



July 22, 2016

Rose Chapman, CEO
Jewish Family and Children's Service
Of the Suncoast, Inc.
2688 Fruitville Road
Sarasota, FL 34237

RE: Tenant Lease Agreement Renewal

Dear Ms. Chapman,

This letter serves as a reminder to your organization that the current Tenant Lease Agreement with the City of North Port expires on September 30, 2016.

Enclosed is the renewal lease for your review and signature. The City Attorney's office has reviewed the tenant lease agreements, and made modifications to the terms and conditions. Please note that the entire lease agreement has a new numbering structure and paragraphs have been reordered. Also below are specific highlights of changes:

- 1) 2.0 Use of Premises modifications
- 2) 3.1 Lease term; annual renewal clause, up to 10 years
- 3) 4.3 Potential for annual rate increase
- 4) 6.3 Tenant Negligence
- 5) 11.0 Special Risk/All Perils insurance requirement
- 6) 12.0 Indemnification Clause
- 7) 13.0 Defaults and Remedies
- 8) Notarized signature required

We ask that you return two (2) signed and notarized lease agreements no later than September 1 to be placed on the September 26 Commission agenda for approval.

If you have questions or concerns, please don't hesitate to contact me at 941-429-7113.

Sincerely,

A handwritten signature in blue ink that reads "Robin Carmichael".

Robin Carmichael, General Services Director

cc: Zulma Solero, Social Services Manager



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