



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: November 2, 2022

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

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

FROM: Ana Alves, Sr. 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 Estoppel Certificate and authorization for the Real Estate Management Division to sign future estoppel certificates required or allowed by the lease, as needed.

PROJECT: Hanging Moss Warehouse
6136 Hanging Moss Road, Suites 200-270
Orlando, Florida 32807
Lease File #1029

District 5

PURPOSE: To approve and sign the Estoppel Certificate, as requested by the new owner of the property.

ITEMS: Estoppel Certificate

APPROVALS: Real Estate Management Division
County Attorney's Office

REMARKS: Orange County entered into a Net Warehouse Lease agreement with Hanging Moss SPE, LLC, approved by the Board on June 2, 2015, as amended by the First Amendment to Net Warehouse Lease approved by the Board August 4, 2015, for the property located at 6136 Hanging Moss Road, Suites 200-270, Orlando, Florida (collectively the "Lease"). The Lease was renewed August 1, 2020.

On March 30, 2022, the landlord sold the building to Golden Moss, LLC and the new owner is requesting Orange County to sign the Estoppel Certificate, pursuant to Section 22 of the Lease.

Hanging Moss Warehouse
Lease File #1029

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 15 2022

ESTOPPEL CERTIFICATE
October 10, 2022

Golden Moss, LLC
P.O. Box 470972, Fort Worth, Texas 76147-0972

Orange County ("Tenant") certifies to Wells Fargo Bank, N.A. (together with its successors and assigns, "Lender") and Golden Moss, LLC ("Purchaser") that with respect to the lease, as amended (as described in Exhibit A attached hereto, collectively, the "Lease"), covering real property generally located at 6136 Hanging Moss Road, Suites 200-270, Orlando, Florida 32807, and more particularly described in the Lease (the "Premises"):

1. The premises covered by the Lease (the "Premises") is 6136 Hanging Moss Road, Suites 200-270, Orlando, Florida 32807. Tenant has accepted possession of the Premises and currently occupies the entire Premises.
2. The Lease is in full force and effect and has not been modified, supplemented or amended except by the instruments described in Exhibit A and the following:
First Amendment to Net Warehouse Lease dated August 4, 2015; and
First Renewal to Net Warehouse Lease dated May 19, 2020.
3. Rent with respect to the Lease has been paid by Tenant through May 31, 2022.
4. There currently are no events or conditions existing which, with or without notice or the lapse of time, or both, could constitute a monetary or other default of Landlord under the Lease, or entitle Tenant to offsets or defenses against the prompt current payment of rent and, to Tenant's knowledge, there are no lawsuits, actions, claims or other proceedings pending against Landlord under the Lease either brought by Tenant or to which Tenant is a party.
5. Notices to Tenant should be sent to the following:

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

With copy to:

Orange County Attorney
P.O. Box 1393
Orlando, FL 32802

Tenant:

Orange County, Florida
By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings
Orange County Mayor
Date: 15 November 2022

Hanging Moss Warehouse
Lease File #1029

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

By: Noelia Perez
Name: Noelia Perez
Title: Deputy Clerk
Date: NOV 15 2022