



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-1452, **Version:** 1

Interoffice Memorandum

DATE: October 28, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Rebekah Petrelli, Senior Acquisition Agent

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Clear Channel Outdoor, LLC and Orange County, Florida First Amendment to Lease and authorization for the Manager or Assistant Manager of the Real Estate Management Division to exercise renewal options, and furnish notice, required, or allowed by the Lease as needed for Clear Channel Outdoor, LLC, 9800 International Drive, Orlando, Florida 32819. Lease File 7011. District 6. **(Real Estate Management Division)**

PROJECT:

Clear Channel Outdoor, LLC
9800 International Drive
Orlando, Florida 32819
Lease File 7011

PURPOSE: To continue to provide space at the Orange County Convention Center for a Clear Channel billboard.

ITEM:

First Amendment to Lease
Term: Until November 30, 2026
Option: Five, one-year renewals

BUDGET: N/A

REVENUE: Account No.: 4430-035-0900-6245

FUNDS: N/A

APPROVALS:

Real Estate Management Division
County Attorney's Office
Risk Management Division
Orange County Convention Center

REMARKS: The original Lease Agreement was executed on September 25, 1992, between the Central Florida YMCA and POA Acquisition Corporation to allow construction and operation of a billboard located at the Orange County Convention Center site. The Lease was later assigned to Clear Channel Outdoor, LLC, through a series of corporate successions and subsequently amended and restated on September 17, 2002.

On November 30, 2012, YMCA and Clear Channel Outdoor, LLC executed an Extension and Modification of Lease Agreement for a three-year term with three five-year renewal options. Concurrently, YMCA assigned the Lease to Orange County pursuant to a Lease and Funding Agreement approved by the County on November 27, 2012. Through that assignment, Orange County became the Lessor, and the County has since managed the Lease directly with Clear Channel Outdoor, LLC. The Lease is currently set to expire on November 30, 2025.

This First Amendment to Lease updates the rent structure, increases the annual base rent to \$240,000, and extends the term by one additional year with up to five consecutive one-year renewals. It also introduces new termination provisions allowing either party to terminate the Lease with 90 days' written notice prior to the end of any renewal term, or at any time on or after December 1, 2025, with 180 days' written notice.

Project: Clear Channel Convention Cener (Billboard)
County Lease File #7011
Clear Channel File #14592

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 18 2025

CLEAR CHANNEL OUTDOOR, LLC

And

ORANGE COUNTY, FLORIDA

FIRST AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE (this “Amendment”), dated to be effective on December 1, 2025 (the “Effective date”) is made and entered into by and between CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company (the “Tenant”), and Orange County a charter county and political subdivision of the state of Florida (the “Landlord”).

RECITALS

A. Landlord and Tenant (collectively, the “parties” and each, individually, a “party”) are parties to that certain Lease Agreement 9/25/1992 (the “Lease”), by and between Landlord and Tenant, as extended and modified by that certain agreement dated 09/17/2002 and 11/30/2012 and further extended by mutual agreement on 11/15/2015, and 6/26/2020 (the “Lease”).

B. Pursuant to the Lease, Tenant is leasing from Landlord certain real property located at 9800 International Drive, Orlando, FL as more particularly described therein for the purpose of erecting, maintaining, operating (whether physically on-premises or via remotely changeable off-premises technology), improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures, including, without limitation, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the “Structures”)

C. The Parties desire to amend and modify certain terms of the Lease as provided herein.

AGREEMENTS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Except as otherwise defined herein, capitalized terms used in this Amendment shall have the meanings assigned to such terms in the Lease.
2. The term of the Lease is hereby extended for a period of One (1) year from December 1, 2025, to November 30, 2026 (the “Extension Term”) and shall continue for Five consecutive 1-Year terms, unless either party gives the other party Ninety (90) days written notice of termination prior to the end of such Extension Term.

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3. The parties shall have the right to terminate this Lease at any time after December 1, 2025, by providing the other party one hundred and eighty (180) days prior written notice of said termination.
4. Beginning on December 1, 2025 ("Extension Term Commencement Date"), rent to be paid pursuant to the Lease shall be amended and the new rent to be paid by Tenant to Landlord shall be Two Hundred and Forty Thousand Dollars (\$240,000.00) payable annually in advance. In addition, within Thirty (30) days following the one (1) year period after December 1, 2025, and each anniversary thereof, Tenant shall pay to Landlord the amount, if any, by which Forty (40%) percent of the annual net advertising revenue (defined as gross advertising revenue less agency commissions) indefeasibly received and recognized by tenant for the outdoor advertising structures located at the property in respect of such one-year period exceeds the Base Rent during such year (Percentage Rent).
5. Business Automobile Liability – The Agency shall maintain coverage for all owned; non-owned and hired vehicles issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, with limits of not less than \$500,000 per accident. In the event the Agency does not own automobiles the Agency shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.
6. The notice addresses as set forth in the Lease shall be amended as follows:

As to Landlord:

Orange County, Florida
Real Estate Management Division
Attn: Manager
P.O. Box 1393
Orlando, Florida 32802-1393

And

Orange County, Florida
County Attorney's Office
Attn: County Attorney
P.O. Box 1393
Orlando, Florida 32802-1393

As to Tenant:

Clear Channel Outdoor, LLC
5333 Old Winter Garden Road
Orlando, FL 32811

With a copy to:

Clear Channel Outdoor, LLC
Attn: Legal Department
2325 East Camelback Road, Ste. 250
Phoenix, AZ 85016

7. Except as amended or modified hereby, all other terms of the Lease shall remain unaltered and in full force and effect.

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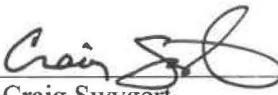
Clear Channel File #14592

8. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original but all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be properly executed as of the First Amendment to Lease Agreement on the dates indicated below.

TENANT:

CLEAR CHANNEL OUTDOOR, LLC,
a Delaware limited liability company

By: 

Name: Craig Swygert

Title: President, Central FL Markets

Date signed: 9/8/25

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IN WITNESS WHEREOF, the parties hereto have caused this instrument to be properly executed
as of the First Amendment to Lease Agreement on the dates indicated below.

LANDLORD:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners



By:

Brynnie Brooks

Jerry L. Demings
Jerry L. Demings
Orange County Mayor

Date:

18 November 2025

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: Jennifer Lara-Klimetz
Deputy Clerk

Printed Name: Jennifer Lara-Klimetz