

Exhibit "1"

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FOURTH ADDENDUM TO LEASE AGREEMENT

THIS FOURTH ADDENDUM TO LEASE AGREEMENT ("Addendum") is entered into by and between **CHARLOTTE COUNTY CENTER, LLC**, a Florida Limited Liability Company ("Landlord"), and **CHARLOTTE COUNTY**, a political subdivision of the State of Florida, ("Tenant"), dated this ____ day of _____ 2011.

RECITALS

- A.** Landlord and Tenant entered into a "lease agreement" dated October 22, 2002, as to a portion of the fifth (5th) floor of the building known as SUNBANK CENTER, located at 18501 Murdock Circle, Port Charlotte, Florida 33948 (the "Premises")
- B.** The initial lease term and three optional terms are referenced in **Exhibit "1"** Summary of the Lease on Pages 20-21 of the original lease agreement.
- C.** Tenant desires a continuation of current Lease with space amendment as follows. Premises will be 1,872 Rentable Square Feet with a shared lobby, room, and conference room of 927 square feet. A floor plan is attached as **Exhibit "A"**.
- D.** Tenant desires to amend lease for a six month term with two additional options to renew for six months at an annual rate of \$22,707.36. The County shall pay \$1,892.28 per month for a total of \$11,353.68 for the initial six month extension.
- E.** Landlord reserves the right to relocate the Tenant, with the Tenant's approval, and at the Landlord's expense.
- F.** Provided that the tenant is in good standing, Landlord and Tenant have agreed to the Tenant's request and the conditions set forth.

AGREEMENT

In Consideration of the sum of Ten Dollars (\$10.00) the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

- 1. Except to the extent they are in conflict herewith, the terms used herein shall have the meanings set forth in the Lease.
- 2. Effective December 1, 2011, the lease will be amended to reflect the rentable space and the shared space shown in "C" above for six (6) months with two options for an additional six (6) months per option at an annual rate of \$22,707.36, the County shall pay \$1,892.28 per month. The final six (6) month option, if exercised, will be subject to a 3% rental increase and the County shall pay \$1,949.05 per month.
- 3. Tenant accepts the space in "as is" condition.

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4. Except as amended hereby, all of the terms and conditions of the Lease remain in full force and effect. The undersigned have executed this "Fourth Addendum of the Lease" as of the date set forth above.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

WITNESS:

First Witness Signature

Print Name

Second Witness Signature

Print Name

LANDLORD:

CHARLOTTE COUNTY CENTER, L.L.C.,
a Florida Limited Liability, Corporation

By: _____

As its: _____

Date: _____

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I hereby certify that before me personally appeared _____ as _____ of _____ who is personally known to me or produced _____ as identification, and he/she acknowledged before me that he/she executed the foregoing Agreement on behalf of the corporation.

(Seal)

Notary Public

My Commission Expires: _____

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**TENANT: BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE
COUNTY, FLORIDA**

By: _____
Robert J Starr, Chairman

Date: _____

ATTEST:

Barbara T. Scott, Clerk of
Circuit Court and Ex-Officio
Clerk to the Board of County
Commissioners

By: _____
Deputy Clerk



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

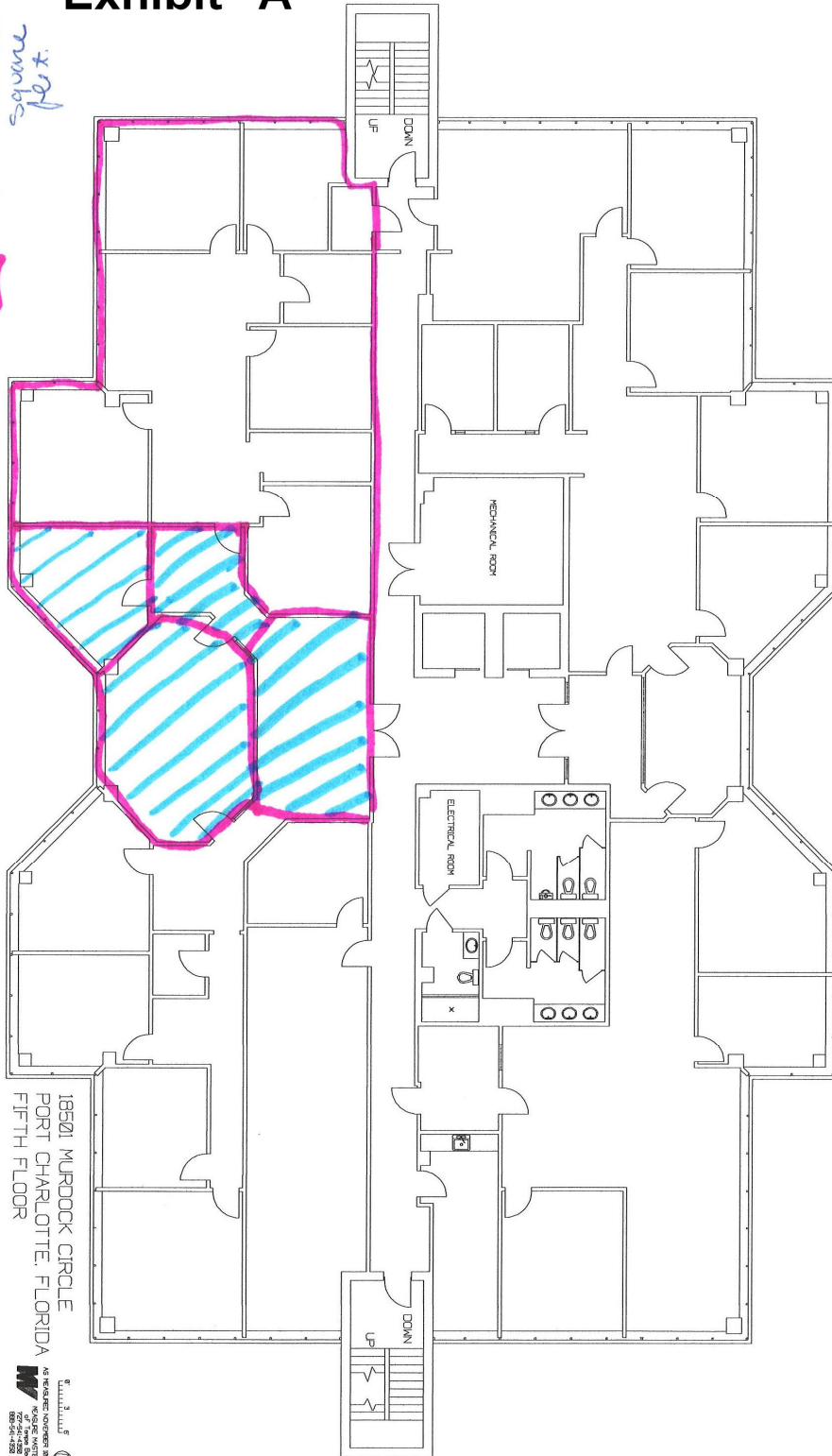
Janette S. Knowlton, County Attorney

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Exhibit "A"

 Suite 502 - 1,872 rentable square feet
 927 - shared square feet.



 MULLER & ASSOCIATES
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