



# Downtown Façade and Building Stabilization Program

## APPLICATION

### Subject Property Information:

Project Address: 510 NORTH PARRAMORE AVE

CRA Planning Area: ☐ CBD ☐ Eola ☒ Parramore Heritage ☐ Uptown

Project Type: ☐ Façade Improvements ☒ Building Stabilization Improvements

Parcel ID Number(s): 26-22-29-6236-00-570

City Zoning: I-G/T/PH

### Applicant:

Name: CINDY LUKE

Business Name: (GES) GRINER'S EMBROIDERY AND SILKSCREENING

Mailing Address: 2506 HAWTHORNE ST. ORLANDO, FL. 32806

Phone Number: 407.832.7414 Fax Number: 407.704.2708

Email Address: CINDY@GRINERSAPPAREL.COM

### Property Owner (if different than Applicant):

Name: ED RUDZKI

Mailing Address: 1705 TANAGER DR  
ORLANDO FL 32803

Phone Number: 321.303.4563 Fax Number: 407.841.1108

Email Address: SOUTHERNELECTRIC@hotmail.com



## Downtown Façade and Building Stabilization Program

### PROJECT DESCRIPTION:

CONVERTING EXISTING STORAGE SPACE INTO A SEPARATE  
BUSINESS TO CO-OCCUPY BUILDING

BY CITY CODE, IMPROVEMENTS TO BE MADE ARE  
ELECTRICAL UPGRADE, HIGH/LOW WATER FOUNTAIN, AND  
MOP SINK.

PARTITION WALLS WILL BE CONSTRUCTED WITH FRONT  
SHOW ROOM/ OFFICE TO BE EQUIPPED WITH A/C. NEW FRONT  
ENTRY DOOR TO BE INSTALLED.

TOTAL PROJECT COST

APPROX \$ 38,000 - \$12,000

APPLICANT'S FUNDING

\$ \_\_\_\_\_

TOTAL PROGRAM FUNDING REQUESTED

\$ 10,775.50

Program funds  
would be applied to:  
HVAC  
Electrical  
Plumbing





# Downtown Façade and Building Stabilization Program

## APPLICATION SIGNATURE

The Applicant, CINDY B. LUKE, assures that the information submitted as part of this application package, as well as any subsequent information submitted for review by Community Redevelopment Agency Staff, the Façade Grant Review Committee, the Community Redevelopment Agency Advisory Board, and the Community Redevelopment Agency is true and correct, and that all information and documentation submitted, including this application and attachments, is deemed public record under the Florida Public Records Law, Chapter 119 of the Florida Statutes. Falsification or omission of information will result in rejection of the application. In addition, you may be subject to prosecution under Orlando City Code Section 43.16, False Information. The Downtown Orlando Community Redevelopment Agency (CRA) maintains the right to request any additional information needed to process this Application.

If the Applicant is awarded funding from the Downtown Façade and Building Stabilization Program, the Applicant agrees that it will enter into a Funding Agreement with the CRA with terms relating to, among other things, the CRA's right to receive re-payment of program funds, the CRA's right to review and audit any and all records related to the Agreement, and the CRA's payment of program funds only upon completion of the project as approved. In case of a default in terms of the Agreement, the Applicant may be responsible for repayment of distributed funds.

*By signing below, the Applicant authorizes the City of Orlando to request criminal background checks from local, state, and federal agencies. Please note that a criminal background check is conducted on every applicant and that review of this application is contingent upon satisfactory completion of a criminal background check.*

*By signing below, the Applicant/Property Owner acknowledges that they have read and agree to the Downtown Façade and Building Stabilization Program policies, procedures, and conditions.*

Applicant Signature: Cindy G Luke Date: 12-1-15

Property Owner Signature: [Signature] Date: 12-1-15



## Downtown Façade and Building Stabilization Program

### Owner's Affidavit

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned personally appeared:

(Print Name) Edward L. Ruttki Jr., who duly sworn, upon oath, deposes and says:

That he/she is the owner, or duly authorized representative of the owner, of certain property located at:

510 N Parramore Ave. Orlando, FL 32801 (Address)

Plot: 26-22-29-6236-00570 (Legal Description)

That Cindy Luke Grimes Embroid + Silk (Applicant) operates or intends to operate a business at the above location. screen

That the Applicant and his contractors or agents have permission to implement the improvements listed of the Downtown Façade and Building Stabilization Program (the "Application") dated 12/22/15.

By signing this Affidavit, I hereby waive any claim against the City of Orlando (the "City") or the Community Redevelopment Agency (the "CRA") arising out of the use of said grant funds for the purposes set forth in the Application. I further agree to hold the City and CRA harmless for any charges, damages, claims, or liens arising out of the Applicant's participation in the Downtown Façade and Building Stabilization Program.

FURTHER AFFIANT SAVETH NOT.

Signature of Affiant

Title if Affiant is acting on behalf of a corporation, LLC, or partnership

STATE OF Florida

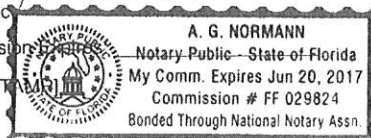
COUNTY OF Orange

Sworn to and Subscribed before me this 22<sup>nd</sup> day of Dec, 20 15, by Edward J. Ruttki, who is the owner, or a duly authorized representative of the owner, of the above-referenced property, and who is personally known to me or has produced FLDL, as identification.

Notary Public

My Commission Expires

[NOTARY STAMP]



**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Profit Corporation**

GRINER'S EMBROIDERY &amp; SILK SCREENING CO.

**Filing Information**

<b>Document Number</b>	P08000021220
<b>FEI/EIN Number</b>	37-1562544
<b>Date Filed</b>	02/27/2008
<b>State</b>	FL
<b>Status</b>	ACTIVE

**Principal Address**2506 HAWTHORNE AVE  
ORLANDO, FL 32806**Mailing Address**2506 HAWTHORNE AVE  
ORLANDO, FL 32806**Registered Agent Name & Address**LUKE, CINDY  
2506 HAWTHORNE AVE  
ORLANDO, FL 32806

Address Changed: 01/14/2010

**Officer/Director Detail****Name & Address**

Title P

LUKE, CINDY  
2506 HAWTHORNE AVE  
ORLANDO, FL 32806**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2013	03/23/2013
2014	03/21/2014
2015	04/27/2015

**Document Images**

<a href="#"><u>04/27/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/21/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/23/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/21/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/04/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/14/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/09/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/27/2008 -- Domestic Profit</u></a>	<a href="#">View image in PDF format</a>

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State of Florida, Department of State

# Property Record - 26-22-29-6236-00-570

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary

**Property Name**

Southern Electric Co.

**Names**

Rudzki Helen C Estate

**Municipality**

ORL - Orlando

**Property Use**

4800 - Warehousing

**Mailing Address**

1705 Tanager Dr  
Orlando, FL 32803-2466

**Physical Address**

510 N Parramore Ave  
Orlando, FL 32801



QR Code For Mobile Phone



292226623600570 09/14/2006



## Property Features

**Property Description**

ORANGE GROVE PARK P/11 LOTS 57 & 58 & LOT 61 (LESS N 93.3 FT & LESS S 93.3 FT)

**Total Land Area**

10,101 sqft (+/-)

|

0.23 acres (+/-)

GIS Calculated

**Land (includes working values)**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
4800 - Warehousing	I- G/T/PH	10102 SQUARE FEET	\$3.00	\$30,306	\$0.00	\$30,306

### Buildings (includes working values)

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Warehousing	AOF - Avg Office	192	\$16,659
Building Value	\$84,984	BAS - Base Area	2750	\$125,510
Estimated New Cost	\$259,099	CAN - Canopy	78	\$1,050
Actual Year Built	1967	SDA - Sals Dis A	414	\$33,089
Beds	0	SVA - Service Ar	1344	\$82,791
Baths	0.0			
Floors	1			
Gross Area	4778 sqft			
Living Area	4700 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	None			

### Extra Features (includes working values)

Description	Date Built	Units	Unit Price	XFOB Value
PKSP - Parking Space	01/01/1985	9 Unit(s)	\$500.00	\$4,500



3/26/2009 1:20 PM FILED IN OFFICE LYDIA GARDNER CLERK CIRCUIT COURT ORANGE CO FL

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

File Number 48-2009-CP-000385-O

HELEN C. RUDZKI

Division \_\_\_\_\_

Deceased

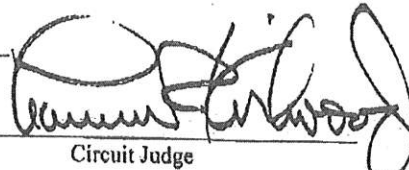
**LETTERS OF ADMINISTRATION**  
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, HELEN C. RUDZKI, a resident of Orange County, Florida died on November 7, 2008 owning assets in the State of Florida, and

WHEREAS, EDWARD L. RUDZKI, JR. has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare EDWARD L. RUDZKI, JR. duly qualified under the laws of the State of Florida to act as personal representative of the estate of HELEN C. RUDZKI, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on March 25, 2009  
Circuit JudgeSTATE OF FLORIDA  
COUNTY OF ORANGE

I, THE UNDERSIGNED, Clerk of the Circuit Court for Orange County, Florida DO HEREBY CERTIFY the foregoing is a true and correct copy of the original as it appears on record and the same to full force and effect.

WITNESS my hand and Seal of the Circuit Court of Orange County, Florida, this the 27 day of March, A.D. 2009.

LYDIA GARDNER  
Clerk Circuit CourtBy   
Deputy Clerk

## Mail

COMPOSE

Inbox (348)

Starred

Important

Sent Mail

Drafts (28)

All Mail

18A

Agendas

America Is Your P...

America's Favorite ...

Angebilt Lighting

Articles

Available Retail an...

Available Retail Lo...

BTR

Building/Portable...

Business and Bagels

Businesses

Marilyn Monroe ...

Classes/Conferen...

Conference Center...

Contacts

Creative Village

p: 407.246.3625  
f: 407.246.3359  
[downtownorlando.com](http://downtownorlando.com)

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Florida has a very broad public records law. As a result, any written communication created or received by the City of Orlando officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records.

If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

24-25P-1

**Downtown Façade and Building Stabilization Program**

ORLANDO

APPLICATION

Subject Property Information: *1000 N. Orange Ave.*

Project Address: *1000 N. Orange Ave.*

File No. Project Name: *001* File: *001* Program Category: *Historic*



DFBS - Cindy Luk.

Search people...

Christel Brooks

Douglas Metzger

Kelly Moody

Kenneth Pelham

Maria Korobkoff



**John Kinloch, Employment Supervisor**  
to Mercedes

8:27 AM (2 hours ago)

**Mercedes**

Ms. Luke passed her background screening. Let me know if you need anything further.

John G. Kinloch, PHR, SHRM-CP  
Employment Supervisor





January 12, 2016

**Via Electronic Mail**

City of Orlando  
One City Commons  
400 South Orange Avenue  
Orlando, FL 32801

To Whom It May Concern:

Electrical, Plumbing and HVAC are needed for the business, Griner's Embroidery and Silk Screening located at 510 North Parramore Avenue, Orlando, Florida 32801:

- **Electrical** –Upgrade existing single phase power to three phase and Install a new separately metered working electrical system to support additional business and bring existing electrical up to code to enable GES to co-occupy with existing business and owner Southern Electric
- **Plumbing** - A high/low water fountain is planned for this suite as it is required by code.
- **HVAC** - Presently the HVAC system is nonexistent in this area of the building which will become the new suite for business and will be installed for the office and showroom of said suite.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Moore', with a stylized flourish at the end.

David Moore

Managing Partner

681 South Bluford Avenue, Ocoee, FL 34761

[info@fmaintenance.com](mailto:info@fmaintenance.com)

Toll Free: 1-866-629-8758 • Local: 321-256-2426 • Fax: 321-256-2263





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## GRINER'S EMBROIDERY AND SILK SCREENING BUILDOUT PROPOSAL

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**SCOPE OF WORK:**

Provide labor, materials and equipment in accordance with following revised proposal dated December 10, 2015 and Scope of work is based on a site visit, meeting between Bert Luke and David Seip and architectural plans dated August 1, 2015.

**PROJECT DESCRIPTION:**

Existing building/commercial buildout.

**EXCLUSIONS:**

This Proposal Does Not Include unless specifically listed herein: architectural plans, surveying, permit and fees, impact fees, fire and security alarms, flooring, baseboards, painting or any other items not included in the plans/scope of work.

**WE PROPOSE** hereby to furnish the attached for the sum of: Thirty-eight thousand five hundred fifteen dollars

**\$ 38,515.00**

**Payable as follows: Draws based on percentage of completion**

**Authorized Signature:** David Seip

Note: This proposal may be withdrawn by us if not accepted within 15 days. This proposal is not a promise to perform any work until accepted below or a suitable contract is executed by us.

**ACCEPTANCE OF PROPOSAL-** This proposal, scope of work and conditions are satisfactory and hereby accepted.

Signature: \_\_\_\_\_ Date \_\_\_\_\_





**CAM Contracting, LLC**

4260 Barnsley Drive  
Orlando, FL 32812  
(407) 281-8992 ofc  
(407) 832-3853 cell

**Proposal Submitted To:**

**Bert and Cindy Luke**

Griner's Embroidery and Silk Screening  
2506 Hawthorne Avenue  
Orlando, FL 32806

**Project Location:**

Southern Electric Co. Building Ste 200  
510 N. Parramore Avenue  
Orlando, FL 32810

December 10, 2015

**Scope of Work:**

- Supply and install a new WD stud partition wall; 2x4 studs at 16" O.C. with ½" Gypsum wall board on both sides.
- The existing wall to receive ½" Gypsum wall board over 1x2 furring with R-20 Batt Insulation and vapor barrier.
- Frame opening.
- Supply and install a new 3x7 pre-hung hollow core WD door.
- Ground and smooth the existing Concrete slab.
- Supply and install 2x2 lay-in Acoustical Ceiling Tile System at 9'-0" A.F.F.
- Extend paved area as needed to achieve ADA approach clearances at entry door. This space shall be designated as H.C. accessible.
- Supply and install signage as per code.
- Supply stripped isle adjacent to H.C. Parking Space: minimum width shall be 60".
- Supply and install one (1) new portable fire extinguisher



-Scope of Work continued-

### **HVAC**

- Supply and install one (1) new mini-split system for new office.

**Total Cost for Labor and Materials for HVAC Shall be: \$ 4,279.00**

### **Plumbing**

- Supply and install a new mop sink to connect to the existing sewer line.
- Supply and install a new accessible Hi-Low drinking fountain to the existing sewer line.

**Total Cost for Labor and Materials for Plumbing Shall be: \$ 3,681.00**

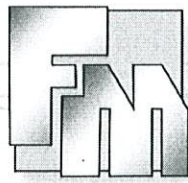
### **Electrical**

- Supply and install new three phase, 200Amp Overhead Service.
- Re-feed existing panel in repair shop with single phase, 100 Amps as it is currently.
- Supply and install new three phase, 150 Amp fused disconnect and feed new 150 Amp load center for embroidery shop.
- Supply and install three phase 30 and 50 Amp circuitry for press and dryer.
- Supply and install single phase 30 Amp, 240 Volts for Compressor, Equipment Room, and 20Amps for office mini-split.
- Supply and install four (4) 120 Volt Dedicated outlets in Shop as seen on Print, GFI protected where noted.
- Supply and install six (6) additional outlets, one of which is a quad in office.
- Supply and install circuit for water cooler.
- Supply and install four (4) -2 x 4 Lay-in, four (4) lamp, T-8, prismatic fixtures in the office.
- Tie in existing lighting in warehouse to new load center along with existing exhaust fan.
- Included a time-clock for warehouse lighting, an occupancy switch for the office, and an exit /emergency combination and one (1) emergency fixture. These are not shown, but will be required when prints are completed.

**Total Cost for Labor and Materials for HVAC Shall be: \$ 18,181.00**

### **General Conditions**

- Includes dumpster, rental equipment and daily project cleanup.



## Facilities Maintenance

**From:** David Moore - (Estimator)  
**Phone:** 407-252-6909

**Submitted To:** Estimating Department  
**Date:** December 18, 2015

**Project:** Griner's Embroidery & Silk Screening Office Buildout  
**Location:** 510 Paramore St. Suite 200, Orlando FL.

We appreciate the opportunity to submit our proposal for the electrical scope of work for Griner's Embroidery 510 Paramore St., Orlando, Florida .

The work will be performed in accordance with State and County building codes; Facilities Maintenance Inc. will supply all permits, materials, equipment and labor necessary to complete the above referenced project.

**Project Includes:**

Provide the necessary Permit, Labor and Material to install Electrical, HVAC, Office/Showroom Buildout, Plumbing as per drawings A100, A101 dated 8/1/15 supplied by Richard W Luke 5500 Township Line Road suite 600 Blue Bell, PA 19422

**Project Excludes:**

1. Core drilling, saw cutting of any new or existing concrete/asphalt.
2. Drywall, Concrete or Asphalt patching/repairs.
3. Voice/data, equipment, termination, etc.
4. Fire Alarm, duct smoke detectors, smoke detectors, etc.
5. Repairs to any existing electrical equipment.
6. Purchasing or providing any office furniture/cubicles, devices, connections, etc.
7. Terminations to Owner Provided Equipment
8. After hours, weekend work or overtime.

**Electrical Cost: \$16,000.00**

**HVAC: \$4,000.00**

**Plumbing: \$5,000.00**

**Wall and Doors: \$13000.00**

**Notes:**

This proposal is exclusive to the items listed under "Project Includes" heading. Facilities Maintenance shall perform no other work. Facilities Maintenance is not responsible and shall not be held liable for discrepancies between other trade drawings that require electrical services that were not included into the electrical (E drawings).

**Client Proposal Acceptance:** The above prices and conditions are satisfactory and hereby accepted. Facilities Maintenance is authorized to proceed with the scope of work listed above including all project exclusions as noted.

**Authorized Signature:**

**Date:**

Post Office Box 161255 Altamonte Springs, FL 32714  
[info@fmaintenance.com](mailto:info@fmaintenance.com)  
Toll Free 1-866-629-8758 • Fax 321-256-2263



## **Construction Proposal**

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**Hosanna Building Contractors, Inc.**

December 9, 2015  
**Parramore Build Out**  
**510 North Parramore Ave**  
**Orlando, Florida**

Hosanna Building Contractors Building Contractors, Inc.  
Lic # CBC1257096  
520 Clifton St. Suite 10  
Orlando, FL 32808  
407-482-8332  
[WWW.HosannaBC.com](http://WWW.HosannaBC.com)



# Construction Proposal

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Sold To:  
**Bert Luke**  
**510 North Parramore Ave**  
**Orlando Florida**

Ship To:  
**Bert Luke**

Quote Date  
**12.9.15**

Telephone  
**407.832.7412**

PO Number

Quote Number

## Project Totals:

### DIV. 02 - SITE WORK

02781 - Asphalt Striping \$450.00

**SUBTOTAL DIV. 02 - SITE WORK \$450.00**

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### DIV. 03 - CONCRETE

03000 - Concrete Materials and Labor \$1,300.00

03100 - Concrete Cut & Patch \$1,200.00

**SUBTOTAL DIV. 03 - CONCRETE \$2,500.00**

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### DIV. 04 - MASONRY

04000 - Materials and Labor \$1,800.00

**SUBTOTAL DIV. 04 - MASONRY \$1,800.00**

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**DIV. 06 - CARPENTRY**

06000 - Materials and Labor (Plywood Shelves)	\$2,200.00
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<b>SUBTOTAL DIV. 06 - CARPENTRY</b>	<b>\$2,200.00</b>
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**DIV. 09 - FINISHES**

09700 - Drywall/Framing	\$9,100.00
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<b>SUBTOTAL DIV. 09 - FINISHES</b>	<b>\$9,100.00</b>
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**DIV. 15 - MECHANICAL**

15100 - Plumbing	\$4,200.00
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15700 - HVAC Mini Split 1 ton unit (office)	\$4,600.00
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15701- HVAC Electrical Wiring	\$600.00
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<b>SUBTOTAL DIV. 15 - MECHANICAL</b>	<b>\$9,400.00</b>
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**DIV. 16 - ELECTRICAL**

16100 - Electrical	\$13,870.00
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<b>SUBTOTAL DIV. 16 - ELECTRICAL</b>	<b>\$13,870.00</b>
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**COMPANY OVERHEAD & MARGIN**

Company Overhead	
------------------	--

<i>Company Overhead Percentage</i>	\$9,549.14
<b>Subtotal Company Overhead</b>	<b>\$9,549.14</b>
<b>Company Margin</b>	
<i>Company's Profit Margin</i>	\$7,302.29
<b>Subtotal Company Margin</b>	<b>\$7,302.29</b>
<b>SUBTOTAL COMPANY OVERHEAD &amp; MARGIN</b>	<b>\$16,851.43</b>
 <b>GRAND TOTAL</b>	 <b>\$56,171.43</b>

**PAYMENT TERMS ARE AS FOLLOWS:**

**20% due upon acceptance of the contract**

**Progress payments to be \_\_\_\_\_.**

**Final payment upon final inspection.**

By signing this proposal I agree to the above proposal and the terms herein.

**Client:**

Signature: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Hosanna Building Contractors, Inc. (Contractor)**

Signature: \_\_\_\_\_ Print Name: Dean Blankenship

Title: President Date: \_\_\_\_\_

## COMMERCIAL PROPERTY RENTAL AGREEMENT

This agreement ("Agreement") is between **Edward L Rudzki Jr for Helen C Rudzki esate**, henceforth known as "Landlord," and **Griner's Embroidery Cindy and Bert Luke**, henceforth known as "Renter," and is executed this **{01}** day of **{December}, {2015}**.

Both parties agree that Renter will rent the property at **{510 N Parramore Ave. Orlando, FL 32801}**, henceforth known as "Property," for the period beginning the date listed above, and ending **{December 01 2020}**.

Both parties further agree to the following provisions:

### SECTION 1 DEPOSIT

Renter agrees to pay Landlord a security deposit of **\$500.00**, due upon the signing of this Agreement. Deposit will be refundable, in whole or in part, assuming **that there is no damage to the property**, when this Agreement expires.

### SECTION 2 RENT

Renter agrees to pay Landlord rent in the amount of **{ \$1200.00 }** every month on or by the **{ December 1 }**, until this Agreement expires. Payment method must be **{ check, money order, wire transfer, etc. }**. Payments made more than **{ 10 }** days late are subject to a **\$100** late fee. If Renter is more than **{ 10 }** days late **{ twice, three times, etc. }**, Landlord has the right to find Renter in default of this Agreement, and may retain any deposit in full.

### SECTION 3 INSURANCE

Renter agree to hold an insurance policy on the Property in the amount of **{ 1,000,000 }**. Renter's policy must cover **{ his/her/its }** personal items inside the property and physical location itself.

## **SECTION 4 UTILITIES**

All utilities, including, but not limited to, water, power, gas, sewage, cable, and telephone, are the responsibility of **{Renter}**.

## **SECTION 5 ALTERATIONS AND IMPROVEMENTS**

Renter will be allowed to make alterations and improvements to the Property upon the signing of this Agreement, provided that Landlord has approved the alterations and improvements. All alterations and improvements will be done at Renter's expense, and Renter is required to procure any insurance necessary for the alteration process, as well as for any personal property involved in or created by the process. Renter {shall/shall not} be required to return Property to its original condition upon the expiration of this Agreement.

## **SECTION 6 REPAIRS**

Any repairs necessary to make Property inhabitable, according to the laws of **{Florida}**, by Renter shall be the Landlord's responsibility. Repairs resulting from Renter's use of Property, including any damage incurred during move-in or remodel, shall be the responsibility of the Renter.

## **SECTION 7 SUBLETTING**

Renter **will not** be permitted to sublet the Property. **{If Renter is allowed, add the conditions under which Renter may sublet}**.

## **SECTION 8 ILLEGAL ACTIVITY**

Renter agrees to abide by the laws of **Florida**, and refrain from conducting any illegal business and/or activity at the Property. Should illegal activity be discovered, Landlord reserves the right to terminate this Agreement and retain any deposit in full.



## SECTION 9 TAXES

Property taxes on the building and/or any land associated with the Property shall be the responsibility of the Landlord. Renter is responsible for any applicable taxes on **{his/her/its}** personal property, including, but not limited to, fixtures, equipment, goods, tax on the rent, etc.

## SECTION 10 TERMINATION OF AGREEMENT

Landlord may terminate this Agreement early for reasons other than those listed in Section 2 and Section 5.

## SECTION 11 AGREEMENT RENEWAL

Renter may renew this Agreement **{ every two years.}** by providing a request, in writing, to the Landlord at least **{ 60 days.}** prior to the expiration of the current Agreement. Landlord reserves the right to refuse a renewal, provided he gives Renter **{60 days}** notice.

Signed:

CINDY LUKE

Renter Printed Name

Cindy G Luke

Renter Signature

Edward L Redzik

Landlord Printed Name

Edward L Redzik

Landlord Signature