

## SECOND LEASE EXTENSION

This Second Lease Extension entered into this 27 day of August 2020, is made between Echad Holdings LLC, 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, collectively the "Parties".

### Recitals:

1. Whereas, Landlord and Tenant entered into a certain Lease dated September 25, 2012, as amended by Lease Extension dated August 7, 2017, for approximately 12,000 sq. ft. (the "Premises") located at 801 NE 167<sup>th</sup> Street, Suite 100, North Miami Beach, Florida 33162 (the "Building");
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 five (5) years commencing December 1, 2020 and terminating November 30, 2025.
4. PAYMENT: The monthly lease payment for the entire extended five (5) year Lease term shall be \$29,000.00.
5. SECURITY DEPOSIT: The Security Deposit in the amount of \$50,000.00 held by Landlord shall be refunded in full to Tenant upon signing of this Second Lease Extension.
6. LANDLORD IMPROVEMENTS:
  - Landlord shall patch and paint worn areas throughout the Premises.
  - Landlord shall install chair rail in waiting area and breakroom.
  - Landlord shall install an ADA compliant drinking water fountain.
7. JANITORIAL SERVICE: In addition to the current Janitorial Services being provided by Landlord, Landlord shall also provide additional services to the restrooms, including but not limited to: cleaning, deodorizing, replenishing supplies, and trash removal, Monday through Friday between 12:00pm and 1:00pm.
8. 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 to termination.

9. BROKERAGE: A brokerage fee of 2% of the gross aggregate rent for the term of the Lease shall be paid to Jones Lang LaSalle Brokerage, Inc. by the Landlord as follows:

- One third of the total payment upon execution of this Second Lease Extension (\$11,600.00);
- One third of the total payment on December 1, 2020 (\$11,600.00);
- The balance of the total payment on December 1, 2021 (\$11,600.00).

10. CLAW BACK: In the event Tenant exercises the right to terminate the Lease pursuant to the terms and conditions found in the Lease or this Lease Extension, Tenant shall pay a "Termination Fee" to Landlord equivalent to the unamortized amount of brokerage fees and any landlord improvements related to this Lease Extension.

11. ORIGINAL LEASE TERMS: All other original lease terms and extension 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 another 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: [Signature]

Print Name: Margaret Moly

Sign: [Signature]

Print Name: Denis Kleinfeld

LANDLORD: ECHAD HOLDINGS LLC

Sign: [Signature]

Print Name: Chaim Devin

Date: 9/17/20

WITNESSES:

Sign: [Signature]

Print Name: Lenny Gonia

Sign: [Signature]

Print Name: Teresa Soriano

TENANT: South Florida  
Workforce Investment Board

Sign: [Signature]

Print Name: RICK BEASLEY

Date: SEPTEMBER 1, 2020