

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2020-760**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE  
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN  
8 LICENSE AGREEMENT (OFFICE SPACE WITHIN  
9 BUILDING) ("LICENSE") BETWEEN THE CITY OF  
10 JACKSONVILLE ("CITY") AND LUTHERAN SERVICES  
11 FLORIDA, INC. ("TENANT") AUTHORIZING TENANT TO  
12 OCCUPY AND USE APPROXIMATELY 2,000 SQUARE FEET  
13 OF OFFICE SPACE WITHIN THE KIDS HOPE ALLIANCE  
14 ("KHA") BUILDING, LOCATED AT 1095 A. PHILIP  
15 RANDOLPH BLVD, JACKSONVILLE, FLORIDA 32206, AT  
16 NO COST TO TENANT; APPROVING AND AUTHORIZING  
17 THE MAYOR, OR HIS DESIGNEE, AND CORPORATION  
18 SECRETARY TO EXECUTE AND DELVER THAT CERTAIN  
19 THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN THE  
20 CITY AND TENANT TO ELIMINATE THE MONTHLY  
21 RENTAL PAYMENT BEGINNING FEBRUARY 1, 2021 FOR  
22 TENANT'S CONTINUED LEASE OF THE DON BREWER  
23 CENTER, LOCATED AT 1095 A. PHILIP RANDOLPH  
24 BLVD, JACKSONVILLE, FLORIDA 32206; PROVIDING  
25 FURTHER AUTHORIZATIONS; PROVIDING FOR  
26 OVERSIGHT BY KHA; PROVIDING AN EFFECTIVE DATE.  
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28 **BE IT ORDAINED** by the Council of the City of Jacksonville:

29 **Section 1. Approval and authorization to execute License**  
30 **Agreement.** There is hereby approved, and the Mayor, or his  
31 designee, and Corporation Secretary are hereby authorized to

1 execute and deliver, for and on behalf of the City of Jacksonville,  
2 that certain License Agreement (Office Space within Building)  
3 between the City of Jacksonville and Lutheran Services Florida,  
4 Inc., authorizing Tenant to use and occupy approximately 2,000  
5 square feet of office space in the Kids Hope Alliance building  
6 located at 1095 A. Philip Randolph Blvd., Jacksonville, Florida  
7 32206, in substantially the same form attached hereto as **Exhibit 1**  
8 and incorporated herein by this reference. The License authorizes  
9 Tenant's use and occupation of the licensed area within KHA's  
10 building as office space for Tenant's Head Start program, at no  
11 cost to the Tenant. The License provides for an initial term  
12 commencing on the effective date of the License and terminating on  
13 the earlier of (i) June 30, 2024 or the earlier termination of that  
14 certain Lease Agreement effective as of July 14, 2014 between the  
15 City and Tenant, as amended, or (ii) earlier termination of the  
16 License in accordance with the terms of the License.

17 **Section 2. Approval and authorization to execute Third**  
18 **Amendment to Lease Agreement.** There is hereby approved, and the  
19 Mayor, or his designee, and the Corporation Secretary are  
20 authorized to enter into a Third Amendment to Lease Agreement (the  
21 "Amendment") between the City and Tenant, substantially in the form  
22 attached hereto as **Exhibit 2** and incorporated herein by this  
23 reference. The Amendment eliminates Tenant's monthly rental  
24 payment for Tenant's continued lease and occupation of the City  
25 building known as the "Don Brewer Center" located at 1095 A. Philip  
26 Randolph Blvd., Jacksonville, Florida 32206 beginning February 1,  
27 2021. This reduction in rent will allow the Tenant to allocate  
28 more funds to serve additional children within the community  
29 through Tenant's Head Start program.

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

