

September
FOURTH AMENDMENT TO LEASE AGREEMENT

This Fourth Amendment to Lease Agreement (the "Fourth Amendment") is made and entered into on ~~August 11~~, 2019, by and between South Florida Workforce Investment Board d/b/a CareerSource South Florida ("Lessee" or "Tenant") and Northside Centre, LLC as successor in interest to 7900 NW Avenue, LLC ("Lessor") (collectively, the "Parties").

RECITALS

A. On or about July 1, 2007, the Parties entered into a lease agreement in which Lessor leased to Lessee the premises, approximately 20,000 rentable square feet, located at 7900 NW 27th Avenue, Suite# 200 North (D24&D25), Miami, FL 33147 (the "Premises"). The lease agreement was later amended by First Amendment to Lease Agreement dated September 28, 2012, and again amended by Second Amendment to Lease Agreement dated October 1, 2017, and by the Third Amendment to Lease Agreement dated August 28, 2018 (collectively as amended the "Lease").

B. The term of the Lease will expire on September 30, 2019.

C. The Parties desire to again amend and extend the Lease.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Lease is hereby amended only as follows:

1. Paragraph 2 of the Lease is repealed and replaced with the following:

2. **TERM**

The term of this Lease shall commence on July 1, 2007 and expire on September 30, 2020

2. Paragraph 11 is hereby repealed and amended to state the following:

11. **RIGHT TO TERMINATE**

The Lessor and Lessee hereby covenant and agree that if default shall occur in the payment of the aforesaid rent for a period of thirty (30) days or more, the Lessor shall be entitled to immediately re-enter and re-take possession of the leased premises. In the event Lessee violates any of the covenants of this Agreement, then the Lessor shall provide written notice to Lessee setting forth the alleged breach of the Agreement by Lessee and notifying Lessee of Lessor's intent to terminate this Agreement (the "Notice"). Lessee then shall have five (5) business days from receipt of the Notice to either cure the default or to surrender the premises to Lessor. Lessee's failure to cure the default or to surrender the leased premises within five (5) business days from receipt of the Notice shall result in the Lessor's immediate right to re-enter and re-take the leased premises.

Lessor Initials *[Signature]*

Lessee Initials *[Signature]*

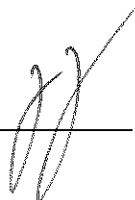
Any waiver of the Lessor under this clause for any period of time shall not prevent its subsequent election to enforce the same during the continuance of said violation.

Notwithstanding anything to the contrary contained in this Lease, Tenant shall have the right to terminate this Lease at any time prior to the Expiration Date if Tenant loses any of its federal funding, is unable to continue operating out of the Premises, or in the event that any building owned or leased by Miami-Dade County or any other government owned building or any other government leased building becomes available to the Tenant for occupancy during the term of this Lease. In any such event as stated herein, Tenant will give Landlord written notice of its intent to terminate this Lease not less than 30 days prior to such termination.

Additionally, commencing October 1st, 2019 Lessee shall have the right to terminate this Lease for any reason upon providing Lessor with a minimum of one hundred and eighty (180) days advanced written notice.

3. Landlord shall compensate Tenant's broker Jones Lang LaSalle Brokerage, Inc. the sum of \$12,420.00 for the extension of term commencing October 1, 2019 and expiring September 30th, 2020 (the "Extended Term"), of which Landlord shall pay fifty percent (50%) on or before October 16, 2019 and the other fifty percent (50%) after the Tenant pays their seventh (7th) month of rent of the Extended Term, provided Tenant has not terminated this Lease. Lessee acknowledges that the Lessor is in full compliance with the Lease and that Lessee has no claims whatsoever against Lessor as of the date hereof. Likewise, Lessor acknowledges that the Lessee is in full compliance with the Lease and that Lessor has no claims whatsoever against Lessee as of the date hereof
4. All of the other terms and conditions of the Lease, except as modified herein, are hereby ratified and approved and shall continue in full force and effect as originally written.

Lessor Initials

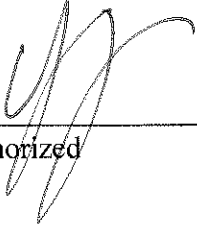


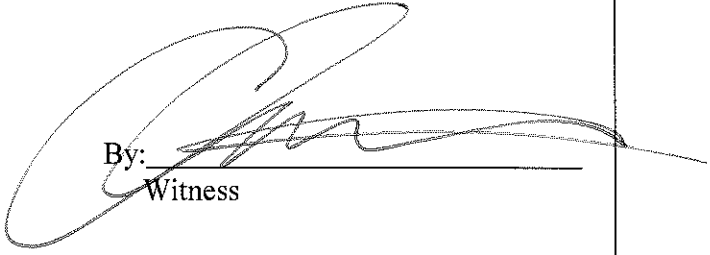
Lessee Initials



LESSOR:


Northside Centre, LLC
7900 NW 27th AVE, Suite 234
Miami, Florida 33147

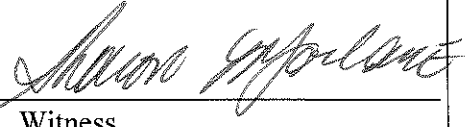
By:  _____
Duly Authorized

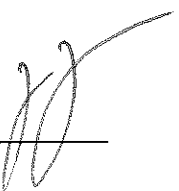
By:  _____
Witness


LESSEE:

South Florida Workforce Investment Board
7300 Corporate Center Drive, Suite 500
Miami, Florida 33126

By:  _____
Roderick Beasley
Executive Director

By:  _____
Witness

Lessor Initials  _____

Lessee Initials  _____