

EXHIBIT 3

FOURTH AMENDMENT TO LEASE AGREEMENT (Don Brewer Center – Head Start Program)

THIS FOURTH AMENDMENT TO LEASE AGREEMENT (“*Amendment*”) is effective as of the ____ day of July, 2025 (the “*Effective Date*”) by and between the **CITY OF JACKSONVILLE**, a Florida municipal corporation (“*Landlord*”), and **LUTHERAN SERVICES FLORIDA, INC.**, a Florida not-for-profit corporation (the “*Tenant*”).

BACKGROUND FACTS

A. Landlord and Tenant are parties to that certain Lease Agreement (City Contract #10026) dated as of July 15, 2014, as amended by that certain First Amendment dated as of October 1, 2019, that certain Second Amendment dated as of October 1, 2020, and that certain Third Amendment dated as of February 1, 2021 (the “*Lease*”).

B. Landlord and Tenant desire to amend the terms of the Lease to extend the Term of the Lease until June 30, 2026, with three (3) options to renew the Lease for a term of one year each, and a final fourth option to renew the Lease for a ten month term from July 1, 2029 until April 30, 2030.

C. The Jacksonville City Council, pursuant to Ordinance 2025-____-E, has authorized the extension of the Lease term and execution of this Amendment.

NOW, THEREFORE, in mutual consideration of the provisions contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Background Facts.** The Background Facts set forth above are true and correct and incorporated herein by this reference.

2. **Capitalized Terms.** Unless otherwise defined herein, all capitalized terms shall have the meanings given to them in the Lease.

3. **Amendment to Term.** Section 4 of the Lease (“Term”) is deleted in its entirety and replaced by the following provision:

4. **Term.** The term of the Lease shall begin on July 1, 2014 and shall continue through June 30, 2026, provided Tenant shall have three (3) options to renew the Lease for a renewal term of one (1) year each, and a final fourth option to renew the Lease for a ten-month term to expire on April 30, 2030, unless sooner terminated in accordance with the terms of this Lease.

4. **Revised Exhibit B.** Exhibit B (Payment Schedule) to the Lease is deleted in its entirety and replaced with the revised Exhibit B attached to this Amendment.

5. **Authority.** Tenant represents and warrants to Landlord that Tenant has full right and authority to execute and perform its obligations under this Amendment and the Lease, and Tenant and the person(s) signing this Amendment on Tenant's behalf represent and warrant to Landlord that such person(s) are duly authorized to execute this Amendment on Tenant's behalf without further consent or approval by anyone. Tenant shall deliver to Landlord promptly upon request all documents reasonably requested by Landlord to evidence such authority.

6. **Ratification of the Lease.** The provisions of the Lease shall remain in full force and effect except as expressly provided in this Amendment.

7. **Entire Agreement.** This Amendment is the entire agreement of the parties regarding the modifications to the Lease provided herein, and supersedes all prior agreements and understandings regarding such subject matter, and may be modified only by a writing executed by the party against whom the modification is sought to be enforced, and shall bind and benefit the parties and their respective successor, legal representatives and assigns.

8. **Counterparts.** This Amendment may be executed in a number of identical counterparts, and may be executed by way of facsimile or electronic signature, each of which for all purposes is deemed an original, and all of which constitute collectively one agreement.

[Remainder of page left blank intentionally. Signature page follows immediately.]

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment as of the Effective Date.

WITNESS:

LUTHERAN SERVICES FLORIDA, INC.

By: _____

Print: _____

Title: _____

WITNESS:

CITY OF JACKSONVILLE,
a Florida municipal corporation

By: _____
Donna Deegan, Mayor

Finance Director
City Contract No. 10026, Amendment 4

Form Approved:

Office of General Counsel

GC-#1691950-v1-Fourth_Amendment_to_Lease_Agreement_KHA_Don_Brewer_Center.docx

REVISED EXHIBIT B

PAYMENT SCHEDULE

10,912 Square Feet

Start Date	End Date	Monthly Payment	Annual Payment
1-Jul-14	30-Jun-15	\$6,820	\$81,840
1-Jul-15	30-Jun-16	\$6,820	\$81,840
1-Jul-16	30-Jun-17	\$6,820	\$81,840
1-Jul-17	30-Jun-18	\$6,820	\$81,840
1-Jul-18	30-Jun-19	\$6,820	\$81,840
1-Jul-19	30-Sep-19	\$6,820	\$20,460
1-Oct- 19	30-Jun-20	\$6,820	\$30,690
1-Jul-20	31-Jan-21	\$3,410	\$23,870
1-Feb- 21	30-Jun-22	\$3,410	\$0
1-Jul-22	30-Jun-23	\$0	\$0
1-Jul-23	30-Jun-24	\$0	\$0
1-Jul-24	30-Jun-25	\$0	\$0
1-Jul-25	30-Jun-26	\$0	\$0
1-Jul-26	30-Jun-27	\$0	\$0
1-Jul-27	30-Jun-28	\$0	\$0
1-Jul-28	30-Jun-29	\$0	\$0
1-Jul-29	30-April-30	\$0	\$0

(1) The lease commenced on July 1, 2014.

(2) On October 1, 2019, the monthly rent was reduced by half.

(3) On February 1, 2021, the monthly rent was eliminated pursuant to Ordinance 2020-760-E.