



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: November 8, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager
Real Estate Management Division

FROM: Alex Feinman, Leasing Program Manager *AF*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of Second Amendment to Orlando United Assistance Center License Agreement by and between Orange County, Florida and Heart of Florida United Way, Inc. and delegation of authority to the Real Estate Management Division to furnish notices required or allowed by the license, as needed

PROJECT: Orlando United Assistance Center
507 East Michigan Street, Orlando, Florida 32806
Lease File #8002

District 3

PURPOSE: To continue to provide office space for the Orlando United Assistance Center.

REC for PBS

ITEM: Second Amendment to Orlando United Assistance Center License Agreement
Revenue: None
Size: 4,000 square feet
Term: 2 years
Options: None

APPROVALS: Real Estate Management Division
County Attorney's Office
Community and Family Services Department
Risk Management Division

REMARKS: The Orlando United Assistance Center (OUAC) currently occupies a small County-owned building at 507 East Michigan Street (Site) pursuant to the Orlando United Assistance Center License Agreement approved by the Board on August 23, 2016, as renewed in August 2017 and June 2018, and amended effective as of August 20, 2019 (License).

This Second Amendment to Orlando United Assistance Center License Agreement will provide for OUAC's continued use of the Site and extends the term of the License for 2 years, setting the new expiration at December 31, 2021. Any further renewals shall only be granted by approval of the Board.

All other terms and conditions of the License shall remain in effect.

SECOND AMENDMENT TO
ORLANDO UNITED ASSISTANCE CENTER LICENSE AGREEMENT

THIS SECOND AMENDMENT TO ORLANDO UNITED ASSISTANCE CENTER LICENSE AGREEMENT (this "**Second Amendment**") is made effective as of the date last executed below (the "**Second Amendment Effective Date**") and entered into by and between ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida ("**County**") and HEART OF FLORIDA UNITED WAY, INC., a Florida non-profit corporation ("**United Way**").

RECITALS

A. County and United Way (collectively, the "**Parties**") entered into that certain "Orlando United Assistance Center License Agreement" approved by the Orange County Board of County Commissioners (the "**BCC**") on August 23, 2016, (the "**Original Agreement**") providing the terms and conditions upon which County granted United Way a non-exclusive license to enter upon and use the Property (as defined in the Original Agreement) for the purposes more particularly described in the Original Agreement.

B. The Parties thereafter extended the term of the Original Agreement pursuant to that certain "Acknowledgement of Term Renewal for Orlando United Assistance Center License Agreement" last executed August 16, 2017 (the "**First Renewal**").

C. The Parties thereafter further extended the term of the Original Agreement, as extended by the First Renewal, pursuant to that certain "Second Acknowledgement of Term Renewal for Orlando United Assistance Center License Agreement" dated June 19, 2018 (the "**Second Renewal**").

D. The Parties thereafter further extended the term of the Original Agreement, as extended by the First Renewal and the Second Renewal, and amended the Original Agreement pursuant to that certain "First Amendment to Orlando United Assistance Center License Agreement" dated August 20, 2019 (the "**First Amendment**").

E. The First Amendment Term (as defined in the First Amendment) is set to expire on December 31, 2019.

F. The Parties have agreed to further extend the term of the Original Agreement, as previously extended by the First Renewal, the Second Renewal, and the First Amendment (collectively, the "**Agreement**").

G. The Parties desire to enter into this Second Amendment for the purpose of setting

forth the terms and conditions of such extension.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.
2. Definition. Defined (capitalized) terms used herein, but not defined herein, shall have the meanings given to such terms by the Agreement.
3. Extension of Term. The term of the Agreement is hereby renewed for one (1) additional term of two (2) years, commencing January 1, 2020, and terminating December 31, 2021 (the "**Second Amendment Term**").
4. Effect; Conflicts. Except as set forth in this Second Amendment, all other terms and provisions of the Agreement are hereby ratified and confirmed and shall remain in full force and effect. In the event of any conflict between the provisions of this Second Amendment and the provisions of the Agreement, the provisions of this Second Amendment shall control.
5. Counterparts. This Second Amendment may be executed in two or more counterpart copies, each of which shall be fully effective as an original, and all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this document to physically form one document.

(signature pages follow)

Project: Orlando United Assistance Center
Lease File #8002

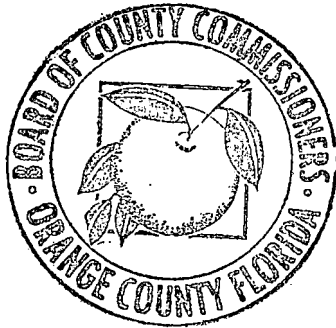
IN WITNESS WHEREOF, County and United Way have caused this "Second Amendment to Orlando United Assistance Center License Agreement" to be executed by their respective officers and parties thereunto duly authorized to be effective as of the Second Amendment Effective Date.

COUNTY:

(Official Seal)

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners



By: Jerry L. Demings
Jerry L. Demings
407 Orange County Mayor

Date: 3 Dec 19

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

By: Noelia Perez
for Deputy Clerk

Noelia Perez
Printed Name

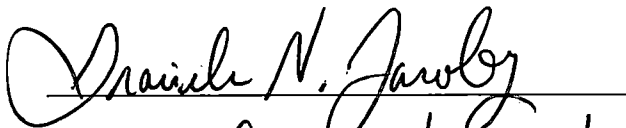
Project: Orlando United Assistance Center
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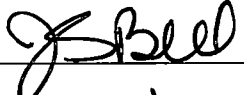
UNITED WAY:

Signed, sealed, and delivered
in the presence of:

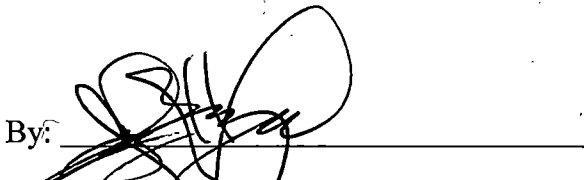
**HEART OF FLORIDA UNITED WAY,
INC., a Florida non-profit corporation**



Print Name: Graciela Noriega Jawby



Print Name: Jehkya S. Bell

By: 

Print Name: Jeffery Hayward

Title: CEO

Date: 10.30.19