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ORDINANCE 2020-760

AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR, OR HIS DESIGNEE, AND CORPORATION SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN LICENSE AGREEMENT (OFFICE SPACE WITHIN BUILDING) ("LICENSE") BETWEEN THE CITY OF JACKSONVILLE ("CITY") AND LUTHERAN SERVICES FLORIDA, INC. ("TENANT") AUTHORIZING TENANT TO OCCUPY AND USE APPROXIMATELY 2,000 SQUARE FEET OF OFFICE SPACE WITHIN THE KIDS HOPE ALLIANCE ("KHA") BUILDING, LOCATED AT 1095 A. PHILIP RANDOLPH BLVD, JACKSONVILLE, FLORIDA 32206, AT NO COST TO TENANT; APPROVING AND AUTHORIZNG THE MAYOR, OR HIS DESIGNEE, AND CORPORATION SECRETARY TO EXECUTE AND DELVER THAT CERTAIN THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY AND TENANT TO ELIMINATE THE MONTHLY RENTAL PAYMENT BEGINNING FEBRUARY 1, 2021 FOR TENANT'S CONTINUED LEASE OF THE DON BREWER CENTER, LOCATED AT 1095 A. PHILIP RANDOLPH BLVD, JACKSONVILLE, FLORIDA 32206; PROVIDING FURTHER AUTHORIZATIONS; PROVIDING FOR OVERSIGHT BY KHA; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Approval and authorization to execute License Agreement. There is hereby approved, and the Mayor, or his designee, and Corporation Secretary are hereby authorized to execute and deliver, for and on behalf of the City of Jacksonville, that certain License Agreement (Office Space within Building) between the City of Jacksonville and Lutheran Services Florida, Inc., authorizing Tenant to use and occupy approximately 2,000 square feet of office space in the Kids Hope Alliance building located at 1095 A. Philip Randolph Blvd., Jacksonville, Florida 32206, in substantially the same form attached hereto as Exhibit 1 and incorporated herein by this reference. The License authorizes Tenant's use and occupation of the licensed area within KHA's building as office space for Tenant's Head Start program, at no cost to the Tenant. The License provides for an initial term commencing on the effective date of the License and terminating on the earlier of (i) June 30, 2024 or the earlier termination of that certain Lease Agreement effective as of July 14, 2014 between the City and Tenant, as amended, or (ii) earlier termination of the License in accordance with the terms of the License.

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Section 2. Approval and authorization to execute Third Amendment to Lease Agreement. There is hereby approved, and the Mayor, or his designee, and the Corporation Secretary authorized to enter into a Third Amendment to Lease Agreement (the "Amendment") between the City and Tenant, substantially in the form attached hereto as Exhibit 2 and incorporated herein by this reference. The Amendment eliminates Tenant's monthly rental payment for Tenant's continued lease and occupation of the City building known as the "Don Brewer Center" located at 1095 A. Philip Randolph Blvd., Jacksonville, Florida 32206 beginning February 1, 2021. This reduction in rent will allow the Tenant to allocate more funds to serve additional children within the community through Tenant's Head Start program.

Section 3. Further authorizations. The Mayor, or his designee, and the Corporation Secretary are hereby authorized to

execute amendments to the License that: (i) extend the License term 1 2 for a period of up to six (6) months, (ii) exercise any existing 3 renewal option under the License, and/or (iii) increase the licensed area by up to two thousand (2,000) additional square feet 4 or decrease the square footage of the licensed area by an amount 5 authorized by the Mayor, or his designee. The Mayor, or his 6 7 designee, and the Corporation Secretary are hereby authorized to execute all other contracts and documents and otherwise take all 8 necessary action therewith and herewith, subject to review and 9 approval by the Office of General Counsel, to effectuate the 10

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21 /s/ Mary E. Staffopoulos

without the Mayor's signature.

22 Office of General Counsel

Form Approved:

Section 4.

Section 5.

23 Legislation prepared by: Mary E. Staffopoulos

purpose and intent of this ordinance.

GC-#1403418-v3-11-23-20 MBRC - KHA-Lutheran Services - Authorize License-Amend Lease.doc

Oversight Department.

continued oversight of the Lease Agreement on behalf of the City.

Effective Date.

will be responsible for oversight of the License Agreement and

effective upon signature by the Mayor or upon becoming effective

Kids

Норе

This ordinance shall become

Alliance