pay and discharge any and all judgments that may be entered against the Lessee in such action or proceeding. However, nothing contained herein shall constitute a waiver by the County of its sovereign immunity or the provisions of Section 768.28, Florida Statutes.

9. **Obligations of the Lessee.** The Lessee shall keep the interior of the building clean and orderly in accordance with any applicable laws, regulations or ordinances. The County reserves the right to perform, or have performed, periodic inspections of the cleanliness and sanitation conditions of the Senior Center. Lessee shall maintain said property in its present condition, ordinary wear and tear excepted. All improvements and any changes made by Lessee to the interior of building shall be at the cost of the Lessee and subject to prior written approval by the County.

The Lessee, at its cost, shall be responsible for all interior and exterior signage it desires and signs which the Lessee desires in order to advertise its programs, excluding parking signs. However, all signage must comply with Americans with Disabilities regulations and must be preapproved by the County. Such signs must be in compliance with any applicable jurisdiction's code or ordinance.

The Lessee shall have control and responsibility for County owned (presently or subsequently installed) equipment and other depreciable property at the Senior Center as described in **Exhibit "C"**. Such property shall be considered a part and portion of the County's property covered in this Lease. None of the County owned property or equipment, if any is present, is to be sold, loaned, rented, used or moved outside of the Senior Center without the written approval of the Parks and Recreation Department Director or designee.

The Lessee shall promptly notify the County of the necessity of any and all maintenance and repairs needed to the exterior and/or the utility systems for the Senior Center.

All inspections, maintenance, repair monitoring and costs associated with the security systems shall be the responsibility of the Lessee. The Lessee shall pay the expense of fire alarm monitoring. Lessee understands that the Senior Center must be operated in such a fashion to comply with all federal, state and local all codes in order to operate the Senior Center or otherwise carry out the programs and activities authorized by the Lessee in compliance with this lease.

The Lessee agrees to cooperate with the County in all matters pertaining and relating to the operation of the Senior Center. This shall include providing space for public meetings, health and wellness services, and any other County sponsored programs, services, events and meetings, under the condition that the scheduling of such events would not interfere with previously scheduled Lessee events.

10. Obligations of the County. The County shall maintain the building's exterior in good condition. Maintenance and repair of the exterior structure includes rodent and termite control, exterior painting and sealing. The County shall be responsible for the cost and provision of ground maintenance around the exterior of the structure, which will include irrigation system maintenance for the lawn. The County shall mow, edge, and fertilize the lawns; weed and mulch landscapes; trim hedges, shrubs, and small trees; remove dead, damaged or unwanted trees; and water the lawns, landscapes and gardens. The County shall be responsible for costs of the water retention area maintenance for the leased Senior Center so that areas meet requirements of federal, state, and local regulations.

The County shall be responsible for maintenance and repair of the sidewalks and parking lot, including parking signs, parking lot light poles including light bulbs, outside seating, and flagpole.

All inspections, maintenance and repair of the fire alarm and fire sprinkler systems, and fire extinguishers, shall be the responsibility of the County.

The County shall be responsible for any needed repair and/or replacement of the HVAC system and plumbing system.

The County shall be responsible for the provision of maintenance, repair, and bear the costs of such, for the electrical distribution system from the load side of the meter can to all outlets. The County shall be responsible for replacement of exterior light bulbs and all ballasts.

11. Violation of Provisions. Any violation of these provisions will constitute a breach of the conditions of this Lease and may result in the cancellation of same. The County shall notify the Lessee of any violation of the provisions of this Lease in writing. Such notice shall identify the provision which is being violated and how it is being violated. The Lessee shall then have sixty (60) days within which to fix the violation. It is the intent of this provision for the parties to work together cooperatively towards a positive resolution of all issues. However, if the violation is not fixed or addressed in a reasonable fashion to the County's reasonable satisfaction, the County has the right to issue a notice of termination/cancellation effective immediately at the end of the sixty day period. In the event of cancellation or termination of this Lease, Lessee shall remove its personal property from the Senior Center. Any personal property not removed within ninety (90) days from the effective date of termination of the Lease shall be subject to becoming the property of the County.

12. Permitted Activities of the Lessee at the Senior Center. The Senior Center shall be operated to provide well rounded programs and services to the senior population of Brevard County so that one activity does not dominate the availability of use of the Senior Center. The Lessee shall provide a calendar of events on a quarterly basis subject to approval by the County. The Lessee shall strive to develop a variety of diverse programs and services that meet the recreational, physical, financial, health, social, nutritional, and educational needs of all socioeconomic levels of the senior population of the County. The Board of Directors of the Lessee shall not have sole authority to deny such programs and services as stated above to the senior population of the

county with regard to race, color, religious creed, national origin, ancestry, age, gender, marital status, or disability.

The ongoing operation of the Senior Center will be the responsibility of the Board of Directors of the Lessee in coordination with the County. A representative from the County shall serve as a non-voting member on the Board of Directors. When requested, the Lessee shall provide a list to include names, addresses, and phone numbers of the Executive Committee of the Board of Directors of the Lessee, and additionally shall provide notification of any changes to said officers that may occur in the course of the year.

Revenues may be derived by the Lessee from memberships, fund-raising events, donations, special activities, shared revenues obtained from admission to activities sponsored and operated by other senior organizations, some participation from community-based organizations and for occasional use by other age groups. The County shall have the option to rent out the Senior Center during non-dedicated/usage time. The County shall supply notice fourteen (14) days in advance of said usage and direct costs shall apply.

13. **Reverter and Right of Re-Entry and Repossession.** In the event the Senior Center is not used or ceases to be used for the public purposes set forth herein, the Lease shall immediately cease and the Senior Center shall revert to the County which shall thereafter have the right to re-enter and repossess the Senior Center.
14. **ADA Compliance.** The County and Lessee shall conform to current requirements of the Americans with Disabilities Act in the performance of this Lease, and shall not cause or place on the Senior Center any condition causing the Senior Center to become non-compliant. The parties shall work together to cure any known violations of the ADA that may occur.
15. **Hours of Operation.** For normal operations, the Lessee assures that the Senior Center will be open an average of 35 daytime hours per week with the exception of those weeks which include a holiday or in the event of an emergency. During all hours of operation of the Senior Center by the Lessee or during all hours when the Senior Center is utilized for programs or services sanctioned by the Lessee, the Lessee shall be responsible for any and all damage to the Senior Center, ordinary wear and tear excepted. The Lessee shall provide either paid staff or designate members of its organization to supervise use of the Senior Center and to secure the Senior Center following use by the Lessee, or any other groups sanctioned by the Lessee.
16. **Emergency Services.** In the case of a general emergency as declared by the County, the County retains the right to immediately resume occupation, management, and maintenance of the Senior Center, to use the facility to meet any emergency needs for the period of that emergency and a reasonable period of time thereafter as deemed necessary by the County. The Lessee will be provided as much notice as is practicable dependent on how suddenly the need arises and predictability of how long the need will continue. The County shall not be responsible for the damage, loss of property or income created by the use of the Senior Center by agencies which support the emergency response and recovery such as Red Cross, Federal Emergency Management Agency and others. The County and Lessee shall work directly with such support agencies to recover the cost

of restoration, lost equipment, and supplies used. During the period in which the County or other governmental or non-governmental agency occupies or manages the Senior Center, Lessee occupancy and any duties or obligations hereunder will be suspended. Any maintenance, damage, restoration, or repair necessitated during any suspension of the Lessee's occupancy under this Lease will be the responsibility and the expense of the County occupancy under this Lease will be the responsibility and the expense of the County. Repairs, rehabilitation, restoration or maintenance, the need for which arises as a result of such emergency suspension of the Lessee's occupancy, shall all be diligently completed by the County, at the expense of the County prior to the Lessee reoccupying the Senior Center. As used herein, an "emergency" will be defined as a period of civil unrest or riot, a period during which the military needs the Senior Center for a period of time relating directly to defense of the nation and a likely attack of the nation, a period during which weather such as a hurricane or tornado is likely to cause damage to the community and the Senior Center, is needed for public shelter, distribution of emergency supplies such as food or water, or other related event, or any other circumstance designated by the Emergency Operations Center, "E.O.C." as an emergency.

17. **Lessee's Assignment, Sublease or License for Occupation by Other Persons.** Lessee agrees not to assign or sublease the Senior Center, any part thereof, or any right or privilege connected therewith, without first obtaining the County's written consent, which consent the County may withhold in its sole discretion. Consent on one occasion by the County shall not be consent to a subsequent assignment, sublease, or occupation by other persons. Lessee's unauthorized assignment, sublease or license to occupy shall be void, and shall terminate the Lease at the County's option. Lessee's interest in this Lease is not assignable by operation of law, nor is any assignment of its interest herein, without the County's written consent. Nothing herein is intended to prevent the Lessee from entering into short-term use/rental lease with third parties for up to and including three (3) days (no overnight activities); however, even under such circumstances the Lessee shall remain responsible for each and every of its obligations under this Lease. The Lessee shall be responsible for ensuring that all short term use or rental leases shall only be allowed for activities that are consistent with the remainder of the terms of this Lease.

18. **Alterations, Changes and Additions.** No structural changes, alterations or additions shall be made by the Lessee to the Senior Center without the prior written consent of the County. Any such alterations, changes and additions shall remain for the benefit of and become the property of the County.

19. **No Use that Increases Insurance Risk.** The Lessee shall not use the Senior Center in any manner, even in its use for the purposes for which the Senior Center is leased, that will increase the risk covered by insurance on the building where the Senior Center is located, so as to increase the rate of insurance on the Senior Center, or to cause cancellation to any insurance policy covering the building. Lessee further agrees not to keep at the Senior Center, or permit to be kept, used, or sold thereon, anything prohibited by the policy of fire insurance covering the Senior Center. Lessee shall comply, at its own expense, with all requirements of insurers necessary to keep in force the fire and public liability insurance covering the Senior Center.

20. **Licenses, Permits, and Taxes.** Lessee agrees to secure and maintain all licenses and permits required to operate, including any applicable sales or use tax, which shall be imposed or assessed by any and all governmental authorities, in connection with the business or operation conducted under this Lease, and to meet all federal, state, county and municipal laws, ordinances, policies and rules. Any such licenses and permits shall be maintained and posted, if required, at appropriate places at the Senior Center within thirty (30) days of the execution of this lease by both parties. If applicable, a Bingo Class "A" License shall be obtained on an annual basis and a copy shall be provided to the County.
21. **No Waiver of Covenants or Conditions.** The failure of either party to insist on strict performance of any covenant or condition hereof, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance. This Lease cannot be changed or terminated orally.
22. **Successors in Interest.** This Lease and the covenants and conditions hereof apply to and are binding on the heirs, successors, legal representatives, and assigns of the parties.
23. **Severability.** If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.
24. **Venue.** Venue for any legal action brought by any party to this Lease to interpret, construe or enforce this Lease shall be in court of competent jurisdiction in and for Brevard County, Florida, and any trial shall be non-jury.
25. **Attorney's Fees.** In the event of any legal action to enforce the terms of this Agreement each party shall bear its own attorney's fees and costs.
26. **Governing Law.** This Lease shall be deemed to have been executed and entered into within the State of Florida and this Lease, and any dispute arising hereunder, shall be governed, interpreted and construed according to the laws of the State of Florida.
27. **Compliance with Statutes.** It shall be the Lessee's and the County's responsibility to be aware of and comply with all statutes, ordinances, rules, orders, regulations and requirements of all local, state, and federal agencies as applicable.
28. **Independent Contractor.** Lessee shall perform the services under this Lease as an independent contractor and nothing contained herein shall be construed to be inconsistent with this relationship or status. Nothing in this Lease shall be interpreted or construed to constitute the Lessee or any of its agents or employees to be the agent, employee or representative of the County.
29. **Right to Audit Records.** The Lessee shall prepare an annual financial statement and shall submit same to the Area Manager. In the performance of this Lease, the Lessee shall keep books, records, and accounts of all activities related to this Lease, in compliance with general accounting procedures. Books, records and accounts

related to the performance of this Lease shall be open to inspection during regular business hours by an authorized representative of the County and shall be retained by the agency for a period of three (3) years after the termination of this Lease. All records or documents created by Lessee or provided to Lessee by the County in connection with the activities or services provided by County under the terms of this Lease, are public records and the Lessee agrees to comply with any request for such public records or documents made in accordance with Chapter 119, Florida Statutes.

30. **Construction of Lease.** The parties hereby acknowledge that they have fully reviewed this Lease and its attachments and have had the opportunity to consult with legal counsel of their choice, and that this Lease shall not be construed against any party as if they were the drafter of this Lease.
31. **Surrender of Premises.** Lessee shall surrender the Senior Center to the County at the end of the Lease term in generally the same condition as when Lessee took possession, allowing for changes and modifications agreed to by the parties over time, reasonable wear and tear, damages by acts of God, including fire and storm. The Lessee shall remove all business signs or symbols placed on the Senior Center by the Lessee before surrendering the Senior Center and restore the portion of the Senior Center on which they were placed in the same condition as before placement. Lessee shall have ninety (90) days notice to surrender.
32. **Partial Destruction of Premises.** Partial destruction of the Senior Center shall not render this Lease void, or terminate it except as herein provided. If the Senior Center is partially destroyed during the term of this Lease, County may endeavor to make repairs, providing the County has the fiscal means to do so, and when such repairs can be made in conformity with local, state, and federal laws and regulations, within ninety (90) days of the partial destruction. If the repairs cannot be so made in ninety (90) days and the County does not elect to make them within a reasonable time, either party hereto has the option to terminate this Lease. If the leased Senior Center is more than one-third destroyed, County or Lessee may at its option terminate this Lease, giving ninety (90) day notice to Lessee.
33. **County's Entry for Inspection and Maintenance.** The County reserves the right to enter the -Senior Center at reasonable times to inspect, to perform required maintenance and repair, or to make additions or alteration to any part of the building in which the Senior Center under Lease is located, and Lessee agrees to permit the County to do so. The County may, in connection with such alterations, additions, or repairs, erect scaffolding, fences, and similar structures, post relevant notices, and place moveable equipment without incurring liability to Lessee for disturbance of quiet enjoyment of the Senior Center, or loss of occupation thereof, unless done so in an unreasonable, willful, or negligent manner.
34. **Modifications.** No modification of this Lease shall be binding on the County or the Lessee unless reduced to writing and signed by a duly authorized representative of County and the Lessee.
35. **Notice.** Notice under this Lease shall be given to the County at Brevard County Parks and Recreation: **North Area Parks Operations, 475 North Williams Avenue, Titusville, Florida 32796.** Notice shall be given to

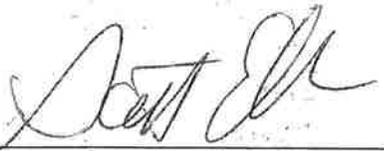
Lessee by mailing written notice, postage prepaid to the President of the **North Brevard Senior Center, Inc., 909 Lane Avenue, Titusville, Florida, 32780**. Notice shall be effective upon receipt or five (5) days from mailing, whichever even occurs first.

36. **Unauthorized Alien Workers.** Brevard County will not intentionally award publicly-funded contracts to any Lessee who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324a(e)(Section 274A(e) of the Immigration and Nationality Act “INA”). The County shall consider the employment by the Lessee of unauthorized aliens a violation of Section 274A (e) of the INA and such violation shall be grounds for unilateral cancellation of this Lease by the County.
37. **Public Entity Crimes.** A person or affiliate who had been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.
38. **Termination for Convenience.** Either party may terminate this Lease for their own convenience upon providing thirty (30) day written notice to the other party. In the event of a termination for convenience, the parties agree that the only termination damages payable by either party will be prorated rent up to the date of termination, and any other sums the respective party is otherwise obligated to pay under the terms of this Lease up to the effective date of termination.
39. **Illegal, Unlawful, or Improper Use.** The Lessee shall make no unlawful, improper, immoral, or offensive use of the Leased Senior Center nor will the Lessee use the Leased Senior Center or allow the use of the Leased Senior Center for any purpose other than that hereinabove set forth. Failure of Lessee to comply with this provision shall be considered a material default under this Lease.
40. **Copyright.** No reports, data, programs or other materials produced, in whole or in part, for the benefit and use of the County under this Lease shall be subject to copyright by the Lessee in the United States or any other country.
41. **Music Performance.** The Lessee shall not use, play or perform copyrighted music without appropriate licensing or other permission. The Lessee shall be solely responsible for obtaining appropriate licensing or permission to use, play or perform copyrighted music. The use or performance of copyrighted music without appropriate licensing or other permission shall constitute a breach of this Lease. The Lessee agrees to indemnify and hold harmless the County from damages for unauthorized use or performance of copyrighted music.

42. **Entire Lease.** This Lease, together with any Exhibits, constitutes the entire Lease between the County and Lessee and supersedes all prior written or oral understandings. This Lease and any Exhibits may only be amended, supplemented or canceled by a written instrument duly executed by both parties hereto. As of the Effective Date of this Lease, all authority, permission, and right, express or implied, heretofore granted or inferred to be granted by the County to Lessee to operate a Senior Center shall be terminated, and Lessee shall cease operating any Senior Center other than as permitted by this Lease.

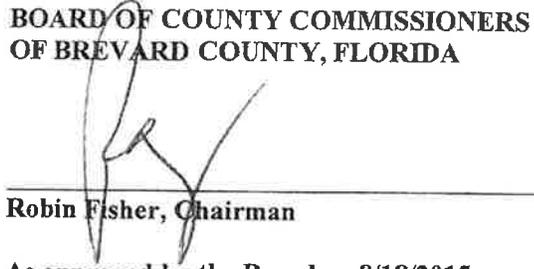
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

ATTEST:



Scott Ellis, Clerk of Court

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Robin Fisher, Chairman

As approved by the Board on 8/18/2015.

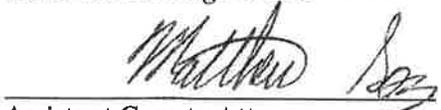
WITNESS:



NORTH BREVARD SENIOR CENTER, INC.


Catherine Simkins, President

Reviewed for Legal Form and Content


Assistant County Attorney



**Brevard County Parks and Recreation Department
First Amendment to Lease**



This First Amendment to the Lease is made and entered into by and between the **Board of County Commissioners of Brevard County, Florida**, a political subdivision of the State of Florida, hereinafter referred to as "County," and, the **North Brevard Senior Center, Inc.**, a Not for Profit Corporation organized under the laws of the State of Florida (hereinafter referred to as "Lessee").

Witnesseth:

Whereas, the parties hereto have previously entered into a Lease Agreement (hereinafter referred to as "Lease"), more specifically identified as Contract Number 3324, dated August 18, 2015; and

Whereas, the Lessee has requested a reduction in rent; and

Whereas, the County is amenable to the Lessee's request; and

Whereas, the parties hereto desire to amend certain provisions of the Lease to provide for the requested rent reduction.

Now, Therefore, in consideration of the premises and mutual covenants herein contained, the parties hereby agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated into this First Amendment by this reference.

2. **Section 4. "Rent."** of the Lease is hereby amended to read as follows:

"The rent for the Senior Center shall be One Hundred Dollars per month, due the fifth day of each month and payable in advance by the Lessee. It is hereby mutually agreed and understood that the rent may be negotiated annually."

3. Each and every other term and provision of the Lease shall remain in full force and effect as written. In the event of a conflict between the Lease and this First Amendment, this First Amendment shall prevail.

4. This First Amendment shall be effective immediately upon execution by both parties.

In Witness Whereof, the parties hereto have hereunto set their hands and seals on the day and year first written below.

Attest:

Board of County Commissioners
of Brevard County, Florida

By: [Signature]
Scott Ellis, Clerk of Court

By: [Signature]
Kristine Isnardi, Chair Date

As approved by the Board on August 20, 2019.

Reviewed for legal form and content:

[Signature]
Abigail Forrester Jorandby
Assistant County Attorney

Witness:

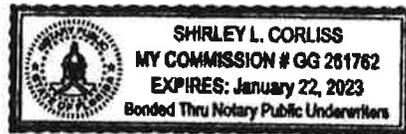
North Brevard Senior Center, Inc.
(Corporate Seal)

[Signature] 9/23/19
Signature & Date

By: [Signature] 9-23-19
William Hostler, President Date

Witness:

[Signature] 9/23/19
Signature & Date



State of Florida
County of Brevard

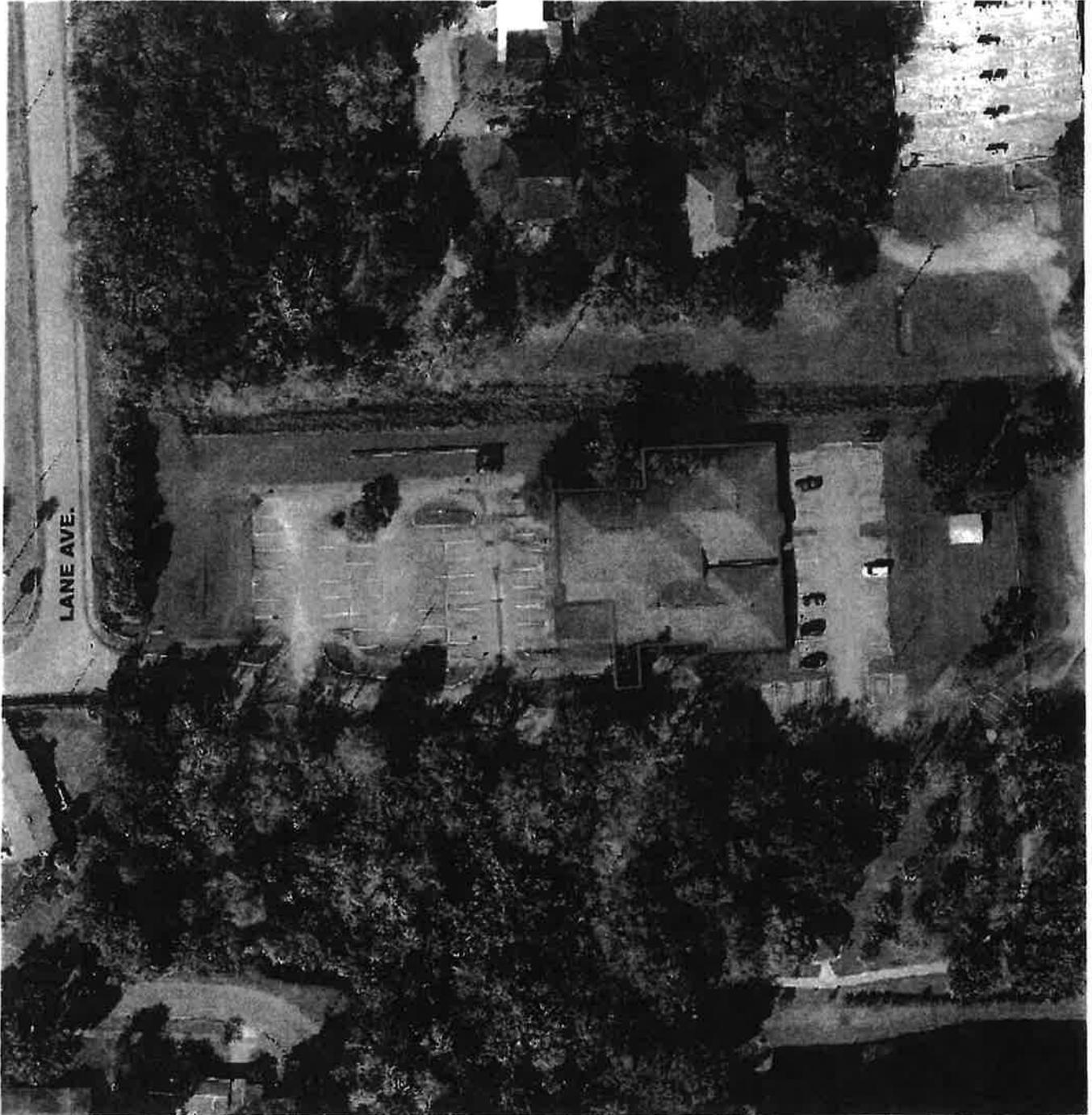
The foregoing instrument was acknowledged this 23rd day of September
by William Hostler who personally appeared before me or provided FL Drivers License
as form of identification and who affirms that he/she signed the instrument voluntarily for the
purpose expressed in it.

[Signature]
Signature of Notary of Public

[Signature]
Name of Notary of Public (print, type or stamp) My Commission Expires: Jan. 22, 2023

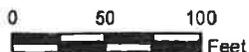
EXHIBIT "B"
North Brevard Senior Center

909 Lane Avenue
Titusville, FL 32780



2015 Aerial

Brevard County Parks and Recreation



2725 Judge Fran Jamieson Way
Viera, FL 32940



2021 Renewal of Lease with North Brevard Senior Center, Inc.
DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representation. Page 16 of 17

Exhibit "C"

There is no County owned equipment located at the Senior Center.