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September 14, 2020

Ms. Teri Jenkins  
Senior Management Analyst Supervisor  
c/o Alexa Soteris  
Florida Department of Law Enforcement  
2331 Phillips Road  
Tallahassee, FL 32309

Re. Lease Number: 710:0266  
Action: Modification #1 – Final Approval  
Division: Investigations and Forensics  
Location: Brooksville  
Lessor: Hernando County Board of County Commissioners

Dear Ms. Jenkins:

The above-referenced lease transaction has been approved by the Department of Management Services, and transmitted to you for your file and distribution to the Lessor.

If you have any questions, please feel free to contact Dawn Givens at (850) 488-6478 or email [Dawn.Givens@dms.myflorida.com](mailto:Dawn.Givens@dms.myflorida.com).

Sincerely,

Cheryl McCall  
Chief Real Property Administrator  
Division of Real Estate Development and Management

CM/dg



# STATE OF FLORIDA Agreement for Modification

Bureau of Leasing, Department of Management Services Form 4040

Lease Number: 710:0266

Modification Number: 1

WHEREAS, the Florida Department of Law Enforcement, as Lessee, has previously entered into Lease Number 710:0266, on August 30th, 2018 which became effective December 1st, 2018 and consists of 1,950 square feet; the current Lessor being Hernando Board of County Commissioners

and WHEREAS, the current description of the leased premises is:

T-Hangar #46  
Southeast T-Hangars  
2185 American Flyer Drive  
Brooksville, Florida 34604

and the covenants and conditions contained in the original State of Florida, Department of Management Services' Lease Agreement, as amended by the below modification(s) are hereby readopted and incorporated herein.

1.  **Agreement for Lease Renewal:**

Lessor and Lessee agree that, pursuant to Article \_\_\_\_\_ of the Lease Agreement described above, the Lessee hereby exercises the option to renew Lease for a period of \_\_\_\_\_ year(s) beginning \_\_\_\_\_, \_\_\_\_\_ and ending \_\_\_\_\_.

2.  **Agreement for Lease Extension:**

Lessor and Lessee hereby agree to extend the term of the Lease Agreement described above for a period of 24 month(s), beginning December 1st, 2020 and ending November 30th, 2022.

3.  **Restructuring the Rental Rate:**

Commencing December 1st, 2020, the Lease referenced above is amended to increase  or decrease  the rental rate per square foot per year paid to the Lessor by the Lessee to the amounts as specified in Article 8 of this agreement.

4.  **Increase or Decrease Square Footage:**

Commencing \_\_\_\_\_, \_\_\_\_\_, the Lease referenced above is amended to increase  or decrease  the square footage leased under this Lease by \_\_\_\_\_ square feet from \_\_\_\_\_ square feet to \_\_\_\_\_ square feet. The description of added or deleted square footage is: \_\_\_\_\_ and the rental rates, pursuant to this change, shall be as specified in Article 8 of this Agreement.

5.  **Change the Renewal Option Terms:**

Commencing \_\_\_\_\_, \_\_\_\_\_, the Lease is hereby amended to change the renewal option periods from \_\_\_\_\_, \_\_\_\_\_ year periods to \_\_\_\_\_, \_\_\_\_\_ year periods.

6.  **Cooperation with the Inspector General:**

Pursuant to section 20.055(5), Florida Statutes, contractor and any subcontractors understand and will comply with their duty to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing.



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7.  Other:

(Use this section to specify terms not included in the sections above. If this box is not selected, no additional modifications are included.)

8. Effective Rental Rates – Square Footage 1,950

Start (MM/DD/YYYY)	TERM		RATE PER SQUARE FOOT	MONTHLY RATE	ANNUAL RATE
	Start	End (MM/DD/YYYY)			
12/01/2020	-	11/30/2021	\$4.38	\$711.10	\$8,533.20
12/01/2021	-	11/30/2022	\$4.38	\$711.10	\$8,533.20
-	-	-	-	\$0.00	\$0.00
-	-	-	-	\$0.00	\$0.00
-	-	-	-	\$0.00	\$0.00
-	-	-	-	\$0.00	\$0.00
-	-	-	-	\$0.00	\$0.00
-	-	-	-	\$0.00	\$0.00
-	-	-	-	\$0.00	\$0.00
-	-	-	-	\$0.00	\$0.00

**Agreement to Incorporate Addendum**

WHEREAS, both the Lessor and the Lessee wish to amend and modify said lease so as to incorporate Addendum \_\_\_\_\_ effective \_\_\_\_\_, \_\_\_\_\_.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained; the parties hereto hereby agree as follows:

Commencing \_\_\_\_\_, \_\_\_\_\_, said lease is hereby amended and modified to incorporate Addendum \_\_\_\_\_.





**STATE OF FLORIDA**  
**Agreement for Modification**  
 Bureau of Leasing, Department of Management Services Form 4040

Lease Number: 710:0266

Modification Number: 1

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, the 14th day of September 2020.

ANY MODIFICATION OF A LEASE AGREEMENT SHALL NOT BECOME LEGALLY EFFECTIVE UNTIL APPROVED/ACCEPTED BY THE DEPARTMENT OF MANAGEMENT SERVICES.

*ORIGINAL SIGNATURES REQUESTED ON ALL COPIES*

As to Lessor – Lessor, or authorized representative and two witnesses must sign, print name and enter date.

X		John Mitten, Chairman	<u>8-25-2020</u>
	Lessor or Authorized Representative	Printed Name/Title	Date
X		TINA B. DWENNINGER	<u>8/25/2020</u>
	Witness #1	Printed Name	Date
X		Colleen Conko	<u>8/25/2020</u>
	Witness #2	Printed Name	Date

As to Lessee Agency – Agency head, or authorized delegate, and representative of Agency Office of General Counsel must sign, print name and enter date.

X		TERI JENKINS, SMA	<u>9/1/2020</u>
	Agency Head or Authorized Delegate	Printed Name/Title	Date
X		Ray Shackelford	<u>9/1/20</u>
	Agency Office of General Counsel	Printed Name	Date

As to the Department of Management Services – Chief Real Property Administrator (or authorized designee) and Secretary (or authorized delegate) must sign, print name and enter date. When applicable, DMS Office of General Counsel shall sign, print name and enter date.

X		Cheryl CMC Call	<u>9/14/2020</u>
	Chief Real Property Administrator	Printed Name/Title	Date
X	<u>As delegated 10219</u>		
	Secretary or Authorized	Printed Name	Date
X			
	DMS Office of General Counsel	Printed Name	Date

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
 BY   
 County Attorney's Office