

ADDENDUM NO. 12 TO LEASE BETWEEN CITY PLAZA, LLC AND OKALOOSA WALTON JOBS AND EDUCATION PARTNERSHIP, INC. d/b/a WORKFORCE DEVELOPMENT BOARD OF OKALOOSA AND WALTON COUNTIES

WHEREAS, a lease was made an entered into by City Plaza LLC, the LESSOR and Okaloosa Walton Jobs and Education Partnership, Inc., the LESSEE, for the premises located at 409 NE Racetrack Road, Fort Walton Beach, FL, 32547, hereinafter referred to as the "premises":

WHEREAS, the Lessee is desirous of renewing the lease;

WHEREAS, the Lessor is agreeable under the terms provided in this Addendum No. 12;

In consideration of the mutual covenants contained herein, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto desire to amend the lease as follows

- 1) Effective July 1, 2024 the term of the lease shall be extended for a period of Twenty Four (24) months through June 30, 2026.
- 2) For the first year of the renewal (July 1, 2024 to June 30, 2025) Lessee shall pay \$187,600.00 each year payable in monthly installments of \$15,633.33 per month or the sum of \$183,848.00 if Lessee pays annually. For the second year of the renewal (July 1, 2025 to June 30, 2026) Lessee shall pay \$191,375.00 each year payable in monthly installments of \$15,947.92 per month or the sum of \$187,500.00 if Lessee pays annually. The rent is due and payable on or before the first day of each month or on July 1 of each year if paid annually. In the event rent is not received by Lessor within 7 days after due date, Lessee agrees to pay a late charge of five percent of the amount delinquent plus interest at 12 percent per annum on the delinquent amount.

Except as modified and amended herein, all other terms and conditions of the original lease and Addendum No. 1 and Addendum No. 2 shall remain unchanged and in full force and effect.



Witness

LESSOR: City Plaza, LLC

By: 

Title: managing member

Date: 4-15-2024

LESSEE:



Witness

By: Michelle Burns

Title: Executive Director

Date: 4/11/24