



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: September 6, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
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 ADDENDUM TO
PARKING AGREEMENT BETWEEN R & R PALMETTO AVENUE,
LTD. AND ORANGE COUNTY, FLORIDA AND DELEGATION OF
AUTHORITY TO THE REAL ESTATE MANAGEMENT DIVISION
TO FURNISH NOTICES AND EXECUTE TENANT ESTOPPEL
CERTIFICATES REQUIRED OR ALLOWED BY THE AGREEMENT,
IF NEEDED

PROJECT: Palmetto Parking Garage (R&R)
305 North Palmetto Avenue, Orlando, Florida, 32801
Lease File #3010

District 5

PURPOSE: To continue to provide parking for the Public Defender's Office, State
Attorney's Office, Court Administration, and Clerk of the Court
employees.

ITEM: Second Addendum to Parking Agreement
Cost: Year 1 - \$35,568 in total rent per quarter
Year 2 - \$36,936 in total rent per quarter
Year 3 - \$38,304 in total rent per quarter
Size: 228 parking spaces
Term: 3 years
Options: None

BUDGET: Account No.: 1248-043-0860-3620

APPROVALS: Real Estate Management Division
Administrative Services Department
Risk Management Division

REMARKS: R & R Palmetto Avenue, Ltd. and Orange County entered into that certain "Parking Agreement" approved by the Board of County Commissioners dated October 21, 2014, which agreement was thereafter amended by that certain "Addendum to Parking Agreement" dated September 23, 2015 (collectively, the "Lease"). The Lease provides 46 reserved parking spaces and 182 unreserved parking spaces in the parking garage at 305 North Palmetto Avenue to allow employees of the Public Defender's Office, State Attorney's Office, Court Administration, and Clerk of the Court to park downtown near the Orange County Courthouse.

This "Second Addendum to Parking Agreement" extends the term of the Lease for three years, commencing October 1, 2018, and terminating on September 30, 2021, and establishes the quarterly rent for such extended term.

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

SEP 18 2018

SECOND ADDENDUM TO PARKING AGREEMENT

THIS SECOND ADDENDUM TO PARKING AGREEMENT made and entered into this 18th day of September, 2018, supplements and modifies that certain Parking Agreement and Addendum to Parking Agreement between R & R Palmetto Avenue, Ltd., a Florida Limited Partnership, whose address is 105 East Robinson Street, Orlando, Florida 32801 (hereinafter referred to as "Owner") and Orange County, Florida, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32801, (hereinafter referred to as "County") dated September 30, 2014 and September 23, 2015, respectively.

1. Applicability. To the extent that the provisions in the Second Addendum to Parking Agreement conflict with the provision in the Parking Agreement and Addendum to Parking Agreement, this Second Addendum to Parking Agreement shall control.
2. Duration of Agreement. The term of this Agreement shall be for an additional period of three years commencing October 1, 2018.
3. Rental. In lieu of paying Owner the rental fees on a monthly basis, County agrees to pay the Owner on a quarterly basis, as set forth in Exhibit "B", attached hereto and incorporated herein by reference, for forty-six (46) reserved parking spaces and one hundred eighty-two (182) unreserved parking spaces, commencing October 1, 2018.

IN WITNESS WHEREOF, Owner and County have executed this Parking Agreement in manner and form sufficient to bind them as of the day and year first above written.

As to Lessor:

R & R PALMETTO AVENUE, LTD., a Florida Limited Partnership,
BY: Palmetto Partnership, Inc., its general partner

BY: _____

Robert P. Miller, President

Witness: _____

Witness: _____

Date: August 30, 2018

As to Lessee:



ORANGE COUNTY, a charter county and political
subdivision of the State of Florida

By: _____

Teresa Jacobs
Orange County Mayor

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

By: _____

Deputy Clerk

Date: 9.18.18

Exhibit "B"

	Number of Spaces	Unit Cost	Monthly Cost	Quarterly Payment	Per Year
Year 1	228	\$52.00	\$11,856.00	\$35,568.00	\$142,272.00
Year 2		\$54.00	\$12,312.00	\$36,936.00	\$147,744.00
Year 3		\$56.00	\$12,768.00	\$38,304.00	\$153,216.00

RM