

AMENDMENT ONE TO REDEVELOPMENT AGREEMENT

This **AMENDMENT ONE TO REDEVELOPMENT AGREEMENT** (this "**Amendment**") is made this ___ day of _____, 2019 (the "**Effective Date**"), between the **CITY OF JACKSONVILLE**, a municipal corporation and a political subdivision of the State of Florida (the "**City**") and **FIRST COAST NO MORE HOMELESS PETS, INC.**, a Florida not for profit corporation, whose address is 6817 Norwood Avenue, Jacksonville, Florida 32208 (the "**Company**"). All capitalized terms not otherwise defined herein shall have the meaning as set forth in the RDA, as defined below.

RECITALS:

WHEREAS, the City and Company have previously entered into that Redevelopment Agreement dated January 23, 2009, as authorized by Ordinance 2008-1036-E ("**RDA**"), to support the purchase and renovation of an existing facility to serve as the Company's new headquarters in Jacksonville, and providing certain incentives in connection with the Project, as further detailed in the RDA; and

WHEREAS, the RDA, in part, authorized a NWJEDF Loan to the Company in the amount of \$211,325 (the "**Loan**") as evidenced by that certain promissory note (the "**Note**") and as secured by that certain Second Mortgage and Security Agreement the "**Mortgage**"), each dated March 6, 2009; and

WHEREAS, the Note and Mortgage have a maturity date of June 1, 2019; and

WHEREAS, the Northwest Jacksonville Economic Development Fund Advisory Committee has approved amortizing the approximate principal balance of \$146,272.46 (or such lesser amount that may remain as of the Effective Date hereof) and extending the term of the loan for a period of fifteen years at its April 16, 2019 meeting, with all other terms of the RDA remaining in full force and affect;

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledge, City and Company hereby covenant and agree as follows:

1. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.
2. Paragraph 6.1 of the RDA regarding the NWJEDF Loan terms and conditions is hereby revised to provide that, as of the Effective Date hereof, City and Company will enter into a renewal promissory note (the "**Renewal Note**"), to provide that the outstanding loan balance as of the Effective Date hereof shall be amortized over a 15 year term with interest accruing at the rate of 3% per annum, with monthly payments of principal and interest due and payable on the first day of each month in the amount of \$913.45, commencing July 1, 2019, in accordance with the amortization schedule attached hereto as **Exhibit A** and incorporated herein by this reference. The Renewal Note shall be secured by the Mortgage.

SAVE AND EXCEPT as expressly amended by this instrument, the provisions, terms and conditions in said RDA shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed the day and year above written.

WITNESS:

FIRST COAST NO MORE HOMELESS PETS, INC.

Print Name: _____

By: _____

Its: _____

Name: _____

Print Name: _____

ATTEST:

CITY OF JACKSONVILLE, a Florida
municipal corporation

By: _____

James R. McCain, Jr.
Corporation Secretary

By: _____

Lenny Curry, Mayor

In accordance with the *Ordinance Code* of the City of Jacksonville, I do hereby certify that there is an unexpended, unencumbered, and unimpounded balance in the appropriation sufficient to cover the foregoing agreement, and that provision has been made for the payment of monies provided therein to be paid.

Director of Finance
City Contract Number: _____

Form Approved:

Office of General Counsel

GC-#1274455-v4-Amendment_1_to_First_Coast_No_More_(FCNMHP)_EDA.doc

Exhibit A

Amortization Schedule

(See Following 7 pages)

AMORTIZATION TABLE FOR:

FIRST COAST NO MORE HOMELESS PETS, INC.
6817 NORWOOD AVE.
JACKSONVILLE, FL 32208

ORIGINAL TERMS

ACCOUNT NO. 2008-1036
ORIGINAL LOAN AMT: \$ 211,325
CLOSING DATE: 3/6/2009
REPAYMENT START: 7/1/2009
MATURITY DATE: 6/1/2019

****25 yr. amortization w/ balloon pymt due on 1st day of 120th month after repayment start date**

PROPOSED TERMS

Extend maturity by 15 years and re-amortize using projected principal balance
Down payment of \$14,000 due prior to legislative filing (to be held in escrow until closing)

\$ 132,272.46 3.00% APR, using 360 day year, 30 day month
months: 180
years: 15

NEW MATURITY DATE: 6/1/2034

due date	Payment #	Mo. Payment	To Interest	To Principal	New Principal Balance
				-	132,272.46
07/01/2019	1	\$913.45	330.69	582.76	131,689.70
08/01/2019	2	\$913.45	329.23	584.22	131,105.48
09/01/2019	3	\$913.45	327.77	585.68	130,519.80
10/01/2019	4	\$913.45	326.30	587.15	129,932.65
11/01/2019	5	\$913.45	324.84	588.61	129,344.04
12/01/2019	6	\$913.45	323.37	590.08	128,753.96
01/01/2020	7	\$913.45	321.89	591.56	128,162.40
02/01/2020	8	\$913.45	320.41	593.04	127,569.36
03/01/2020	9	\$913.45	318.93	594.52	126,974.84
04/01/2020	10	\$913.45	317.44	596.01	126,378.83
05/01/2020	11	\$913.45	315.95	597.50	125,781.33
06/01/2020	12	\$913.45	314.46	598.99	125,182.34
07/01/2020	13	\$913.45	312.96	600.49	124,581.85
08/01/2020	14	\$913.45	311.46	601.99	123,979.86
09/01/2020	15	\$913.45	309.95	603.50	123,376.36
10/01/2020	16	\$913.45	308.45	605.00	122,771.36
11/01/2020	17	\$913.45	306.93	606.52	122,164.84
12/01/2020	18	\$913.45	305.42	608.03	121,556.81
01/01/2021	19	\$913.45	303.90	609.55	120,947.26
02/01/2021	20	\$913.45	302.37	611.08	120,336.18
03/01/2021	21	\$913.45	300.85	612.60	119,723.58
04/01/2021	22	\$913.45	299.31	614.14	119,109.44
05/01/2021	23	\$913.45	297.78	615.67	118,493.77
06/01/2021	24	\$913.45	296.24	617.21	117,876.56
07/01/2021	25	\$913.45	294.70	618.75	117,257.81
08/01/2021	26	\$913.45	293.15	620.30	116,637.51
09/01/2021	27	\$913.45	291.60	621.85	116,015.66
10/01/2021	28	\$913.45	290.04	623.41	115,392.25

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NEW MATURITY DATE: 6/1/2034

due date	Payment #	Mo. Payment	To Interest	To Principal	New Principal Balance
11/01/2021	29	\$913.45	288.49	624.96	114,767.29
12/01/2021	30	\$913.45	286.92	626.53	114,140.76
01/01/2022	31	\$913.45	285.36	628.09	113,512.67
02/01/2022	32	\$913.45	283.79	629.66	112,883.01
03/01/2022	33	\$913.45	282.21	631.24	112,251.77
04/01/2022	34	\$913.45	280.63	632.82	111,618.95
05/01/2022	35	\$913.45	279.05	634.40	110,984.55
06/01/2022	36	\$913.45	277.47	635.98	110,348.57
07/01/2022	37	\$913.45	275.88	637.57	109,711.00
08/01/2022	38	\$913.45	274.28	639.17	109,071.83
09/01/2022	39	\$913.45	272.68	640.77	108,431.06
10/01/2022	40	\$913.45	271.08	642.37	107,788.69
11/01/2022	41	\$913.45	269.48	643.97	107,144.72
12/01/2022	42	\$913.45	267.87	645.58	106,499.14
01/01/2023	43	\$913.45	266.25	647.20	105,851.94
02/01/2023	44	\$913.45	264.63	648.82	105,203.12
03/01/2023	45	\$913.45	263.01	650.44	104,552.68
04/01/2023	46	\$913.45	261.39	652.06	103,900.62
05/01/2023	47	\$913.45	259.76	653.69	103,246.93
06/01/2023	48	\$913.45	258.12	655.33	102,591.60
07/01/2023	49	\$913.45	256.48	656.97	101,934.63
08/01/2023	50	\$913.45	254.84	658.61	101,276.02
09/01/2023	51	\$913.45	253.20	660.25	100,615.77
10/01/2023	52	\$913.45	251.54	661.91	99,953.86
11/01/2023	53	\$913.45	249.89	663.56	99,290.30
12/01/2023	54	\$913.45	248.23	665.22	98,625.08
01/01/2024	55	\$913.45	246.57	666.88	97,958.20
02/01/2024	56	\$913.45	244.90	668.55	97,289.65
03/01/2024	57	\$913.45	243.23	670.22	96,619.43

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due date	Payment #	Mo. Payment	To Interest	To Principal	New Principal Balance
04/01/2024	58	\$913.45	241.55	671.90	95,947.53
05/01/2024	59	\$913.45	239.87	673.58	95,273.95
06/01/2024	60	\$913.45	238.19	675.26	94,598.69
07/01/2024	61	\$913.45	236.50	676.95	93,921.74
08/01/2024	62	\$913.45	234.81	678.64	93,243.10
09/01/2024	63	\$913.45	233.11	680.34	92,562.76
10/01/2024	64	\$913.45	231.41	682.04	91,880.72
11/01/2024	65	\$913.45	229.71	683.74	91,196.98
12/01/2024	66	\$913.45	228.00	685.45	90,511.53
01/01/2025	67	\$913.45	226.28	687.17	89,824.36
02/01/2025	68	\$913.45	224.57	688.88	89,135.48
03/01/2025	69	\$913.45	222.84	690.61	88,444.87
04/01/2025	70	\$913.45	221.12	692.33	87,752.54
05/01/2025	71	\$913.45	219.39	694.06	87,058.48
06/01/2025	72	\$913.45	217.65	695.80	86,362.68
07/01/2025	73	\$913.45	215.91	697.54	85,665.14
08/01/2025	74	\$913.45	214.17	699.28	84,965.86
09/01/2025	75	\$913.45	212.42	701.03	84,264.83
10/01/2025	76	\$913.45	210.67	702.78	83,562.05
11/01/2025	77	\$913.45	208.91	704.54	82,857.51
12/01/2025	78	\$913.45	207.15	706.30	82,151.21
01/01/2026	79	\$913.45	205.38	708.07	81,443.14
02/01/2026	80	\$913.45	203.61	709.84	80,733.30
03/01/2026	81	\$913.45	201.84	711.61	80,021.69
04/01/2026	82	\$913.45	200.06	713.39	79,308.30
05/01/2026	83	\$913.45	198.28	715.17	78,593.13
06/01/2026	84	\$913.45	196.49	716.96	77,876.17
07/01/2026	85	\$913.45	194.70	718.75	77,157.42
08/01/2026	86	\$913.45	192.90	720.55	76,436.87

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due date	Payment #	Mo. Payment	To Interest	To Principal	New Principal Balance
09/01/2026	87	\$913.45	191.10	722.35	75,714.52
10/01/2026	88	\$913.45	189.29	724.16	74,990.36
11/01/2026	89	\$913.45	187.48	725.97	74,264.39
12/01/2026	90	\$913.45	185.67	727.78	73,536.61
01/01/2027	91	\$913.45	183.85	729.60	72,807.01
02/01/2027	92	\$913.45	182.02	731.43	72,075.58
03/01/2027	93	\$913.45	180.19	733.26	71,342.32
04/01/2027	94	\$913.45	178.36	735.09	70,607.23
05/01/2027	95	\$913.45	176.52	736.93	69,870.30
06/01/2027	96	\$913.45	174.68	738.77	69,131.53
07/01/2027	97	\$913.45	172.83	740.62	68,390.91
08/01/2027	98	\$913.45	170.98	742.47	67,648.44
09/01/2027	99	\$913.45	169.13	744.32	66,904.12
10/01/2027	100	\$913.45	167.27	746.18	66,157.94
11/01/2027	101	\$913.45	165.40	748.05	65,409.89
12/01/2027	102	\$913.45	163.53	749.92	64,659.97
01/01/2028	103	\$913.45	161.65	751.80	63,908.17
02/01/2028	104	\$913.45	159.78	753.67	63,154.50
03/01/2028	105	\$913.45	157.89	755.56	62,398.94
04/01/2028	106	\$913.45	156.00	757.45	61,641.49
05/01/2028	107	\$913.45	154.11	759.34	60,882.15
06/01/2028	108	\$913.45	152.21	761.24	60,120.91
07/01/2028	109	\$913.45	150.31	763.14	59,357.77
08/01/2028	110	\$913.45	148.40	765.05	58,592.72
09/01/2028	111	\$913.45	146.49	766.96	57,825.76
10/01/2028	112	\$913.45	144.57	768.88	57,056.88
11/01/2028	113	\$913.45	142.65	770.80	56,286.08
12/01/2028	114	\$913.45	140.72	772.73	55,513.35
01/01/2029	115	\$913.45	138.79	774.66	54,738.69

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NEW MATURITY DATE: 6/1/2034

due date	Payment #	Mo. Payment	To Interest	To Principal	New Principal Balance
02/01/2029	116	\$913.45	136.85	776.60	53,962.09
03/01/2029	117	\$913.45	134.91	778.54	53,183.55
04/01/2029	118	\$913.45	132.96	780.49	52,403.06
05/01/2029	119	\$913.45	131.01	782.44	51,620.62
06/01/2029	120	\$913.45	129.06	784.39	50,836.23
07/01/2029	121	\$913.45	127.10	786.35	50,049.88
08/01/2029	122	\$913.45	125.13	788.32	49,261.56
09/01/2029	123	\$913.45	123.16	790.29	48,471.27
10/01/2029	124	\$913.45	121.18	792.27	47,679.00
11/01/2029	125	\$913.45	119.20	794.25	46,884.75
12/01/2029	126	\$913.45	117.22	796.23	46,088.52
01/01/2030	127	\$913.45	115.23	798.22	45,290.30
02/01/2030	128	\$913.45	113.23	800.22	44,490.08
03/01/2030	129	\$913.45	111.23	802.22	43,687.86
04/01/2030	130	\$913.45	109.22	804.23	42,883.63
05/01/2030	131	\$913.45	107.21	806.24	42,077.39
06/01/2030	132	\$913.45	105.20	808.25	41,269.14
07/01/2030	133	\$913.45	103.18	810.27	40,458.87
08/01/2030	134	\$913.45	101.15	812.30	39,646.57
09/01/2030	135	\$913.45	99.12	814.33	38,832.24
10/01/2030	136	\$913.45	97.09	816.36	38,015.88
11/01/2030	137	\$913.45	95.04	818.41	37,197.47
12/01/2030	138	\$913.45	93.00	820.45	36,377.02
01/01/2031	139	\$913.45	90.95	822.50	35,554.52
02/01/2031	140	\$913.45	88.89	824.56	34,729.96
03/01/2031	141	\$913.45	86.83	826.62	33,903.34
04/01/2031	142	\$913.45	84.76	828.69	33,074.65
05/01/2031	143	\$913.45	82.69	830.76	32,243.89
06/01/2031	144	\$913.45	80.61	832.84	31,411.05

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due date	Payment #	Mo. Payment	To Interest	To Principal	New Principal Balance
07/01/2031	145	\$913.45	78.53	834.92	30,576.13
08/01/2031	146	\$913.45	76.45	837.00	29,739.13
09/01/2031	147	\$913.45	74.35	839.10	28,900.03
10/01/2031	148	\$913.45	72.26	841.19	28,058.84
11/01/2031	149	\$913.45	70.15	843.30	27,215.54
12/01/2031	150	\$913.45	68.04	845.41	26,370.13
01/01/2032	151	\$913.45	65.93	847.52	25,522.61
02/01/2032	152	\$913.45	63.81	849.64	24,672.97
03/01/2032	153	\$913.45	61.69	851.76	23,821.21
04/01/2032	154	\$913.45	59.56	853.89	22,967.32
05/01/2032	155	\$913.45	57.42	856.03	22,111.29
06/01/2032	156	\$913.45	55.28	858.17	21,253.12
07/01/2032	157	\$913.45	53.14	860.31	20,392.81
08/01/2032	158	\$913.45	50.99	862.46	19,530.35
09/01/2032	159	\$913.45	48.83	864.62	18,665.73
10/01/2032	160	\$913.45	46.67	866.78	17,798.95
11/01/2032	161	\$913.45	44.50	868.95	16,930.00
12/01/2032	162	\$913.45	42.33	871.12	16,058.88
01/01/2033	163	\$913.45	40.15	873.30	15,185.58
02/01/2033	164	\$913.45	37.97	875.48	14,310.10
03/01/2033	165	\$913.45	35.78	877.67	13,432.43
04/01/2033	166	\$913.45	33.59	879.86	12,552.57
05/01/2033	167	\$913.45	31.39	882.06	11,670.51
06/01/2033	168	\$913.45	29.18	884.27	10,786.24
07/01/2033	169	\$913.45	26.97	886.48	9,899.76
08/01/2033	170	\$913.45	24.75	888.70	9,011.06
09/01/2033	171	\$913.45	22.53	890.92	8,120.14
10/01/2033	172	\$913.45	20.31	893.14	7,227.00
11/01/2033	173	\$913.45	18.07	895.38	6,331.62

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due date	Payment #	Mo. Payment	To Interest	To Principal	New Principal Balance
12/01/2033	174	\$913.45	15.83	897.62	5,434.00
01/01/2034	175	\$913.45	13.59	899.86	4,534.14
02/01/2034	176	\$913.45	11.34	902.11	3,632.03
03/01/2034	177	\$913.45	9.09	904.36	2,727.67
04/01/2034	178	\$913.45	6.82	906.63	1,821.04
05/01/2034	179	\$913.45	4.56	908.89	912.15
06/01/2034	180	\$914.44	2.29	912.15	(0.00)