

RESOLUTION NO. 2006- 369

**RESOLUTION APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE AGREEMENT FOR OFFICE SPACE NEEDED FOR THE ST. JOHNS COUNTY SHERIFF'S OFFICE OFF SITE VIDEO VISITATION.**

**RECITALS**

**WHEREAS**, the St. Johns County Sheriff's Office has requested St. Johns County to locate a temporary off site location for Video Visitation for inmates while the County Jail is under renovations. St. Johns County will enter into a Lease Agreement attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, the St. Johns County Sheriff's Office has requested funds from the County to lease a space for a term of three years and the space contains approximately 3,030 square feet of office space, which is located in Lewis Point Plaza on US1 South; and

**WHEREAS**, the annual lease amount is **Fifty Five Thousand one hundred twenty two dollars and 00/100 (\$55,122.00)** the Sheriff has requested from the County to fund this Lease which will be payable monthly in the amount of Three Thousand seven hundred eighty seven dollars and 50/100 (\$3,787.50) for the Lease and eight hundred six dollars and 00/100 (\$806.00) for the CAM Maintenance fee which also includes trash removal, with a total monthly fee in the amount of four thousand five hundred ninety three dollars and 50/100 (\$4,593.50). **Any increase in the Lease and CAM fee is tied to the Consumer Price Index.**

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

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby approves the Lease in the form attached hereto, and authorizes the County Administrator to execute the Lease, on behalf of the County.

Section 3. The Clerk of the Circuit Court is instructed to record the original Lease in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 31 day of October, 2006.

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande  
Deputy Clerk

RENDITION DATE 11-16-06

**LEASE**

**THIS LEASE**, made and executed by and between **New Craft, Inc.** whose address is 13609 Emerald Cove Court, Jacksonville, Florida 32225 ("Landlord"), and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Tenant").

**IN CONSIDERATION** of the respective covenants and agreements of the parties contained herein, the Landlord does hereby lease to the Tenant the described Premises, Other Areas and Common Areas, all in the manner and pursuant to the terms and conditions described herein,

**ARTICLE 1  
BASIC LEASE PROVISIONS AND EXHIBITS**

Section 1.01: Parties.

(A) DATE OF LEASE: 11<sup>th</sup> day of October, 2006.

(B) NAME and ADDRESS OF LANDLORD:

**New Craft, Inc.  
13609 Emerald Cove Court  
Jacksonville, Florida 32225**

(C) NAME OF TENANT and ADDRESS OF TENANT:

**St. Johns County, Florida  
St. Johns County Sheriff's Office  
C/O Real Estate Division  
4020 Lewis Speedway  
St. Augustine, Florida 32084**

(D) INTENDED BENEFICIARY:

**It is expressly noted and acknowledged by both the Landlord and Tenant that the Tenant is entering into this Lease on behalf of the St. Johns County Sheriff's Office ("SJCSO"). As such, it is expressly noted and acknowledged by both the Landlord and Tenant, that the SJCSO is an intended beneficiary to this Lease.**

Section 1.02: PERMITTED USE.

The property leased hereby shall be used solely and exclusively for public and governmental purposes including, video visitation of inmates, but not limited to, offices for constitutional officers and staff, administrative offices, clerical functions, storage of

public and governmental papers and assets, meeting facilities, and related parking. No inmates will be on the premises.

Section 1.03: THE PREMISES.

The Premises shall consist of the building located at 2461 and 2463 U.S. 1 South, **St. Augustine, Florida 32086**, also known as Lewis Point Plaza. Said Premises contain approximately 3,030 square feet.

Section 1.04: THE OTHER AREAS.

The Other Area shall consist of the parking spaces located on site which will be used by County employees and customers during business hours.

Section 1.05: COMMENCEMENT DATE.

The Lease Term begins on the 1<sup>st</sup> day of December, 2006.

Section 1.06: SCHEDULED LEASE TERM.

The term of this Lease shall be for a period of three (3) years beginning on the Commencement Date and expiring at the end of the thirty six (36th) month from date of commencement of this lease. At the end of the (36th) month at the option of the Tenant this lease may be extend, an additional 36 months.

Section 1.07: CONDITION OF PREMISES.

The Tenant will take possession of the Premises on commencement date. Tenant agrees to incur the cost of the improvements to bring subject property up to codes for said premises to be used for video visitation. Any further improvements required for the Tenant's occupancy and use of the Premises may be made in accordance with the terms of this Lease.

Section 1.08: RENT.

Rent for the Lease Term shall be three thousand seven hundred eighty seven and 50/100 (**\$3,787.50**) a month plus **\$806.00** CAM Maintenance fee with a monthly total being (**\$4,593.50**) payable in equal monthly installments, in advance, without notice or demand. A (10) day grace period shall apply to this lease with a late fee of (1%) per month as per Florida Statue 218.74. Said Units 2461 and 2463 U.S. 1 South, St. Augustine, Florida includes a square footage price of \$15.00 per square foot based on 3,030 sq. ft., **Current** CAM Maintenance fee is based at \$3.19 per sq. ft based on 3030 sq. ft. CAM Maintenance fee has an annual adjustment date. **Tenant may see a yearly CAM report with two (2) weeks written notice to Landlord.** The Lease payments will be mailed to Landlord's address or such other address as Landlord shall specify. **Any annual rate increase in the base rent amount in the Lease or CAM fee shall be based on the Consumer Price Index.** The Consumer Price Index base is published by the U.S. Government Bureau of Labor Statistics, Average Price Data, and all Urban Consumers. The applicable reference base is the consumer price index published 12 months prior to the renewal date under consideration, at tenant's option. See also Article 3 hereof.

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Section 1.09 SECURITY DEPOSIT

Tenant agrees to give Landlord a **Security Deposit** in the amount of **\$4,500.00** to be held as additional security for damage for the duration of the lease. Upon tenant vacating said premises, Landlord and Tenant shall have a walk through within 5 days of vacating said premises. Security deposit will be returned to Tenant by Landlord within 30 days of vacating unit, subject to inspection of unit.

Section 1.10: COVENANT OF OWNERSHIP.

Landlord covenants to Tenant that Landlord owns the building in fee simple title and has full authority to enter into this Lease.

**ARTICLE 2**  
**LANDLORD'S GRANT OF POSSESSION AND QUIET ENJOYMENT**

Section 2.01: DEMISE.

In consideration of the Rent and the covenants and agreements contained in this Lease, Landlord leases the Premises, Other Areas and Common Areas to Tenant and Tenant hereby rents same all in the manner and under the conditions set forth in this Lease.

Section 2.02: USE OF COMMON AREAS.

Tenant and its officer's, agents, employees, clients, invitee and customers may use the Common Areas with others subject, however, to the terms and conditions of this Lease and to the Rules and Regulations reasonably adopted by the Landlord, which Rules and Regulations shall not unreasonably restrict the use of such Common Areas by the Tenant and its officers, agents, employees, clients, invitee and customers. The Common Areas shall be maintained by Landlord.

Section 2.03: QUIET ENJOYMENT.

Upon paying all sums due from Tenant to Landlord and performing and observing all of Tenant's covenants and obligations hereunder, Tenant, subject to the provisions hereof, may peacefully and quietly have, hold, use and enjoy the Premises, the Other Areas and may use and enjoy the Common Areas throughout the Lease term without interference by Landlord.

**ARTICLE 3**  
**TENANT'S OBLIGATION TO PAY RENT**

Section 3.01: OBLIGATION TO PAY RENT.

Notwithstanding any other section of this Lease, the Tenant's obligation to pay Rent and to make payments to Landlord under this Lease is limited solely and only to payment from the funds of the Tenant described in the following covenant and solely and only in the manner and to the extent described in this Article and in such covenant.

Section 3.02: COVENANT TO BUDGET.

The Tenant covenants and agrees to appropriate in its annual budget for payment on the Lease Agreement.

**ARTICLE 4  
UTILITIES**

Section 4.01: PARTIES' RESPECTIVE OBLIGATIONS.

Tenant shall contract and pay for all **electrical, water, sewer and telephone utilities** used or consumed in the Premises; provided, that the Landlord shall first furnish the meters or other devices necessary to determine the amount of use or consumption within the Premises, These utility cost are not included in the lease amount.

**ARTICLE 5  
MAINTENANCE. OPERATION AND REPAIR**

Section 5.01: MAINTENANCE BY LANDLORD.

**Landlord shall maintain, repair and keep supporting walls, foundations, roof, and sprinkler systems, if any, parking areas, landscaping, gutters, downspouts and all other structural improvements in good repair.** Landlord, however, shall have no duty to make any repairs within the Premises resulting from

- (a) any alterations, modifications or improvements made by or on behalf of Tenant;
- (b) the installation of Tenant's property, fixtures, (trade or otherwise), equipment or inventory;
- (c) Tenant's use or occupancy of the Premises in violation of this Lease or in a manner not consistent herewith; or
- (d) the acts or omissions of Tenant, its employees, agents, contractors, subtenants, invitees, licensees or customers.
- (e) Landlord shall maintain and provide cleanup of parking lot, any exterior lighting of the building, which is included in the monthly maintenance fee.

Section 5.02: MAINTENANCE BY TENANT.

**Except for Landlord's maintenance responsibilities as provided in Section 5.01, Tenant, at Tenant's expense, shall keep the Premises, including all mechanical, electrical, and plumbing systems, front and back doors, and all storefront glass in good order, condition and repair and in a clean, pleasant, sightly, sanitary and safe condition. Tenant shall be responsible for A.C. maintenance. Any repair the County will assume will be limited up to \$250.00 per occurrence on the A.C. and Heating Systems, any overages in repair would be the responsibility of the Landlord. If Tenant fails to do so, Landlord, after notice, may perform these duties, and Tenant agrees to reimburse Landlord the reasonably incurred costs upon ten (10) days request.**

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Section 5.03: SIGNS AWNINGS AND CANOPIES.

**Tenant shall maintain its signs, decorations, lettering and advertising material in good condition and repair. Except for removable identification of Tenant's unit number, business title, hours of operation, and contact information which may be placed only on the storefront door and/or windows.**

Section 5.04: LIENS.

No encumbrances, charges or liens against the property shall exist because of any action or inaction by Tenant or its independent contractors. Tenant shall discharge by bond or otherwise within ten (10) days of notice of its existence, any lien, encumbrance or other charge arising in violation of this Section.

Section 5.05: SURRENDER OF PREMISES.

Upon termination of this Lease, Tenant shall surrender the Premises in the same condition as the Commencement Date, reasonable wear and tear and loss due to casualty and condemnation excepted, and shall surrender all keys for the Premises to Landlord. Tenant must remove all its trade fixtures and personal property and, if requested, any other installation, alterations or improvements made by Tenant and shall repair any damage caused thereby.

**ARTICLE 6  
INSURANCE**

Section 6.01: TENANT'S COVERAGE.

Tenant shall be responsible for insuring its personal property on the Premises and may maintain, at its expense, comprehensive or commercial general liability insurance for the Premises, Other Areas and/or Common Areas. St. Johns County is giving Landlord written notice that the County is self insured and will provide Landlord with written proof.

Section 6.02: LANDLORD'S COVERAGE.

Landlord shall maintain adequate liability and property insurance covering the building. Tenant shall be named as additional insured on all liability policies.

**ARTICLE 7  
DAMAGE AND DESTRUCTION**

Section 7.01: FIRE. EXPLOSION OR OTHER CASUALTY.

Tenant shall immediately give notice to Landlord of any damage to the Premises or Other Areas if the Premises are damaged by fire, explosion, wind, water or other casualty (" Occurrence"). To the extent that the cost of repairing the damages is less than fifty (50%) percent of the cost of completely replacing the Premises, the damage shall promptly be repaired by Landlord subject to this Section. Landlord shall not be required to repair or replace Tenant's improvements, alterations and additions, inventory , fixtures,

furniture, furnishings, equipment and other personal property .If an occurrence causes damage and (i) the Premises are damaged to the extent that the cost of repairing the damage is fifty (50%) percent or more of the cost of completely replacing the Premises, or (ii) the building of which the Premises are a part is damaged to the extent that the cost of repairing the damage is twenty- five (25%) percent or more of the cost of completely replacing the building, or (iii) if the building is more than twenty-five (25%) percent of the cost of their complete replacement, Landlord, at its election, either promptly shall repair or rebuild the Premises and the buildings, or shall terminate this Lease by written notice to Tenant within ninety (90) days after the Occurrence. If the Occurrence renders twenty-five percent (25%) or less of the Premises untenable and Tenant elects to utilize the portion not rendered untenable during Landlord's repairs, a proportionate abatement of the rent shall be allowed from the Occurrence Date until the date Landlord completes its repair and restoration. Said proportion shall be computed on the basis of the relation which the gross square footage of the untenable Premises space bears to the interior floor area of the Premises. If more than twenty five (25%) percent of the premises is rendered untenable, or if Tenant elects not to utilize the Premises for its intended purpose during the Landlord's repairs, then, if and until Landlord restores the premises to the condition it was in on the Commencement Date, the Tenant's obligation to pay Rent shall cease from the date of the Occurrence until full repair and restoration. In the event Landlord fails to notify Tenant within 30 days after the Occurrence of the Landlord's election to either repair all damages required to be repaired by Landlord or to terminate this Lease, or in the event that the Landlord's repairs take more than 120 days from the date of notification to complete, the Tenant, at its option, may unilaterally terminate this Lease.

In the event this Lease is terminated pursuant to this Article 7, the Tenant shall not be obligated to make any monthly Rental installment payments subsequent to the date of the Occurrence and all obligations to pay Rent that would have accrued subsequent to such date shall cease.

Section 7.02: LANDLORD'S WORK.

Upon an Occurrence, Landlord need only make such repairs as are necessary to place the damaged portions of the property in the same condition as when possession of the Premises was initially delivered to Tenant.

**ARTICLE 8  
DEFAULT AND REMEDIES**

Section 8.01: TENANT'S DEFAULT.

If Tenant fails to:

- (i) Pay all or any monthly installments of the Rent or any other sum due to the Landlord from Tenant hereunder within 30 days after Landlord notifies Tenant that such sum is past due;
- (ii) Cease all conduct prohibited hereby within thirty (30) days of receipt of written notice from Landlord;

(iii) Take appropriate action within thirty (30) days of receipt of written notice from Landlord requesting Tenant to remedy Tenant's failure to perform any of the non payment terms covenants and conditions hereof; or(iv) Conform with the Lease provisions and is otherwise in breach of Tenant's obligations hereunder and shall not have cured the default to the satisfaction of the Landlord within thirty (30) days following receipt of written notice from the Landlord; then, the Tenant shall be in default. Upon such default, the Landlord may terminate this Lease and re-enter and resume possession of the Premises. Upon such termination, the Tenant shall be responsible for the reasonable expenses incurred by termination occasioned by Tenant's default, and the Tenant shall pay remainder of the Lease Term; provided, however, that the amounts reduced by the amount of rents, if any, received from replacement all such payments all obligations of Tenant to Landlord under this Lease shall cease. Landlord shall use its best efforts to promptly obtain replacement tenants at a fair rental.

Section 8.02: LANDLORD'S DEFAULT.

If Landlord fails to:

(i) Take appropriate action within thirty (30) days of receipt of written notice from Tenant requesting Landlord to remedy Landlord's failure to perform any of the terms, covenants and conditions hereof; or (ii) Conform with the Lease provisions and is otherwise in breach of Landlord's obligations hereunder and shall not have cured such failure within thirty (30) days following receipt of written notice from Tenant; then, Landlord shall be in default. Upon such default, the Tenant may terminate this Lease, the Landlord shall be responsible for all reasonable expenses, including temporary storage, incurred by Tenant. In addition, upon such termination occasioned by Landlord's default and upon vacation of the Premises by the Tenant, the Landlord shall pay the Tenant as damages to difference between the rents required to obtain replacement premises during the remainder of the Lease Term if such replacement rents are higher than the rents herein. Upon tender of all such payments, all obligations of Landlord to Tenant under this Lease shall cease.

**ARTICLE 9  
ASSIGNMENT AND SUBLETTING/RENTAL**

Section 9.01: COVENANT NOT TO ASSIGN OR SUBLET WITHOUT CONSENT.

Tenant covenants that it will not rent, lease or otherwise allow occupancy of the premises to persons or entities other than the parties hereto unless such persons or entities are appropriate tenants of a governmental facility or a first class office building. Landlord must approve and give written approval of any tenants of a sublease.

**ARTICLE 10  
HAZARDOUS SUBSTANCES**

Section 10.01: HAZARDOUS SUBSTANCES.

(a) Neither Tenant, nor any permitted assignee, sublessee, licensee or other person or entity acting at the direction or with the consent of Tenant shall (i) manufacture, treat,



use, store or dispose of any unlawful quantity or concentration of a Hazardous Substance on or from the Premises, or any part thereof, unless the manufacturing, treatment, use, storage, disposal, or release of such hazardous substance is approved in writing by Landlord.

(b) The term "Hazardous Substance" shall mean any waste, substance or material (i) identified in Section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as the same may be amended from time to time ("CERCLA "); or (ii) determined to be hazardous, toxic, a pollutant or contaminant under Federal or Florida law, rule, regulation or judicial or administrative order or decision, as the same may be amended from time to time.

**ARTICLE 11  
MISCELLANEOUS**

**Section 11.01: SEVERABILITY.**

In the event any provision of the Lease is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof.

**Section 11.02 EXECUTION IN COUNTERPARTS.**

This Lease may be executed in several counterparts, each of which will be an original and all of which will constitute but one and the same instrument.

**Section 11.03 CAPTIONS.**

The captions and headings in this Lease are for convenience only and do not define, limit, or describe the scope or intent of any Articles or Sections of the Lease.

**IN WITNESS WHEREOF**, the parties hereto have executed this Lease under Seal as of the day and year first above written.


\_\_\_\_\_  
Print Witness Name:

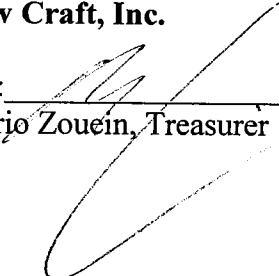
**Tenant:**  
**ST. JOHNS COUNTY**, a Political  
Subdivision of the State of Florida

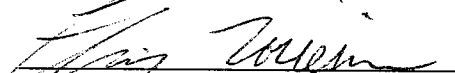
\_\_\_\_\_  
Print Witness Name:

By: \_\_\_\_\_  
Ben W. Adams, County Administrator

**Landlord:**  
**New Craft, Inc.**

  
\_\_\_\_\_  
Print Witness Name: CARLA ZOU EIN

BY:   
\_\_\_\_\_  
Mario Zouein, Treasurer

  
\_\_\_\_\_  
Print Witness Name: ELIAS ZOU EIN

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