

LEASE EXTENSION

This lease extension entered into this 7 day of August, 2017, is made between Echad Holdings L.L.C., a Florida limited liability company, as successor in interest to Osheroff Investments LLC, ("Landlord") and South Florida Workforce Investment Board ("Tenant"), subject to the terms and conditions contained herein:

Recitals:

1. Whereas, Landlord and Tenant entered into a certain lease dated 25 day of September, 2012, as amended, for the premises containing approximately 12,000 net rentable square feet located at 801 NE 167th Street, Suite 100, North Miami Beach, Florida 33162.
2. Whereas Landlord and Tenant wish to extend the term of the aforementioned lease and in consideration of the foregoing and of the mutual promises contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:
3. TERM: The Lease shall be extended for a period of three years from December 1, 2017 and terminating November 30, 2020 ("Extended Lease Period").
4. PAYMENT: The monthly lease payment for the entire extended lease period shall be as follows:

	Per Rentable Square Foot	Per Annum	Per Month
12/01/2017 – 11/30/2018	\$28.00	\$336,000.00	\$28,000.00
12/01/2018 – 11/30/2019	\$28.84	\$346,080.00	\$28,840.00
12/01/2019 – 11/30/2020	\$29.71	\$356,462.40	\$29,705.20

5. EARLY TERMINATION: Either party shall have the right to terminate the Lease prior to the expiration date without cause by sending written notice to the other party, no less than a minimum of nine (9) months prior notice of intent to terminate.
6. RENOVATIONS: Landlord agrees to replace all existing carpet flooring with vinyl tile flooring to match as best as possible to the existing vinyl tile flooring, clean and polish all existing vinyl tile flooring and repaint the entire interior of the leased space (excluding the "Safe room"). Tenant will be responsible for moving furniture and other items as necessary to complete renovations. Landlord will coordinate with Tenant for renovations to begin within thirty (30) days of the first rental payment made under this lease extension, and will give at least five (5) days' written notice as to when renovations will commence.

7. SERVICES TO BE FURNISHED: Exhibit "A" Janitorial Specifications is attached hereto and incorporated herein and is part of the Office Lease. In the event Landlord fails to furnish any of the services listed in Article 14. of the Office Lease and Tenant has provided prior notice to Landlord as provided in Article 39 of the Office Lease, Tenant shall have the option to perform said service and withhold the cost from the monthly Rent Payment then due, terminate the lease and exercise all other available legal remedies.
8. WAIVER: Tenant hereby acknowledges and accepts that the aforementioned renovations will make areas of the leased space unusable until completed, including odors from repainting; Tenant hereby agrees to waive and hold Landlord harmless from any claims, causes of action of any kind, and description, whether in tort or in contract, related to the renovation except for gross negligence by Landlord. Further, Landlord shall take reasonable measures to protect the Tenant's furniture and equipment.
9. NOTICE: Tenant shall deliver notices or demands to the Landlord in the same means and methods available to Landlord under Article 39 of the Office Lease.

Contact person for Tenant:

Leroy Garcia
Facilities Administrator
7300 Corporate Center Drive, Suite 500
Miami, FL 33126
Facilities@careersourcesfl.com

Contact person for Landlord:

Chaim Druin
801 NE 167th Street
2nd Floor
North Miami Beach FL 33162
chaim@claria.us

10. ORIGINAL LEASE TERMS: All other original lease terms not specifically modified herein shall remain in full force and effect. In the event of a conflict between the terms herein and those found within the lease this Lease Extension shall govern.



IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed on the date first above written.

WITNESSES:

Sign: Ana M. Santiago

Print Name: Ana Santiago

Sign: Dina Ruque

Print Name: Dina Ruque

LANDLORD: ECHAD HOLDINGS, LLC

Sign: Chaim Gevin

Print Name: Chaim Gevin

Date: 2/18/17

WITNESSES:

Sign: Mary M. Smith

Print Name: Mary M. Smith

Sign: Leroy Garcia

Print Name: Leroy Garcia

TENANT: South Florida
Workforce Investment Board

Sign: Rick Beasley

Print Name: RICK BEASLEY

Date: 8/7/17

EXHIBIT A

JANITORIAL SERVICE SCHEDULE SPECIFICATIONS

Janitorial/Cleaning Services

The selected Contractor shall furnish all cleaning supplies and equipment necessary to properly clean the career centers as outlined in the Service Schedule Specifications, under Section B.1, which includes, but is not limited to:

- Staff uniforms
- Cleaning cart/caddy
- Mops and pads
- Brooms
- Plastic buckets
- Gloves
- Dust pans
- Paper towel and toilet paper refills
- Liquid soap (refillable)
- Toilet bowl cleaners
- Cleaning solution
- Disposable cleaning cloths
- Window cleaning equipment
- Trash can liners
- Air fresheners (optional)

Power equipment

- Carpet cleaning systems
- Floor machines
- Vacuums

ENTRANCES AND CORRIDORS (PUBLIC AREAS)

Service Schedule	FREQUENCY				
	Daily	Weekly	Monthly	Quarterly	Semiannual
Vacuum entrance mats (if applicable)	X				
Sweep and damp mop all ceramic and vinyl tile floors nightly using treated dust mops and germicidal solutions	X				
Spot clean metal doorframes and door saddles	X				
Clean all entrance door glass on the inside and spot clean frames and remove fingerprints from doors	X				



Dust all horizontal window ledges and horizontal surfaces within reach from the floor	X				
Dust all picture frames, charts, graphs and similar wall hangings			X		
Remove fingerprints from walls	X				
Perform high dusting, including ceiling diffusers and return air grills				X	
Dust all base boards	X				
Spray-Buffer VCT flooring		X			
Strip/wax vinyl composition (VCT) floors					X
Report any fixture malfunctions in the logbook and verbally discuss with the supervisor	X				

RESTROOMS

Service Schedule	FREQUENCY				
	Daily	Weekly	Monthly	Quarterly	Semiannual
Empty all waste receptacles and feminine hygiene disposal containers (if applicable) and sanitize same	X				
Clean and disinfect all basins, urinals and toilet bowls. Remove stains, clean underside and rims of toilets and urinals	X				
Clean and polish all mirrors, dispensers and trim	X				
Wash and sanitize toilet seats and sanitary napkin receptacles	X				
Fill toilet tissue, hand towels, and soap dispensers with approved paper products and hand soap	X				
Empty trash and place in disposal, sweep and wet mop floors with germicidal solutions	X				
Spot clean all rest-room toilet partitions and doors and urinal privacy partitions	X				
Spot clean all ceramic tile wall		X			

surfaces					
Dust all horizontal window ledges and horizontal surfaces within reach from the floor	X				
Perform high dusting, including ceiling diffusers and return air grills – more frequently if required				X	
Damp mop all floors using germicidal, disinfectant solutions	X				
Machine scrub floors using disinfectant, germicidal solutions and rinse thoroughly		X			
Strip/wax vinyl composition (VCT) floors					X

GENERAL OFFICE AREAS

Service Schedule	FREQUENCY				
	Daily	Weekly	Monthly	Quarterly	Semiannual
Gather all waste paper, tag and/or identify and remove to trash handling area	X				
Sweep and damp mop all ceramic and vinyl tile floors nightly using treated dust mops and germicidal solutions	X				
Dust all horizontal window ledges and horizontal furniture, counter-tops and cabinet surfaces within reach from the floor	X				
Properly arrange furniture in all areas	X				
Remove fingerprints from doors and partitions glass	X				
Clean and sanitize drinking fountains	X				
Spot clean fingerprints from furniture, cabinets, door frames, doors, switch-plates and walls as required	X				
LEAVE ONLY DESIGNATED EMERGENCY LIGHTS TURNED ON	X				
Check behind closed doors (if unlocked) to clean	X				

Vacuum all carpeted areas, remove spots from carpet that will come out with carpet spot cleaner, as required	X				
Shampoo any and all carpeted areas (if applicable)			X		
Perform high dusting, including ceiling diffusers and return air grills				X	
Spot clean all door kick plates		X			
Report any fixture malfunctions in the logbook and verbally discuss with supervisor	X				
Dust all base boards	X				
Strip/wax vinyl composition (VCT) floors					X

EMPLOYEE LOUNGE

Service Schedule	FREQUENCY				
	Daily	Weekly	Monthly	Quarterly	Semiannual
Sweep and damp mop all ceramic and vinyl tile floors nightly using treated dust mops and germicidal solutions	X				
Clean and disinfect sink, counter and table surfaces	X				
Report any fixture malfunctions in the logbook and verbally discuss with supervisor	X				
Spray-Buff VCT flooring to maintain appearance of freshly re-finished floor			X		
Strip/wax vinyl composition (VCT) floors					X
Gather all waste paper, tag and/or identify and remove to trash handling area	X				

B.2 SERVICE LOCATION

- 1) North Miami Beach center
801 NE 167th Street, 1st floor
Miami, FL 33162

Square Footage = 12,000 SF

Inclusive of all public areas, restrooms, general office areas, employee lounge, conference rooms and meeting rooms.

Frequency of Service

Daily Service: Five (5) days per week, Monday-Friday
Hours for cleaning: After 5:00 p.m. each day

Mid-Day Service: Five (5) days per week, Monday – Friday
Hours for cleaning: Between the hours of 11:00 a.m. - 1:00 p.m.

