



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: November 15, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *MTC*

FROM: Ana Alves, Senior Acquisition Agent
Real Estate Management Division *AA/MTC*

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of Orange County, Florida and Florida State University Affiliate Service Provider Agreement, and authorization for the Manager of the Real Estate Management Division to exercise renewal options, execute termination notice, and furnish notices required, or allowed by the Agreement, as needed.

PROJECT: Florida State University Board of Trustees –
National Entrepreneur Center at Fashion Square Mall
3201 East Colonial Drive, Orlando, Florida 32803
Lease File #2062-ASP8

District 5

PURPOSE: To provide office space, training and meeting rooms, and associated equipment and resources for business training and consulting services at the National Entrepreneur Center.

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ITEM: Affiliate Service Provider Agreement
Cost: None
Size: N/A
Term: Until December 31, 2025
Options: One, Five-year renewal

APPROVALS: Real Estate Management Division
County Attorney's Office
Risk Management Division
Facilities Management Division

REMARKS: The National Entrepreneur Center (NEC) is a public-private partnership between Orange County (County), Disney Worldwide Services, Inc., and the University of Central Florida designed to provide educational training services to small business owners in the Central Florida area. The existing Lease Agreement was approved by the Board on August 31, 2010, and will expire on May 25, 2026.

Under the terms of the Co-sponsorship Agreement, approved by the Board on March 29, 2011, as amended, the County, on behalf of the NEC, enters into Affiliate Service Provider and Resident Service Provider Agreements to allow service providers to use resources, equipment, training, meeting rooms, and facilities at the NEC.

This Affiliate Service Provider Agreement will authorize the NEC to allow Florida State University Board of Trustees (FSU) to become a recognized affiliate service provider. The initial term shall expire on December 31, 2025. FSU will make a lump sum of \$5,000 annually in January of each calendar year of the agreement to NEC's fiscal agent. The terms and conditions of this Affiliate Service Provider Agreement are materially consistent with the terms and conditions of the other Affiliate Service Provider Agreements in the NEC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

NOV 28 2023

ORANGE COUNTY, FLORIDA

and

FLORIDA STATE UNIVERSITY

AFFILIATE SERVICE PROVIDER AGREEMENT

THIS AFFILIATE SERVICE PROVIDER AGREEMENT (“Provider Agreement”) made as of the date fully executed below (“Effective Date”), by and between **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida (“County”) and the **FLORIDA STATE UNIVERSITY BOARD OF TRUSTEES**, acting for and on behalf of Florida State University (“Service Provider”), hereinafter collectively referred to as the “Parties” or “Party.”

WHEREAS, County, Disney Worldwide Services, Inc., and the University of Central Florida entered into a Cosponsorship Agreement dated March 29, 2011, as amended by the Amendment to Cosponsorship Agreement dated December 15, 2015, as amended by the Second Amendment to the Cosponsorship Agreement dated February 20, 2018, as amended by the First Amended and Restated Cosponsorship Agreement dated October 12, 2021 (collectively “**Cosponsorship Agreement**”) to establish the National Entrepreneur Center (“**Center**”); and

WHEREAS, County leases approximately 20,977 square feet of office space and 364 square feet of storage space for the Center from TBB Orlando, LLC (“**Landlord**”), successor in interest to PR Orlando Fashion Square LLC, under a Lease Agreement approved by the Board of County Commissioners August 31, 2010, as renewed and amended (“**Lease Agreement**”). Said office space is located at 3201 East Colonial Drive, Orlando, Florida 32803 within the Orlando Fashion Square Mall (“**Premises**”); and

WHEREAS, the purpose of the Center is to house a variety of non-profit organizations offering comprehensive small business training, information, business events, and educational activities for small business in the Central Florida area; and

WHEREAS, in accordance with the provisions of the Cosponsorship Agreement and Lease Agreement, County shall grant the use of the Premises by organizations for business training and consulting services to benefit the Center; and

WHEREAS, Service Provider desires to provide business training and consulting services to the individuals who use the Center; engage and promote the mission of the Center, and provide detailed reporting of activity as required by the County; and

WHEREAS, the Parties have no active service provider agreements.

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions

hereinafter set forth, the Parties agree as follows:

Section 1. Recitals. The above recitals are true and correct and form a material part of this Provider Agreement.

Section 2. County Responsibilities.

The County shall:

(a) Make training and meeting rooms, and use of the facilities located at the Premises available to Service Provider in accordance with the terms and conditions of the Lease Agreement.

Section 3. Service Provider Responsibilities.

The Service Provider shall:

(a) Provide business training and consulting services, as set forth in Exhibit “A,” attached hereto and made a part hereof.

(b) Complete and provide the Center a copy of the Service Providers quarterly activity report. A sample of which is attached hereto as Exhibit “B” and made a part hereof.

(c) Promote the goals and objectives of the Service Provider.

(d) Abide by and adhere to all the provisions of the Lease Agreement, with the exception of the payment of rent.

(e) Actively participate in, and support the collaborative environment created by assembling a variety of service provider organizations at the Center.

(f) Pay to the Center’s fiscal agent, the University of Central Florida Research Foundation (“**Fiscal Agent**”), the amounts listed hereafter for use of the training/meeting facilities located on the Premises during the term of this Provider Agreement:

Lump sum of \$5,000.00 due annually in January of each calendar year

(g) Pay to the Fiscal Agent the cost of all long-distance charges placed by Service Provider from the Premises, which shall be billed monthly along with any other miscellaneous charges incurred by center on behalf of the Service Provider.

(h) Not occupy the Premises as its principal place of business or for use as its private office space.

During the term of this Provider Agreement, all monthly payments required by this section shall be rendered without demand on or before the first day of each month. All payments are to be made to the Fiscal Agent’s address provided herein or at an address to be determined in writing

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by the Fiscal Agent. The initial monthly payment must be received by the Fiscal Agent no more than 40 days after receipt of the Fiscal Agent’s invoice.

Section 4. Term. The initial term of this Provider Agreement shall commence on the Effective Date and terminates Dec. 31st, 2025. The Parties may renew this Provider Agreement for an additional five (5) year term by agreeing to terms and conditions in writing. The Manager of County’s Real Estate Management Division is authorized to approve, and exercise said renewal option.

Section 5. Termination. This Provider Agreement can be terminated by either Party at any time, with or without cause, upon no less than ninety (90) days notice in writing to the other Party. Such notice shall be delivered as provided herein or in person to the business address of the Party upon whom such notice is served. If this Provider Agreement is terminated, Service Provider shall be refunded the portion of the annual payment through the end of the then-current term following the date of termination. The Manager of County’s Real Estate Management Division, or designee, is authorized to exercise said termination notice.

Section 6. Notice. Any notice provided for in this Provider Agreement must, unless otherwise expressly provided herein, be in writing, and be forwarded by registered or certified mail, return receipt requested, postage prepaid, or nationally recognized overnight courier service such as FedEx or UPS. Either Party may change its address to any other address in the United States of America by notice in writing given to the other Party in the manner herein provided.

As to Service Provider: Susan Fiorito, Dean of the Jim Moran College of Entrepreneurship
Florida State University
P.O. Box 3061115
Tallahassee, FL 32306-1115

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

With a copy to: County Attorney
Orange County
P.O. Box 1393
Orlando, Florida 32802

AND

UCF Research Foundation
12201 Research Parkway
Suite 501
Orlando, Florida 32826
Attn: Ed Jacobs

AND

National Entrepreneur Center
3201 E. Colonial Drive, Suite A20
Orlando, FL 32803
Attn: Jerry Ross, President

Section 7. Signs. In accordance with the Lease Agreement, Service Provider may not erect, install or display any sign upon the Premises, the exterior of the Premises (including any exterior doors), or the exterior walls thereof, or in any window therein, without the prior written consent of both the County and the Landlord. Any signs erected, installed or displayed by Service Provider upon the interior of the Premises shall be subject to the County's prior written approval.

Section 8. Indemnification. To the extent permitted by law, each party agrees to defend, indemnify, and hold harmless the other party, its officials and employees from all claims, actions, losses, suits, judgments, fines, liabilities, costs and expenses attributable to negligent acts or omissions, or those officials and employees acting within the scope of their employment, or arising out of or resulting from the indemnifying party's negligent performance under this agreement. Each party's indemnification is expressly limited to the amounts set forth in Section 768.28, Florida Statutes, as amended by the Florida State Legislature. Nothing contained herein shall constitute a waiver of sovereign immunity of the provisions of Section 768.28, Florida Statutes. The foregoing shall not constitute an agreement by either party to assume any liability of any kind for the acts, omissions, and/or negligence of the other party, its officers, officials, employees, agents, or contractors.

Section 9. Insurance. The Service Provider shall obtain and maintain, at its expense, insurance in accordance with provisions of the Lease Agreement as follows:

Without waiving its right to sovereign immunity as provided in Section 768.28, Florida Statutes, the Provider acknowledges to be self-insured for General Liability and Automobile Liability with coverage limits of as set forth in Section 768.28, Florida Statutes.

The Provider agrees to maintain commercial insurance or to be self-insured for Workers' Compensation & Employers' Liability in accordance with Florida Statute 440.

Upon request the Provider shall provide an affidavit or Certificate of Insurance evidencing self-insurance or commercial insurance up to sovereign immunity limits, which the County agrees to find acceptable for the coverage mentioned above.

The County's failure to request proof of insurance or to identify any deficiency in coverage or compliance with the foregoing requirements shall not relieve the Provider of its liability and obligations under this agreement.

The Provider shall require all contractors performing work within the NEC, if any to procure

and maintain workers' compensation, commercial general liability, business auto liability and contractor's pollution liability coverage. Each party shall be listed as an additional insured on all general liability policies.

In lieu of the insurance required above, if the Service Provider is governed by section 768.28, Florida Statutes, it may self-insure in accordance with the provisions of that section. Lessee agrees to provide a certificate of insurance evidencing its insurance or election to self-insure.

Section 11. Right to Inspect and Audit Books. During the term of this Provider Agreement, Service Provider shall permit the County, or any agent designated by the County, to inspect and audit Service Provider's books and accounts in relation to this Provider Agreement, except such books and accounts which are deemed by Service Provider to be confidential, exempt or protected by federal, state or local law. Such inspection or audit shall occur at any time during normal working hours, provided that reasonable notice is provided to Service Provider prior to any such inspection.

Section 12. Public Records. Pursuant to section 119.0701, Florida Statutes, Service Provider shall be responsible for complying with the provisions of Florida's public records laws. Specifically, Service Provider shall:

- (a) Keep and maintain public records that ordinarily and necessarily would be required by the County in order to perform the services required under this Provider Agreement.
- (b) Provide the public with access to public records on the same terms and conditions that the County would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- (d) Meet all requirements for retaining public records and transfer, at no cost, to the County all public records in Service Provider's possession upon termination of this Provider Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the County in a format that is compatible with the information technology systems of the County.

Section 13. Amendments. This Provider Agreement may be amended only through a written document executed by both Parties.

Section 14. Assignment. This Provider Agreement may not be assigned by either Party without the prior written consent of the other Party. Failure to comply with this provision may result in immediate termination of this Provider Agreement.

Section 15. Severability. In the event that any section, paragraph, sentence, clause or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Provider Agreement and the same shall remain in full force and effect.

Section 16. Waiver. Performance of this Provider Agreement by either Party, after notice of default of any of the terms, covenants or conditions, shall not be deemed a waiver of any right to terminate this agreement for any subsequent default, and no waiver of such default shall be construed or act as a waiver of any subsequent default.

Section 17. Third-Party Rights. The provisions of this Provider Agreement are for the sole benefit of the Parties hereto and will not be construed as conferring any rights on any other person or entity.

Section 18. Independent Contractor Status. Service Provider is an independent contractor and neither Service Provider nor anyone employed by Service Provider shall be deemed for any purpose to be an employee of County in the performance of the work hereunder.

Section 19. Civil Rights. Neither Service Provider nor County will discriminate against any person or persons, with regard to race, color, sex, age, religion, ancestry, national origin, handicap, or marital status in the performance of this Provider Agreement.

Section 20. Governing Law. This Provider Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

Section 21. Litigation and Venue. The parties expressly agree that each party shall bear the cost of its own attorney and legal fees in connection with any dispute arising out of this Provider Agreement, or the breach, enforcement, or interpretation of this Provider Agreement, regardless of whether such dispute results in mediation, arbitration, litigation, all or none of the above, and regardless of whether such attorney and legal fees are incurred at trial, retrial, on appeal, at hearings or rehearings, or in administrative, bankruptcy, or reorganization proceedings. THE PARTIES HERETO WAIVE A TRIAL BY JURY OF ANY AND ALL ISSUES ARISING IN ANY ACTION OR PROCEEDING BETWEEN THEM OR THEIR SUCCESSORS UNDER OR CONNECTED WITH THIS AGREEMENT OR ANY OF ITS PROVISIONS AND ANY NEGOTIATIONS IN CONNECTION HERewith.

Section 22. Remedies. No remedy herein conferred upon any part is intended to be exclusively of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any rights, power, or remedy hereunder shall preclude any other or further exercise thereof.

Section 23. Headings. The headings or captions of articles, sections or subsections used in this agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Provider Agreement.

Section 24. Signatory. Each signatory below represents and warrants that he or she has full power and is duly authorized by their respective party to enter into and perform this Provider Agreement. Such signatory also represents that he or she has fully reviewed and understands the

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above conditions and intends to fully abide by the conditions and terms of this Provider Agreement as stated.

Section 25. Documentation. Service Provider hereby acknowledges and agrees County has provided Service Provider a copy of the Cosponsorship Agreement and the Lease Agreement.

Section 26. Entire Agreement. This Provider Agreement contains the entire agreement between the Parties. No promises, representations, warranties or covenants not included herein has been or shall be relied upon by either Party. Any modifications, additions, or amendments hereto must be in writing, and signed by the Parties.

(SIGNATURE PAGE TO FOLLOW)

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Agreement #2062-ASP3

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Service Provider Agreement on the dates indicated below.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners



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

Date: *28 November 2023*

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

By: *[Signature]*
Deputy Clerk

Printed Name: *11/28/23*

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Signed, sealed and delivered
in the presence of:

SERVICE PROVIDER:
FLORIDA STATE UNIVERSITY

By: *Paul Harlacher*

Print Name: Paul Harlacher

Title: Provost & VP Academic Affairs, Office of

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 of October, 2023, by Paul Harlacher as Provost's Office, of Florida State University. The individual is personally known to me or has produced: FL Driver's License as identification.

(Affix Notary Stamp)



Sarah LaJoie
Notary Signature

Sarah LaJoie
Printed Notary Name

Notary Public of:

My Commission Expires: 11/6/2026

EXHIBIT "A"

SERVICE PROVIDER SERVICES

Service Provider shall support, and actively participate in the collaborative model established at the Center, while providing practical training and services to individuals who use the Center.

These services include the following:

- Quality Low Cost/No Cost Business Training targeted to 2nd stage companies.
- Promote business opportunities within the Central Florida business community through networking events, business seminars, and collaborative partnerships with both the public and private sectors.
- Advocate, promote and engage with the technical business assistance available through the in-house service providers at the NEC.

Service Provider shall provide services to individuals who use the Center. General expectations of Service Provider and its employees include the following:

- Regularly Scheduled Workshops and Events.
- Professional Appearance and Demeanor
- Provision of professional and quality services and programs
- Excellent Customer Service
- Regular and timely communication with the Center
- Attendance by Service Provider CEO/Director at the Center's Management Board meetings
- Timely reporting of Quarterly Activity to the Center
- Active participation in Center activities and initiatives
- Willing cooperation and collaboration with the Center and other resident providers
- Demonstrate responsibility and care for the shared facility, resources, and equipment
- Maintain an informative and up-to-date client friendly website with the Center's affiliation and link clearly displayed.

AMENDMENT EXHIBIT "B"

Sample - NEC Quarterly Activity Report

| Service Provider OR Community Partner: JMI | Jan 23 | Feb 23 | Mar 23 | Total |
|---|-----------|----------|----------|----------|
| # Training Workshops | | | | 0 |
| # Training Attendees | | | | 0 |
| # Counseling Sessions* | | | | 0 |
| # People Counseled | | | | 0 |
| Total Clients* | 0 | 0 | 0 | 0 |
| Gender/Ownership | | | | |
| Woman-Owned (>50%) | | | | 0 |
| Male-Owned (>50%) | | | | 0 |
| Woman/Male Owned (50/50) | | | | 0 |
| Not Available | | | | 0 |
| Total Clients* | 0 | 0 | 0 | 0 |
| Race | | | | |
| African American | | | | 0 |
| Asian American | | | | 0 |
| Native American | | | | 0 |
| Caucasian | | | | 0 |
| Not Available | | | | 0 |
| Total Clients* | 0 | 0 | 0 | 0 |
| Ethnicity | | | | |
| Hispanic | | | | 0 |
| Non-Hispanic | | | | 0 |
| Not Available | 0 | 0 | 0 | 0 |
| Total Clients* | 0 | 0 | 0 | 0 |
| Veteran | | | | |
| Veteran | | | | 0 |
| Service Disable Veteran | | | | 0 |
| Non-Veteran | | | | 0 |
| Not Available | 0 | 0 | 0 | 0 |
| Total Clients* | 0 | 0 | 0 | 0 |
| # of Referrals to other NEC Providers: | | | | 0 |
| Finance | | | | |
| # Loans Originated | | | | 0 |
| \$ Loans Originated | | | | 0 |
| Other Capital (\$) | | | | 0 |
| Impact | | | | |
| Sales Increase (\$) | | | | 0 |
| Jobs Created & Retained | | | | 0 |
| New Business Starts | | | | 0 |