

Fifth Amendment to Lease dated August 22, 2019
between

COUNTRY CLUB PALM BAY, LLC (Landlord)
and
BREVARD WORKFORCE DEVELOPMENT BOARD, INC. (Tenant)

This Fifth Amendment to Lease dated April 30, 2003 ("**Amendment**"), is made by and between COUNTRY CLUB PALM BAY, LLC, a Florida limited liability company ("**Landlord**") and BREVARD WORKFORCE DEVELOPMENT BOARD, INC., a Florida not-for-profit corporation ("**Tenant**") with reference to the following recitals.

WITNESSETH

WHEREAS, Landlord's predecessor entered into a Lease with Tenant dated April 30, 2003, and as amended on April 11, 2006 (hereinafter collectively referred to as "Lease"), amended February 1, 2012 and again amended on May 1, 2013 relative to the premises located in Country Club Plaza, at 5275 Babcock Street, Store/Suite 2B, Palm Bay, FL pursuant to which Tenant leases from Landlord approximately 17,944 rentable square feet of space (hereinafter referred to as "Demised Premises") in Country Club Plaza (the "Shopping Center");

WHEREAS, Landlord and Tenant wish to amended certain provisions of the Lease; and

NOW THEREFORE, in consideration of the mutual covenants set forth below and other valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree to the following:

1. The Minimum Base Rental for the extended Lease Term is hereby changed as follows:

| | |
|---|-----------------------|
| From: January 1, 2009 to January 31, 2012 | \$13,458.00 per month |
| February 1, 2012 to January 31, 2017 | \$11,215.00 per month |
| February 1, 2017 to January 31, 2022 | \$12,710.33 per month |
| To: February 1, 2017 to January 31, 2022 | \$12,710.33 per month |
| February 1, 2022 to January 31, 2027 | \$14,205.67 per month |

2. Paragraph 19, Landlord's Repairs and Maintenance, is hereby modified to add the following:

Landlord must make repairs within sixty (60) days from when Tenant reports issue. After sixty (60) days with no resolution, Tenant reserves the right to complete repairs and deduct the cost from the minimum base rental from the subsequent month.

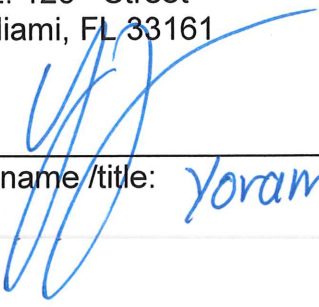
Landlord has agreed to replace the roof over Tenant's location by January 31, 2020.

3. Except as herein expressly modified, all of the provisions of the Lease, as amended, are hereby ratified and confirmed.



4. The parties may sign this Agreement in several counterparts, each of which will be deemed an original but all of which together will constitute one instrument.

Landlord:
Country Club Palm Bay, LLC
696 N.E. 125th Street
North Miami, FL 33161

By:  Date: 10-22-19
Printed name/title: Yoram Fzhdik, MGR

Tenant:
Brevard Workforce Development Board, Inc.
297 Barnes Blvd.
Rockledge, FL 32955

By: Marci Murphy Date: 9/11/19
Marci Murphy, President