

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE AGREEMENT, (hereinafter referred to as "Agreement") by and between **DDM MANAGEMENT, INC.** (hereinafter referred to as "Landlord") and **THE CITY OF ORLANDO, FLORIDA** (hereinafter referred to as "Tenant"),

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease dated July 1, 2010 (hereinafter referred to as the "Lease"), for certain real property containing approximately 3,500 square feet, located at **6731 S. Kirkman Road, Orlando, FL 32819** (hereinafter referred to as the "Premises");

WHEREAS, the Lease shall expire June 30, 2016;

WHEREAS, Landlord and Tenant desire to modify the Lease by this Agreement, to extend the Lease term and deal with related matters;

TERMS

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, it is covenanted and agreed between Landlord and Tenant that the Lease is modified to read as follows:

1. The above recitals are incorporated herein as if fully set forth.
2. All words and phrases, unless otherwise defined herein, have the meanings attributed to them in the Lease.
3. **Lease Term**: The term of the Lease is hereby extended an additional one (1) year commencing on July 1, 2016 and expiring on June 30, 2017 ("Expiration Date").
4. **CAM Charges**: Effective August 1, 2016, total monthly Common Area Maintenance charges will increase to \$1,400.00 (\$4.80 PSF) per month:

	Term Date	Total Monthly CAM Charges
Month: 1	7/1/16 – 7/31/16	\$1,000.00
Month: 2-12	8/1/16 – 6/30/17	\$1,400.00

The rent shall be paid on the first day of each month and mailed to Landlord's address, as stated below.

5. **Option to Renew**: Tenant has three renewal options remaining. Provided Tenant is not then in default of the Lease, Tenant shall have three (3) options to extend the Lease Term for an additional one (1) year under the same terms and conditions under

the herein contained upon delivery by Tenant to Landlord of written notice of such election to renew at least ninety (90) days prior to the then upcoming expiration of the lease Term.

6. **Security Deposit:** Please note that the Landlord is not in possession of a security deposit for this Lease.

7. **Landlord:** DDM Management, Inc.
c/o Fred Chikovsky
2300 NW Corporate Boulevard
Suite 141
Boca Raton, FL 33431

8. **Notices:** Notwithstanding anything contained to the contrary in the Lease, all notices to Landlord must be sent by certified or registered mail to the following address to be deemed sufficiently given: **DDM Management, Inc., c/o Fred Chikovsky, 2300 NW Corporate Boulevard, Suite 141, Boca Raton, FL 33431**, with a copy also faxed to 561-828-2258.

All other terms, covenants and conditions of the Lease shall remain in full force and effect. In the event of any conflicts between the terms and conditions of the Lease and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall prevail. A faxed and/or electronic signature shall be as binding as an original signature.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Agreement to be fully executed as of the date last written below.

**TENANT: THE CITY OF ORLANDO,
FLORIDA**

LANDLORD: DDM MANAGEMENT, INC.

BY: _____

BY: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____