

RESOLUTION NO. 2000-137

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING LEASE AGREEMENT FROM YOUTH CRISIS CENTER, INC., AUTHORIZING RENTAL SPACE IN THE HEALTH AND HUMAN SERVICE CENTER.

WHEREAS, Youth Crisis Center, Inc., will execute a Lease Agreement for rental space in the Health and Human Service Center, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, the lease is for a period of 2-years with a 1 year option with a total of 7028 square feet of rental space; and

WHEREAS, the renovation cost is \$24,089.00 that will be paid back to the County over the 2 years. Their monthly payment for the renovations will be \$1,003.71 plus their monthly lease payment of \$8,785.00, with a projected annual revenue of \$105,420.00; and

WHEREAS, the Youth Crisis Center, Inc. was approved with the original conceptual plan to rent space in the Health and Human Service Center.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The Board hereby approves the Lease Agreement attached hereto and authorizes the County Administrator to execute said lease.

Section 2. The Clerk is instructed to file the original Lease Agreement in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 19th day of September, 2000.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA.**

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Senora Jo Newcome
Deputy Clerk

Exhibit "A" to Resolution

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and executed this ___ day of _____, 2000, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is 4020 Lewis Speedway, St. Augustine, FL 32095, hereinafter referred to as Lessor, and **YOUTH CRISIS CENTER, INC.** whose address is 1955 US 1 South, Suite C- ___, St. Augustine, Fl 32086 hereinafter *referred* to as Lessee.

RECITALS:

1. Description of Leased Premises.

Lessor hereby leases to Lessee the following described office space situated within the Health & Human Service Complex, 1955 US 1 South, St. Augustine, Florida 32086. The total of the square footage to be leased is 7,028 as shown on the floor plan attached as Exhibit "A".

That certain office space designated as Suite C-___, located within the Health & Human Service Complex, 1955 US 1 South, St. Augustine, Florida, 32086.

2. Term.

Commencing on the 1st day of _____, 2000 and ending on the 31st day of _____, 200 .

The premises are leased for a term of 2 years with a 1-year option to renew, which option must be exercised in writing not later then 90 days prior to the conclusion of the original lease term. The renewal option will be upon the same terms and conditions as the original lease term, less the renovation cost which will be paid in full by the end of the 2 years.

Notwithstanding any of the terms or provisions hereof, if Lessee should lose more than fifty percent (50%) of its CINS-FINS Funding for St. Johns County, Lessee may terminate this l lease upon thirty (30) days written notice and shall be relieved of all further liability hereunder.

3. Rent.

The rental shall be **\$8,785.00** dollars payable from Lessee to Lessor each month. In addition to the monthly lease payment the Lessor and Lessee agrees to amortize the **\$24,089.00** renovation costs over the two-year term of the lease. This renovation cost is necessary for the use of the premises by the Lessee. Renovation amount is \$24,089.00.

Therefore in addition to the monthly lease payment as stated above, **\$1,003.71** dollars shall be payable, from Lessee to Lessor for 24 months. Such payments shall be treated as rent due under the terms of this Lease Agreement.

All rental payments together with applicable Florida state sales tax shall be paid in advance on the first day of each month during the term hereof. All rent due hereunder shall be paid in lawful United States currency to Lessor at 4020 Lewis Speedway, St. Augustine, Florida 32095. In addition to any rent due hereunder, a late charge of 10% of the monthly rental installments shall be paid with any installment of rent paid more than ten (10) days after due date. The failure of Lessor to insist upon payment of the late charge in one instance shall not be deemed a waiver of Lessor's right to collect such charge if future rental payments are delinquent.

4. Use of Premises.

The Lessee in carrying on its business on said premises will confirm to and comply with all laws, orders and regulations of the federal, state, county and municipal governments and all of their departments and bureaus. Lessee shall also comply with all rules and regulations promulgated by Lessor, from time to time, pertaining to the use of the building and adjacent common areas and grounds.

5. Acceptance of Premises in "AS IS" CONDITION.

Lessee hereby accepts the premises in "as is" condition, except for the planned improvements.

6. Utilities and Services.

Utilities that are included in the monthly rental fee are electricity, water and sewer.

7. Care and Repair to Premises.

Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances therein. Lessor shall maintain the premises, make all necessary repairs to the interior and exterior and structure including without limitation HVAC, plumbing and electrical work of the premises, except where the repair has been made necessary by misuse or neglect by Lessee or Lessee's agents, employees, licensees, customers and invitees in which case Lessee shall promptly pay Lessor a reasonable amount for the cost of such repairs. All improvements made by Lessee to the premises which are so attached to the premises that they cannot be removed without material injury to the premises, shall become the property of the Lessor upon installation. Not later than the last day of the term Lessee shall, at Lessee's expense, remove all Lessee's personal property and those improvements made by Lessee which have not become the property of the Lessor, including trade fixtures, cabinetwork, moveable paneling, partitions and the like; repair all injury done by or in connection with the installation or removal of the property and improvements; and surrender the premises in as good condition as it was at the beginning of the term, except for reasonable wear and tear. All property of Lessee remaining on the premises after the last day of the term of this lease shall be conclusively deemed abandoned and may be removed by Lessor, and Lessee shall reimburse Lessor for cost of such removal. Lessor may have any such property stored at Lessee's risk and expense.

8. Alterations, Additions or Improvements.

Lessee shall not, without first obtaining the written consent of Lessor, make any structural alterations or additions in, to or about the premises.

9. Accumulation of Waste or Refuse Matter.

Lessee shall not be permitted to make or suffer any waste or unlawful, improper or offensive use of said premises or anywhere in or near the building. Lessee agrees to promptly notify the Lessor of the need for removal of any accumulated matter, and Lessor agrees to have such matter

10. Abandonment.

If lessee fails to occupy premises for the purpose of conducting its business for a period in excess of 45 consecutive days lessor may, at its option, terminate its lease and both parties shall be relieved from all further liability hereunder.

11. Assignment or Sublease.

Lessee shall not, without first obtaining the written consent of the Lessor, which will not be unreasonably withheld, assign, mortgage, pledge, or encumber this lease, in whole or in part, or sublease the premises or any part thereof. This covenant shall be binding upon the legal representative of Lessee, and upon every person to whom Lessee's interest under this lease passes by operation of law. No assignment or subleasing shall relieve Lessee of its obligations under this lease.

12. Signs.

Lessee shall not erect any signs or other advertising material on the exterior of the premises or any signs or other advertising material on the interior which may be visible from the exterior without written consent of the Lessor.

13. Damages to Premises.

If the premises are damaged by fire or any other cause, Lessor shall promptly repair the damage and restore the premises to the condition existing immediately prior to the occurrence of casualty. If the reasonable time for completing such restoration or repair is ninety (90) days or longer, Lessee shall have the right to terminate this lease by giving notice of termination to the Lessor. Such notice shall be given within fifteen (15) days after the date of casualty. If the damage or destruction of the premises occurs within six (6) months of the expiration date of the term hereof, or if the damage or destruction of the premises are so substantial that it has effectively destroyed the premises totally, Lessor, may at its sole option, terminate the lease by

giving written notice to the Lessee within fifteen (15) days after the date of casualty. If the premises are damaged by fire or other casualty, the rent shall be abated until the premises is restored or until the lease is terminated in accordance with this paragraph. The abatement shall be in proportion to the impairment of the use that Lessee can reasonably make of the premises. The Lessor shall not be liable for any inconvenience or interruption of business of the Lessee occasioned by fire or other casualty. Damages resulting from the fault of the lessee, or Lessee's agents, employees, licensees, customers or invitees, shall not result in any abatement or reduction of rent, except to the extent, if any, that Lessor receives the proceeds of rent insurance in lieu of such rent.

14. Indemnification of Lessor and Requirement of Insurance.

The Lessee, in consideration for the use of the premises and the rate of payment herein provided for, does hereby release and discharge and further will indemnify and save harmless the said Lessor from any and all claims for loss or damage caused by fire, theft or robbery or other tort to any and all property kept or stored in or about the leased premises, whether or not such property is owned by the Lessee or there by its permission or sufferance, including any and all liability and claims for personal injuries or property damages during the existence of this lease, arising in any manner by virtue of the use or occupancy of such premises by the Lessee; that the Lessee does hereby further agree to indemnify and save harmless the Lessor from liability for damage, injury or death to any person or persons arising out of the use of said property, or from the lack of keeping same in good repair and order, or from the negligent operation of same, or for any cause of any nature whatsoever, providing such damage, injury or death is not due to Lessor's own negligence.

The Lessee assumes all obligations and shall maintain for its benefit and the benefit of the Lessor, at Lessee's expense liability insurance for the leased premises in an amount not less than \$500,000.00 combined single limits for injury to person or property. A copy of such insurance policy naming Lessor as an additional insured thereunder shall be furnished to and approved by Lessor, which approval shall not be unreasonably withheld.

Although Lessee does not waive any proper claim it has in law or equity against Lessor for any damage or loss it may incur due to the Lessors action or inaction regarding the premises, the Lessor shall maintain an insurance policy with limits of \$500,000.00 naming Lessee as a co-insured party for the Leased Premises; a copy of the current policy having been provided to the Lessee for its review and consideration prior to execution of this agreement.

Lessor will keep the leased premises, and all buildings, leasehold improvements and other personal property of the Lessor located thereon, insured against loss or damage by fire and other insurable risks, in an amount of not less than the full insurable value thereof. A current copy of such insurance policy shall be furnished to Lessee for consideration prior to execution of this lease.

15. Lessor's Remedies on Default.

If Lessee defaults in the payment of rent, or in the performance of any other covenant or condition of this agreement, Lessor may give to Lessee notice of such default and if Lessee does not cure any default in the payment of rent within ten (10) days, or other default within thirty (30) days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence to cure such default within thirty (30) days and thereafter proceeds with reasonable diligence and in good faith to cure such default), then Lessor may, on not less than five (5) days notice to lessee, at its option, either (1) immediately terminate this lease and re-enter the premises; or (2) retake possession on account of the lessee without terminating the lease; or (3) hold the Lessee liable for the rent as it comes due. If lessor elects to terminate this lease, Lessor may at any time thereafter resume possession of the premises by any lawful means and recover from Lessee all damages proximately resulting from breach.

16. Lessee's Liability for Deficiency.

In any case, where Lessor has retaken possession of the premises by reason of Lessee's default, Lessor may, at Lessor's option, occupy the premises or cause the premises to be reasonably repaired or otherwise changed or prepared for reletting, and may relet the premises or any part of the premises as agent of Lessee or otherwise, for a term or terms to expire prior to, at the same time as, or subsequent to, the original expiration date of this lease, at Lessor's option, and receive the rent thereof. Rent so received shall be applied first to the payment of such reasonable expenses as Lessor may have incurred in connection with the recovery of possession, repairing or preparing for reletting, and the reletting, including reasonable attorneys' fees, and then to the payment of damages in equal amounts to the rent under this agreement and to the cost and expenses of performance of the other covenants of Lessee as herein provided. Lessee agrees, in any such case, whether or not Lessor has relet, to pay to Lessor damages equal to rent and other sums herein agreed to be paid by Lessee, less (a) the net proceeds of the reletting, if any, and the damages shall be payable to Lessee on the several rent days above specified. If Lessor elects, pursuant to this agreement, actually to occupy and use the premises or any part of the premises during any part of the balance of the term as originally fixed and since extended, there shall be allowed against the Lessee's obligation for rent or damages, as herein defined, a reasonable deduction, during the period of Lessor's occupancy, not to exceed in any event the rent herein reserved; and such occupancy shall not be construed as a release of Lessee's liability under this agreement. Lessor's remedies under this agreement are in addition to any remedy allowed by law.

17. Effect of Failure to Insist on Strict Compliance with Conditions.

The failure of either party to insist on strict performance of any covenant or condition of this agreement, or to exercise any option, herein contained, shall not be construed as a waiver of such covenant, condition or option in any other instance.

18. Subordination of Lease.

This lease shall be subject and subordinate to all underlying leases and to mortgages which may now or hereafter affect such leases or the real property of which the premises form a part, and all renewals, modifications, consolidations and replacements of the underlying leases and mortgages, provided, however, that any such mortgagee or lessor shall furnish to Lessee an instrument in recordable form, agreeing not to disturb Lessee's possession of the leased premises under this lease so long as Lessee is not in default hereunder. Lessee will execute and deliver such further instruments confirming such subordination of this lease as may be desired by the holders of such mortgages, any proposed mortgagee or by any of the Lessors under such underlying leases.

19. Lessor's Right to Cure Lessee's Breach.

If Lessee breaches any covenant or condition of this lease, Lessor may, on reasonable notice to Lessee (except that no notice be given in case of emergency), cure such breach at the expense of the Lessee and the reasonable amount of all expenses, including attorney's fees, incurred by Lessor in so doing (whether paid by Lessor or not) shall be deemed rent due under this lease and payable on demand.

20. Mechanics' Lien.

Lessee shall have 15 days, after notice from Lessor, to discharge any mechanics' liens for materials of labor claimed to have been furnished to the premises on Lessee's behalf.

21. Notices.

Any notice by either party to the other shall be in writing and shall be deemed to have been duly given only if delivered personally or sent by registered or certified mail; if to Lessee, at the address of the premises; if to Lessor, at Lessor's address as set forth above; or, to either, at such address as Lessee and Lessor, respectively, may designate in writing. Notice shall be deemed to have been duly given, if delivered personally, upon delivery, and if mailed, upon the third day after the mailing of such notice.

22. Lessor's Right to Inspection, Repair and Maintenance.

Lessor may enter the premises at any reasonable time, upon adequate notice to Lessee (except that no notice be given in case of emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the premises or the building, as Lessor deems necessary or desirable.

23. No Recording.

This lease may not be recorded in the public records of St. Johns County, Florida, without the Lessor's prior written consent.

24. Entire Agreement.

This lease agreement contains the entire agreement between the parties. No representations or promises shall be binding on the parties to this agreement except those representations and promises contained herein or in some future writing signed by the party making such representations or promises.

25. Taxes

Lessor shall be responsible for the payment of all taxes, assessments and impositions assessed against the real property and buildings which comprise the leased premises. Lessee shall be responsible for all personal property taxes with respect to Lessee's personal property and trade fixtures.

26. Additional Covenants of Lessor

Lessor covenants, agrees, represents and warrants that: (a) Lessor owns fee simple title to the leased premises and has the power and authority to execute and deliver this lease and to carry out and perform all covenants to be performed by it hereunder; (b) Lessor shall deliver to Lessee the undisturbed physical possession of the leased premises, free and clear of all liens, defects in title, encumbrances, restrictions, agreements, easements, tenancies and violations of law and Lessor will defend the title to the leased premises against the claims of all persons whomsoever; and (c) so long as Lessee faithfully performs the agreements, terms, covenants and conditions of this lease, within any applicable grace periods, Lessee shall peaceably and quietly have, hold and enjoy the leased premises for the term of this lease, and any renewals or extensions thereof, without molestation or disturbance.

27. Default by Lessor

If Lessor defaults in the performance of any covenant or condition of this lease, Lessee may give Lessor notice of such default and if Lessor does not cure such default within thirty (30) days after the giving of such notice (or if said default is of a nature that cannot be completely cured within such period, if Lessor does not commence to cure such default within thirty (30) days and thereafter proceeds with reasonable diligence and in good faith to cure such default then Lessee may, upon not less than five (5) days notice to Lessor, terminate this lease.

If Lessor breaches any covenant or condition of this lease, including, without limitation, its obligation to maintain the leased premises as provided herein, Lessee may, upon reasonable notice to Lessor (except that no notice need be given in case of an emergency), cure such breach at the expense of Lessor and that the reasonable amount of all expenses, including attorney's fees, incurred by Lessee in so doing (whether paid by Lessee or not) shall be due and payable on demand.

Each of the rights and remedies provided hereunder shall be in addition to all rights and remedies which may be available to Lessee at law or in equity.
Lessee shall be entitled to its reasonable attorney's fees and court costs incurred in connection with any default hereunder by Lessor.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in
The presence of :

LESSOR
ST. JOHNS COUNTY

By: _____
Ben W. Adams
County Administrator

Witness _____

Witness _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ___ day of _____, 2000, by Ben W. Adams as County Administrator of, St. Johns County. He is personally known to me.

Notary Public, State of Florida
My Commission Expires: _____

LESSEE

YOUTH CRISIS CENTER, INC.

Witness: _____

By: _____

Name: _____

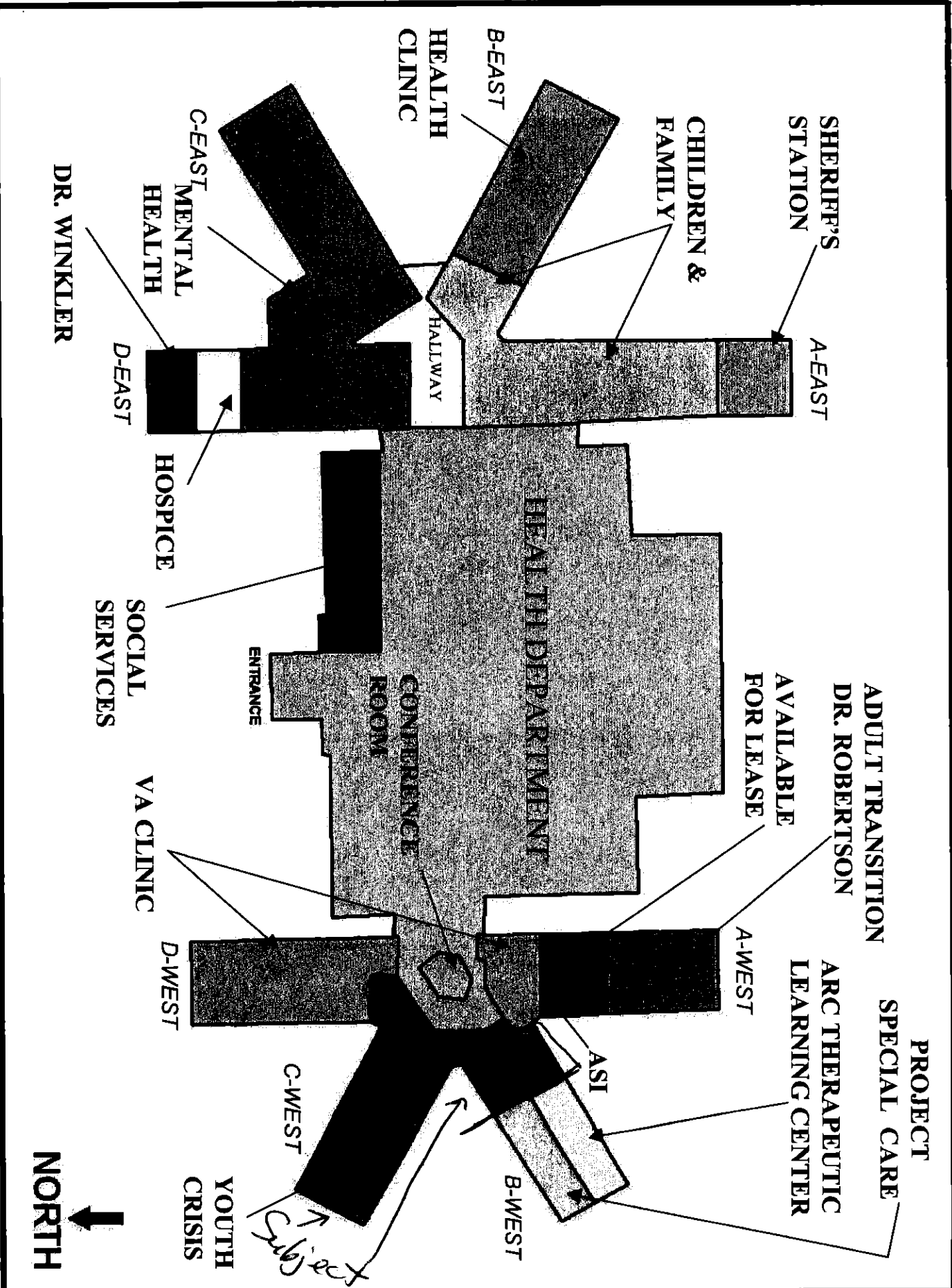
Title: _____

Witness: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2000, by _____ who is personally known to me or has produced a _____ as identification.

Notary Public
My Commission Expires: _____



**PROJECT
SPECIAL CARE**

**ADULT TRANSITION
DR. ROBERTSON**

**ARC THERAPEUTIC
LEARNING CENTER**

**AVAILABLE
FOR LEASE**

**CHILDREN &
FAMILY**

B-WEST

ASI

C-WEST

D-WEST

D-EAST

**SOCIAL
SERVICES**

HOSPICE

DR. WINKLER

**C-EAST
MENTAL
HEALTH**

**HEALTH
CLINIC**

B-EAST

HALLWAY

A-EAST

**SHERIFF'S
STATION**

NORTH



Subject