



June __, 2025

The North Port Art Guild
D.B.A The North Port Art Center
5950 Sam Shapos Way
North Port, FL 34287

Sent via certified mail, return receipt requested No: _____

RE: Notice of Lease Termination

Dear North Port Art Center President,

On May 15, 2012, the North Port Art Guild, dba the North Port Art Center (NPAC), entered into the attached lease agreement with the City of North Port, Florida, for NPAC's use of the City owned buildings located at 5948 and 5950 Sam Shapos Way. The attached lease agreement replaced a previous lease between the parties executed in May 2007. The 2012 lease agreement included an initial term of five (5) years, and automatically renewed year to year thereafter.

On September 28, 2022, Hurricane Ian made landfall in North Port as a Category 5 storm and caused significant damage to structures throughout the City, including the buildings leased by NPAC. Evaluation by City staff and Rostan Services, Inc., identified serious damage to the buildings leased by NPAC. Sutter Roofing Company of Florida (Sutter) further evaluated the roof at these leased buildings and determined that leaks, rust, and impacts from heavy wind and rain resulted in an overall roof rating of condition "F – less than 1 year of service life remaining." In addition, a Guaranteed Maximum Price (GMP) from Wharton Smith estimated that the required repairs for the buildings would cost approximately \$223,000. Pursuant to Florida Building Code, improvements this extensive require bringing the entire building up to current building code standards.

Further evaluation of the buildings indicate that the facilities do not have the structural integrity to support roofing in line with current building code standards; therefore, repairs at this level could not be completed.

Pursuant to Section 17 of the lease agreement, in the event the leased premises is destroyed or damaged to the extent of being "unfit for the intended use," the City may, in its sole option, either "rebuild or repair the leased premises, or terminate the Lease." Addition, Section 3 of the lease agreement authorized either party to terminate the lease for any reason upon ninety (90) days written notice to the other party.

The City of North Port values the services offered by NPAC to City residents however after careful consideration the City will be terminating the lease on September 30, 2025.

Sincerely,