

LEASE AGREEMENT

THIS LEASE AGREEMENT ("*Lease*"), entered into this ____ day of _____, 201__, between, **LEE COUNTY**, acting by and through the Board of County Commissioners for Lee County, a political subdivision and charter county of the State of Florida, hereinafter called the "*COUNTY*" and Florida Department of Education, Bureau of Business Enterprise, for and on behalf of the Division of Blind Services, collectively the foregoing are hereinafter called the "*LESSEE*". (Collectively, the foregoing are referred to as the "*Parties*.")

WITNESSETH:

That the COUNTY, for and in consideration of the covenants and agreements hereinafter mentioned to be kept and performed by the LESSEE, has demised and leased to the LESSEE, for the term and under the conditions hereinafter set out herein, those certain premises in Lee County, Florida, in the Lee County Justice Center, 1700 Monroe Street, Second Floor, Fort Myers 33901 ("*Justice Center*"), which will constitute an aggregate area of 245 square feet of usable space, along with wall space adjacent and near the leased space for the placement of Micro Market equipment within the Justice Center, as more clearly shown in attached Exhibit "A" (the "*Leased Premises*"). LESSEE will have reasonable use and access in common with others entitled to use common areas of the Justice Center, excluding parking.

I. TERM AND RENT

1. The term of this Lease will take effect on December 15, 2018, or when signed by both Parties, whichever is later (the "*Commencement Date*"), with the term ending (unless terminated sooner as provided herein) after five (5) years from the Commencement Date.
2. The COUNTY hereby leases to the LESSEE and the LESSEE hereby leases from the COUNTY the above-described Leased Premises for the term set out in this Lease. The LESSEE agrees to pay the COUNTY the sum of \$1.00 per year (the "*Rent*") plus applicable sales taxes, on the first day of the month for the initial term described in Article I of this lease.. Thereafter, on, or in advance of each anniversary of the Rent Commencement Date, the LESSEE will pay to the COUNTY the Rent, plus applicable sales tax, and without prior demand or notice therefore, and without any deduction, recoupment, set off or counterclaim. The Rent will be paid to the COUNTY at: **1500 Monroe Street, Fourth Floor, Attention: Fiscal Pool, Ft. Myers, FL 33901.**

II. HEATING, AIR CONDITIONING AND JANITORIAL SERVICES

1. The COUNTY agrees to furnish to the LESSEE a climate-controlled area at all times for the Leased Premises during the term of the Lease at the sole expense of the COUNTY.
2. The LESSEE will provide, at their own expense, janitorial services for the Leased Premises during the term of the Lease. In addition, LESSEE will be responsible to straighten up the cafeteria area (the "*Cafeteria*") as shown on attached Exhibit "A", and remove debris left by their patrons.

LESSEE will be responsible for placing the trash and removed debris into the dumpster provided by COUNTY.

III. LIGHT/OUTLET FIXTURES

1. The COUNTY agrees to install in the Leased Premises, up to six (6) additional electrical outlets for the use of the LESSEE's Micro Market equipment.
2. The COUNTY will be responsible for replacement of all bulbs, lamps, tubes and starters used in the light fixtures for the purpose of furnishing sufficient light to the LESSEE.

IV. MAINTENANCE AND REPAIRS

1. The COUNTY will maintain and keep in repair the interior and exterior of the Leased Premises during the term of this Lease and will be responsible for the replacement of all windows broken or damaged in the Leased Premises, except where such breakage or damage is caused to the Leased Premises by the LESSEE, its officers or agents.
2. The LESSEE will provide for maintenance, repairs, and/or replacement of any personal interior equipment (i.e. personal furniture, computers, copiers, equipment, personal artwork, etc.) during the term of this Lease.

V. UTILITIES

1. Unless otherwise indicated, the COUNTY will bear the full cost of electrical service, water service, dumpster pickup, sewer service, pest control service and fire extinguisher service used by the LESSEE. LESSEE will bear the full cost of telephone services and data/cable services, to the Leased Premises, at its own expense. Services for specialty equipment, other than vending machines, must be pre-approved for installation and use by the COUNTY. The COUNTY will not unreasonably withhold such approval.

VI. ADA STANDARDS AND ALTERATIONS

1. The COUNTY agrees that the Leased Premises now conform, or that prior to LESSEE's occupancy, the Leased Premises will, at COUNTY's expense, be brought into conformance with the requirements of §§255.21 and 255.211, Florida Statutes, and ADA requirements, as they may be revised from time to time.
2. The LESSEE will not have the right to make any alterations in and to the Leased Premises during the term of this Lease. If LESSEE requires an alteration within the Leased Premises, LESSEE must first send a written request to the Department of County Lands. Upon review of the request, the COUNTY will determine if the request for alteration is suitable for the space. All work will be performed and/or supervised by the COUNTY. LESSEE will bear the cost of the alteration unless otherwise noted.

VII. LIABILITY PROVISIONS

1. The Parties agree to be fully responsible for their own acts of negligence, or their respective agents' acts of negligence when acting within the scope of their employment, and agree to be liable for any damages proximately caused thereby; provided, however, that the Parties' liability is subject to the monetary limitations and defenses imposed by section 768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by the Parties, nor will anything herein be construed as consent by the Parties to be sued by any third party for any cause or matter arising out of or related to this Lease.
2. LESSEE also waives any claim against COUNTY for damages relating to its occupancy of the Leased Premises from any cause whatsoever including, but not limited to, burglary, theft, utility outages, force majeure, or any other damage.
3. LESSEE may furnish the Leased Premises at its own expense. No furniture from the common areas of the Justice Center will be removed. COUNTY will not be liable for any repairs or damages to LESSEE's furniture, fixtures or equipment.

VIII. FIRE AND OTHER HAZARDS

1. In the event that the Lease Premises, or the major part thereof, are destroyed by fire, lightning, storm or other casualty caused by no fault or negligence of the LESSEE, the COUNTY at its option may forthwith repair the damage to the Leased Premises at its own cost and expense.
2. Should the Leased Premises be damaged or rendered unsuitable for occupancy due to the negligence of the LESSEE, its officers, agents or invitees during the term of this Lease then the COUNTY, at its option, may forthwith repair the damage to the Leased Premises, and LESSEE will bear the cost of the repair.
3. The COUNTY will provide for fire protection during the term of this Lease in accordance with the fire safety standards of the State Fire Marshall. The COUNTY will be responsible for maintenance and repair of all fire protection equipment necessary to conform to the requirements of the State Fire Marshall. The LESSEE agrees that the Leased Premises will be available for inspection by the State Fire Marshall upon presentation at the Leased Premises, upon request, or at any time during the normal business hours of the COUNTY.

IX. EXPIRATION OF TERM

1. At the expiration of the term of this Lease, the LESSEE will peaceably yield up the Leased Premises in good and clean condition. It is understood and agreed between the Parties that the LESSEE will have the right to remove from the Lease Premises, all personal property of the LESSEE and all fixtures, machinery, equipment, appurtenances and appliances placed or installed on the Leased Premises by it, provided the LESSEE restores the Leased Premises to as good a state of condition as they were prior to the removal.

X. WAIVER OF DEFAULTS

1. The waiver of any breach of this Lease by either Party will not be construed as a waiver of any subsequent breach of any duty or covenant imposed by this Lease.

XI. RIGHT OF COUNTY TO INSPECT

1. The COUNTY may, at reasonable times, enter into and upon the Leased Premises for the purpose of viewing the same and for the purpose of making repairs as required under the terms of this Lease; however, the COUNTY may enter into and upon the Leased Premises at any time for emergency service or repair of any building utility or system.

XII. BREACH OF COVENANT

1. These presents are made upon the condition that, except as provided in this Lease, if the LESSEE neglects or fails to perform or observe any covenant herein contained, which on the LESSEE's part is to be performed, and such default will continue for a period of ten (10) business days after written notice thereof from the COUNTY to the LESSEE, then the COUNTY may lawfully and immediately, or at any time thereafter, without further notice or demand, enter into and upon the Leased Premises, or any part thereof, and repossess the same as of their former estate and expel the LESSEE and remove its effects forcefully, if necessary, without being taken or deemed to be guilty of any manner of trespass and thereupon this demise will terminate but without prejudice to any remedy which might otherwise be used by the COUNTY for arrears of rent or for any breach of the LESSEE's covenants herein contained.

XIII. TAXES, INSURANCE, AND COMMISSIONS

1. COUNTY will pay all real estate taxes and fire insurance premiums on the Leased Premises. LESSEE will not be required to carry fire insurance on the Leased Premises, or property of the COUNTY, or any other personal property of COUNTY, which may now or thereafter be placed on the Leased Premises. The COUNTY will not be liable for damages or theft to the personal property or fixtures belonging to the LESSEE, which are located on the Leased Premises.
2. The LESSEE will ensure that its vendor will purchase and maintain Commercial General Liability insurance in the amount of \$500,000 Per Person, \$1,000,000 Per Occurrence Bodily Injury and \$100,000 Per Occurrence Property Damage, or \$1,000,000 Per Occurrence Combined Single Limit of Bodily Injury and Property Damage. Coverage will include Contractual Liability as pertaining to this contract with insurers approved by the County Risk Manager.
3. The LESSEE, through the above-mentioned vendor, must also furnish an appropriate certificate of insurance naming Lee County Board of County Commissioners as Certificate Holder and Additional Insured. The COUNTY agrees that the coverage granted to the Additional Insured applies on a primary basis, with the Additional Insured's own coverage being excess.
4. The LESSEE agrees that these insurance requirements will not relieve or limit LESSEE's liability and that the COUNTY does not in any way represent that the insurance required is sufficient or

adequate to protect the LESSEE's interest or liabilities, but are merely minimums.

XIV. USE OF LEASED PREMISES

1. The Leased Premises are publicly owned property and leased to LESSEE for use as a Micro Market area with an open-rack display of items for purchase with a self-checkout kiosk. No member of the public will be arbitrarily prohibited or denied reasonable access to the Leased Premises during normal business hours open to the public.
2. The LESSEE will continuously and uninterruptedly use, occupy, operate and conduct business in the Leased Premises in such a manner as to help establish and maintain a good reputation for the whole building complex of which the Leased Premises forms a part.
3. The LESSEE may not voluntarily, involuntarily or by operation of law, assign, or in any manner or otherwise encumber, this Lease, or sublet the Leased Premises, or any part thereof, or permit the use of the same by anyone other than the LESSEE, without the prior written approval of the COUNTY.
4. The LESSEE acknowledges that it is liable and responsible for the performance of all LESSEE's obligations under this Lease and that the COUNTY is entitled, at the COUNTY's discretion, to the faithful performance of all such obligations.
5. The LESSEE will abide by all reasonable directions and requirements of the COUNTY and will keep and abide by all laws, ordinances, rules and regulations of all government bodies and their respective regulatory agencies having jurisdiction over both the Leased Premises and the overall facility within which the Leased Premises are located. The LESSEE further agrees that it will not use the Leased Premises, or permit the same to be used, for any unlawful, immoral, obnoxious or offensive business or practice.
6. The LESSEE will not make or suffer any unlawful, improper or offensive use of the Leased Premises or make any use or occupancy thereof contrary to the laws of the State of Florida, or to Ordinances of the City of Fort Myers, as applicable, or the County in which the Leased Premises are located, now or hereinafter made, as may be applicable to the LESSEE. The LESSEE must provide the COUNTY with current copies of any operational license or permit obtained for food preparation, sales or distribution.
7. COUNTY may remodel, modify, redesign the Lease Premises, including the Cafeteria, as it deems necessary, with 30 days' prior written notice to LESSEE.

XV. BACKGROUND CHECKS

1. All of LESSEE's employees, vendors, agents, contractors, or subcontractors who will enter the Justice Center and perform services must complete the NCIC Background Check Form attached hereto as Exhibit "B," along with a copy of a current State of Florida driver's license or current State of Florida identification card and submit same electronically to the Lee County Representative, and receive approval from the court administration security to enter the premises.

It is the LESSEE's responsibility to ensure that it complies with all of the requirements.

2. In addition to the above, LESSEE is required to provide a Crime Information Background Check for its employees, vendors, agents, contractors, or subcontractors by the Florida Department of Law Enforcement at the following address:

Florida Department of Law Enforcement
P.O. Box 1489
Tallahassee, FL 32302

This must include at a minimum validation of social security number and address, state criminal and sex offender registry search, national crime information center search, fingerprint check, county felony and misdemeanor check, national sexual offender registry. The COUNTY reserves the right to request additional information it deems appropriate. A copy of the background check from the Florida Department of Law Enforcement must be provided to Lee County's Representative within a thirty (30) day period but must be provided to the Lee County's Representative before the employee will be allowed to work in the Justice Center.

3. The LESSEE will be required to perform background checks on all employees, vendors, agents, contractors, or subcontractors that will be working in the Justice Center. The results of the background checks will be provided to the Lee County Representative within thirty (30) days of signing of the Lease but must be provided to the Lee County Representative before the personnel will be allowed to work in the Justice Center. The COUNTY retains the right to reject assignment of any personnel based on the results of a background check.
4. Background checks on any new personnel must be performed immediately during the term of the Lease and provided to the Lee County Representative before the employee will be allowed to work in the Justice Center. LESSEE personnel, who separate from employment for any reason whatsoever, and for any length of time, must undergo another background check prior to renewed access to the COUNTY's property. Background checks must be repeated not less than every five (5) years. At the COUNTY's discretion, background checks may be required more frequently. The COUNTY shall have the ability to audit the LESSEE's background check process to ensure compliance with County standards, at any time. Additionally, all personnel have the responsibility to self-disclose any misdemeanor or felony convictions that occur within three (3) business days of the conviction or upon return to the Justice Center. The conviction must be reported to the Lee County Representative. Any charges incurred for these background checks are the sole responsibility of the LESSEE.
5. Access keys or cards will be issued to the LESSEE. The LESSEE will be responsible for any fee for the loss of any keys, cards, or the cost of changing of locks as the result of any loss of keys or cards. The sole decision regarding the need for changing any lock(s) rests with the COUNTY. The LESSEE will be responsible for its employees, vendors, agents, contractors, or subcontractors who will enter the Justice Center for acting in accordance with security guidelines, during entering, exiting, cleaning, etc.
6. Failure of the LESSEE to comply at all times with the security check procedure may result in the

immediate termination of this Lease.

XVI. RIGHT TO TERMINATE

1. Provided that the LESSEE is not in default under the terms of this Lease, if LESSEE desires to terminate this Lease, it may do so by giving COUNTY written notice of such intent not less than thirty (30) days prior to the termination date. In the event of a termination of this Lease by the LESSEE, then LESSEE will not remove any of its goods or property from the Leased Premises other than in the normal course of its business without first having paid all rentals and other charges due or assessed against it.
2. LESSEE will correct any violation of the requirements of this Lease within ten (10) business days written notice of same from COUNTY.
3. Notwithstanding the foregoing or as otherwise contained in this Lease, the COUNTY may in all events revoke the Lease at any time for any reason or purpose by giving the LESSEE thirty (30) days written notice.

XVII. NOTICES AND INVOICES

1. Every notice, approval, consent or other communication authorized or required by this Lease will not be effective unless same is in writing and sent postage prepaid by United States Certified Mail, Return Receipt Requested, directed to the other Party at its address provided for below or such address as either Party may designate by notice given from time to time in accordance with this section.

If to the COUNTY: Lee County Department of County Lands ATTN: Robert Clemens, Director PO Box 398 Fort Myers, FL 33902-0398 Phone – 239-533-8747	If to the LESSEE: Division of Blind Services ATTN: William Findley, Bureau Chief 325 West Gaines Street, Suite 1114 Tallahassee, FL 32399-0400 Phone 850-245-0343
As to Section XV: Lee County Department of Procurement Management ATTN: Mary G. Tucker, Director 1500 Monroe Street, 4 th Floor Fort Myers, FL 33901 Phone – 239-533-8881	As to Section XV: Administrative Office of the Courts 20th Judicial Circuit of Florida ATTN: <i>Jeff Torain</i> , Director of Court Security/Trial Court Security Coordinator 1700 Monroe Street Fort Myers, Florida 39901 Phone: 239-533-1525

XVIII. DEFINITION OF TERMS

1. The terms "Lease", "Lease Agreement", or "Agreement" will be inclusive of each other and will also include any renewals, extensions or modifications of this Lease.
2. The terms "COUNTY" and "LESSEE" will include the respective heirs, successors and assigns for the Parties hereto.
3. The singular will include the plural and the plural will include the singular whenever the context so requires or permits.

XIX. WRITTEN AGREEMENT

1. This Lease contains the entire agreement between the parties hereto and it may only be modified in writing, with the approval of the Board of County Commissioners and the LESSEE.

XX. OWNERSHIP

1. COUNTY covenants and warrants that it is the owner(s) of the property that is the subject of this Lease, and, as such is lawfully seized and possessed of the said described real property within which the Leased Premises are located, has good and lawful right, power and sufficient interest to convey a leasehold in same, and that the Leased Premises is free from any other leases or encumbrances that would otherwise interfere with the direct relationship between COUNTY and LESSEE herein.

XXI. BUILDING SECURITY

1. In all events and circumstances, the COUNTY, including its agents and representatives, reserves the right to install, alter and maintain security measures and access means to the building within which the Leased Premises are located.

(End of provisions – Signature pages follow.)

IN WITNESS WHEREOF, the COUNTY and LESSEE have caused this Lease to be executed by their respective and duly authorized officers, intending to be bound as of the day and year first written above.

LESSEE:

WITNESSES:

**Florida Department of Education
Bureau of Business Enterprise for and on
behalf of the Division of Blind Services**

Witness

Printed Name: _____

By: _____
Pam Stewart, Commissioner

Date: _____

Witness

Printed Name: _____

Approved and accepted for and on behalf of Lee County, Florida, this ____ day of _____, 2018.

ATTEST:
LINDA DOGGETT, CLERK

**BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

BY: _____
Deputy Clerk

BY: _____

[Type or print name]
Deputy Clerk

[Type or print name]
Chair / Vice-Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Office of the County Attorney

EXHIBIT "A"
LESSEE SPACE

LEASED PREMISES



