

## Grants & Contracts - Transmittal Memo

DATE: August 16, 2018

FROM: Purchasing Division, Contracts

TO: Paul Bekaert  
Charlie Jackson

CONTRACT #: 10004

VENDOR: GI Holdings, LLC

DESCRIPTION: #10004 2<sup>nd</sup> Amendment GI Holdings, LLC for Guardian Ad Litem Leased Space, extending term to 9/30/2019 and amend amount to \$4,800.04 monthly.

APPROVED BY: Board of County Commissioners

APPROVAL DATE: 8/14/2018

RECEIVED ON: August 16, 2018

TERM START: 10/1/2018

TERM END: 9/30/2019

AMOUNT: \$57600.00

RFP/BID #:

POR #  
(ENCUMBERANCE):

ACTIONS REQUIRED: Please forward a copy to the vendor & retain a copy for your files.

**SECOND AMENDMENT TO LEASE AGREEMENT #10004  
BETWEEN ALACHUA COUNTY AND G.I. HOLDINGS, LLC  
FOR GUARDIAN AD LITEM LEASED SPACE**

THIS SECOND AMENDMENT TO LEASE AGREEMENT, made and entered into this 14<sup>th</sup> day of August A.D. 2018, by and between Alachua County, a charter county and political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "County", and G.I. HOLDINGS, LLC, hereinafter referred to as "Landlord" (collectively, the County and Landlord are referred to as the "Parties").

**WITNESSETH:**

**WHEREAS**, the Parties hereto previously entered into *The Lease Agreement between Alachua County and G.I Holdings LLC* dated September 13, 2016 (the "Lease"), and entered into a First Amendment to the Lease dated June 13<sup>th</sup>, 2017, (the "First Amendment"), for the leasing lease office space at 14 South Main Street, Gainesville, Florida for the Guardian Ad Litem program; and

**WHEREAS**, the Tenant has timely noticed the Landlord of its intent to renew the Term of the Lease for an additional one (1) year period and the Parties wish to amend the Lease to so renew the Term of the Lease.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree to amend the Lease, as previously amended, as follows:

A. PARAGRAPH #2 of the Lease, **Term**, is amended to add the following new paragraph:

The Tenant has timely elected to exercise its option to renew the Term of this Lease for an additional one (1) year period (the "Renewal Term"). The Renewal Term shall commence October 1, 2018 and shall continue through September 30, 2019, unless earlier terminated as provided herein.

B. SUBPARAGRAPH #4.A of the Lease, **Rent**, is amended in part to read as follows:

- A. During the Renewal Term, the Tenant agrees to pay the Landlord monthly rental payments of Four Thousand Eight Hundred Dollars and Four Cents (\$4,800.04) commencing on October 1, 2018. All rental payments shall be due on the first day of each month. The Landlord shall provide a monthly invoice by the 21st day of the previous month to the Tenant at the following address:

Alachua County Facilities Management  
915 SE 5th Street  
Gainesville, Florida 32601

C. This Second Amendment shall take effect on October 1, 2018.

D. SAVE and EXCEPT as expressly amended herein, all other terms and provisions of the Lease, as previously amended, shall be and remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to Lease to be executed for the uses and purposes therein expressed on the day and year first above-written.

**ALACHUA COUNTY, FLORIDA**

By: [Signature]  
Lee Pinkoson, Chair  
Board of County Commissioners

Date: August 16, 2018

ATTEST:

[Signature]  
Jesse K. Irby II, Clerk

(SEAL)

APPROVED AS TO FORM

[Signature]  
Alachua County Attorney's Office

**VENDOR**

ATTEST (By Corporate Officer)

By: [Signature], AS

Print: Commercial Property Manager

Title: Saul Silber Properties, LLC

By: [Signature]

Print: Saul Silber

Title: mgr

Date: 6 27 18

***MUST BE ATTESTED (WITNESSED) BY A DESIGNATED OFFICER OF THE CORPORATION. IF NOT INCORPORATED, THEN SHOULD BE NOTARIZED. SAMPLE FORMATS FOR NOTARY ARE AVAILABLE ON THE INTRANET UNDER OFFICE OF MANAGEMENT AND BUDGET SECTION.***





# Agenda

## ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

Jack Durrance Auditorium  
Second Floor

12 SE 1st Street

August 14, 2018 BoCC Regular Meeting 9:00AM

### Agenda Item #30.

#### Agenda Item Name:

GI Holdings FY19 Lease for Guardian Ad Litem

#### Presenter:

Charlie Jackson, 374-5289

#### Item Description:

Amendment #2 to the Lease Agreement between Alachua County Board of County Commissioners and G.I. Holdings, LLC. for lease space occupied by Guardian Ad Litem, located at 14 South Main Street Gainesville, Florida for the period of October 1, 2018 through September 30, 2019.

This Amendment #2 between Alachua County and G.I. Holdings, LLC, will cover the period of October 1, 2018 through September 30, 2019 with the option to renew for up to Three (3) One (1) year periods. The monthly rent is \$4800.04, which is an increase of 2.1% over the previous year.

#### Recommended Action:

Request approval of Amendment #2 to the Lease Agreement between Alachua County Board of County Commissioners and G.I. Holdings, LLC for lease space located at 14 South Main Street, occupied by Guardian Ad Litem, for the period of October 1, 2018 through September 30, 2019.

#### Prior Board Motions

September 16, 2016, the Board of County Commissioners approved a new Lease Agreement. June 13th, 2017 the First Amendment was approved by the Board.

#### Fiscal Consideration:

This amendment to the lease will run from October 1, 2018 through September 30, 2019 in the amount of \$57,600.48. Budget exists in FY19, 001.19.1914.712.44.00, to cover this expense.

#### Background:

During routine maintenance checks in the building and conversations with the Director of the departments, it was reported that the building occupants are satisfied with the space. Because of this they are recommending to the Board to continue to lease this space.

Also presented by staff and approved by the Board in the 2018 update to the Alachua County Master Space Plan for Guardian Ad Litem to remain in the existing space until further notice.

Per the terms of the agreement, the landlord is requesting a 2.1% increase in lease cost.