

FIFTH AMENDMENT TO LEASE AGREEMENT

This Amendment to Lease Agreement (the "Fifth Amendment") is made and entered into on September 1, 2020, 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, by Second Amendment to Lease Agreement dated October 1, 2017, by Third Amendment to Lease Agreement dated August 28, 2018, and again amended by Fourth Amendment to Lease Agreement dated September 11th, 2019 (collectively as amended the "Lease").

B. The term of the Lease will expire on September 30, 2020.

C. The Parties desire to 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 Paragraph 2 of the Lease is repealed and replaced with the following: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

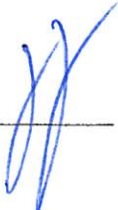
The term of this Lease commenced on July 1, 2007 and shall expire on September 30, 2021

2. Paragraph 3 is hereby repealed and amended to state the following:

3. RENT

Lessee hereby agrees to pay to Lessor the sum of Twenty Nine Thousand Three Hundred and Twenty Five Dollars and Zero Cents (\$29,325.00) per month for the rental period described in paragraph 2 (TERM). The rent shall be paid to Lessor at: Northside Centre, LLC 7900 NW 27 Avenue, Suite 234, Miami, FL

Lessor Initials _____



Lessee Initials _____



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 Paragraph 11 is hereby repealed and amended to state the following:

11. RIGHT TO TERMINATE

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, 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 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.

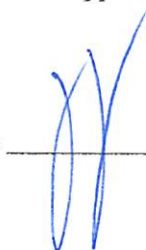
Any waiver of Lessor under this clause for any period of time shall not prevent its subsequent election to enforce the same during the continuance of said violation.

Notwithstanding anything to the contrary contained in this Lease, Lessee shall have the right to terminate this Lease at any time prior to the Expiration Date if Lessee 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 Lessee for occupancy during the term of this Lease. In any such event as stated herein, Lessee will give Lessor written notice of its intent to terminate this Lease not less than 30 days prior to such termination.

Additionally, commencing October 1st, 2020, 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.

4. Lessor shall compensate Lessee's broker Jones Lang LaSalle Brokerage, Inc. the sum of \$10,557.00 for the extension of term commencing October 1, 2020 and expiring September 30, 2021 (the "Extended Term"), of which Lessor shall pay fifty percent (50%) on or before October 16, 2020 and the other fifty percent (50%) after Lessee pays their seventh (7th) month of rent of the Extended Term, provided Lessee has not exercised their Right to Terminate. Lessee acknowledges that 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 Lessee is in full compliance with the Lease and that Lessor has no claims whatsoever against Lessee as of the date hereof
5. 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 RB