

FIRST AMENDMENT TO LEASE AGREEMENT

This *First Amendment to Lease Agreement* ("First Amendment") is made by and between the City of North Port, Florida, a municipal corporation of the State of Florida ("Landlord"), and Awaken Outreach Center, Inc., ("Tenant") which is registered to conduct business in the State of Florida and whose address is 4940 Pan American Blvd, North Port, FL 34287 (Landlord and Tenant are collectively referred to herein as the "Parties").

RECITALS

WHEREAS, on or around June 08, 2021, the parties entered into a Lease Agreement ("Original Agreement"), relating to Tenant's use of certain Property and/or Premises defined therein; and

WHEREAS, pursuant to Section 3.A of the Original Agreement the lease terminates on June 08, 2026; and

WHEREAS, the Parties mutually desire to extend the term of the Original Agreement to terminate on June 08, 2027; and

WHEREAS, the Parties desire to amend the terms of the Original Agreement as provided in this First Amendment (the Original Agreement and this First Amendment are collectively referred to herein as the "Lease").

NOW THEREFORE, for and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. EFFECT OF AMENDMENT/EFFECTIVE DATE

- A. The parties ratify the terms and conditions of the Original Agreement not inconsistent with this First Amendment, all of which are incorporated by reference as if set forth fully herein. This First Amendment modifies the sections of the Original Agreement as identified herein. Where a section of the Original Agreement is not identified, the terms as they appear in the Original Agreement remain and apply.
- B. All references to this "Agreement" in the Original Agreement and this First Amendment mean and include both the Original Agreement and this First Amendment.
- C. This First Amendment is effective as of the date the last party approves or executes it, as applicable, (the "Effective Date") and shall continue as otherwise provided in the Original Agreement.

2. ORIGINAL AGREEMENT SECTION 3 – Lease Term and Termination

Section 3.A. of the Original Agreement is amended in its entirety as follows:

- A. Term. Commencing on June 8, 2021 ("Effective Date"), the term of this Agreement will be one (1) year ("Initial Term"). After the Initial Term, unless otherwise terminated, this Agreement will automatically renew from year-to-year thereafter, provided that in no event will this lease renew for more than five (5) consecutive terms.

IN WITNESS WHEREOF, the parties have executed this First Amendment as follows.

TENANT
AWAKEN OUTREACH CENTER, INC.

By: Brian Zdrojowy
Name: Brian E. Zdrojowy
Title: Director
Mailing Address: 390 Flamingo Blvd.
Port Charlotte, FL 33954

SWORN ACKNOWLEDGEMENT

STATE OF FL
COUNTY OF Charlotte

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 2nd day of April 2026, by Brian E. Zdrojowy, as Director for Awaken Outreach Center, Inc.

Crystal Anderson
Notary Public



CRYSTAL ANDERSON
Commission # HH 244922
Expires July 25, 2026

Personally Known OR Produced Identification
Type of Identification Produced _____

APPROVED by the City Commission of the City of North Port, Florida on _____, 2026.

**LANDLORD
CITY OF NORTH PORT, FLORIDA**

A. JEROME FLETCHER II, ICMA-CM, MPA
CITY MANAGER

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

