

1 Introduced by the Council President at the request of the Mayor:
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4 **ORDINANCE 2019-881**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER A FIRST
8 AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY
9 OF JACKSONVILLE ("CITY") AND VISION
10 MANUFACTURING TECHNOLOGIES, INC., F/K/A FON,
11 INC. (THE "TENANT"), FOR THE LEASE OF: (1) 900
12 SQ. FT. OF ADDITIONAL SPACE WITHIN BUILDING
13 907 LOCATED AT 13557 LAKE NEWMAN STREET,
14 JACKSONVILLE, FLORIDA IN CECIL COMMERCE CENTER
15 FOR A TOTAL OF 2,900 SQ. FT. AT A MONTHLY
16 RENTAL RATE OF \$2,175.00; AND (2) 4,134 SQ.
17 FT. OF SPACE WITHIN BUILDING 993 LOCATED AT
18 6011 POW-MIA MEMORIAL PARKWAY, JACKSONVILLE,
19 FLORIDA IN CECIL COMMERCE CENTER AT A MONTHLY
20 RENTAL RATE OF \$3,100.50, WITH A COMMON AREA
21 MAINTENANCE FEE OF \$200.00 PER MONTH, PER
22 BUILDING; PROVIDING FOR AN EXTENSION OF THE
23 INITIAL LEASE TERM TO JANUARY 31, 2021, WITH
24 TWO, ONE YEAR RENEWAL OPTIONS; PROVIDING FOR
25 CITY OVERSIGHT BY THE OFFICE OF ECONOMIC
26 DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

27
28 **WHEREAS**, the City and Vision Manufacturing Technologies, Inc.,
29 formerly known as FON, Inc., (the "Tenant"), previously entered
30 into that certain Lease Agreement dated March 18, 2019, as
31 authorized by 2019-0052-E (the "Lease"), for the Lease of a portion

1 of Building 907 at Cecil Commerce Center (the "Building"), and the
2 Lease is in full force and effect in accordance with its terms; and

3 **WHEREAS**, the Tenant is expanding its operations and has
4 requested to lease an additional 900 sq. ft. of space in the
5 Building for a total of 2,900 sq. ft., at a monthly base rental
6 rate of \$2,175.00, and space in another building, known generally
7 as Building 993, comprised of 4,134 sq. ft. of space at a monthly
8 rental rate of \$3,100.50, with a Common Area Maintenance fee of
9 \$200.00 per month, per building; and

10 **WHEREAS**, the Tenant has also requested to extend the current,
11 initial term of the Lease beginning March 18, 2019 and expiring on
12 January 31, 2021, with two, one year renewal options, with all
13 other terms and conditions of the Lease remaining unchanged; and

14 **WHEREAS**, the Tenant has requested the City to enter into a
15 First Amendment to Lease Agreement in substantially the form placed
16 **On File** with the Legislative Services Division; now therefore,

17 **BE IT RESOLVED** by the Council of the City of Jacksonville:

18 **Section 1. Approval and authorization to execute First**
19 **Amendment to Lease Agreement approved.** There is hereby approved,
20 and the Mayor or his designee and Corporation Secretary are
21 authorized to enter into the First Amendment to Lease Agreement
22 ("Amendment") between the City and the Tenant, substantially in the
23 form placed **On File** with the Legislative Services Division. The
24 Amendment is for an additional 900 sq. ft. of space in the
25 Building, at a monthly rental rate of \$2,175.00, and additional
26 space in Building 993 comprised of 4,134 sq. ft. of space at a
27 monthly rental rate of \$3,100.50 with a Common Area Maintenance fee
28 of \$200.00 per month, per building. The Amendment also extends the
29 initial term of the Lease to January 31, 2021, with two, one-year
30 renewal options, with all other terms and conditions of the Lease
31 remaining unchanged.

1 **Section 2. Oversight Department.** The OED shall oversee the
2 project described herein.

3 **Section 3. Effective Date.** This Ordinance shall become
4 effective upon signature by the Mayor or upon becoming effective
5 without the Mayor's signature.

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7 Form Approved:

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9 /s/ Mary Staffopoulos

10 Office of General Counsel

11 Legislation prepared by: Mary Staffopoulos

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