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**LEASE EXTENSION #1**

**LEASE EXTENSION TO COMMERCIAL LEASE AGREEMENT  
BETWEEN CITY OF HALLANDALE BEACH AND  
MANHATTAN REALTY CORP. FOR FIRE STATION PARCEL**

This Lease Extension to the Amended Lease Agreement (the "Agreement") is made and entered into on this \_\_\_\_ day of \_\_\_\_\_ 2017, by and between the CITY OF HALLANDALE BEACH, hereinafter referred to as "Tenant," and Manhattan Realty Corp, hereinafter referred to as "Landlord".

**WHEREAS**, on September 8, 2014, the "Commencement Date", the Landlord and Tenant entered into the Agreement for the lease of the Demised Premises: Fire Station Parcel located at the NE corner of SW 2<sup>nd</sup> Avenue and SW 3<sup>rd</sup> Street;

**WHEREAS**, the term of the initial Agreement ended twenty-four (24) full months from the Commencement Date;

**WHEREAS**, after the initial term, Tenant remained as a tenant on a month to month basis for a maximum of twelve (12) additional months;

**NOW THEREFORE**, in consideration of the mutual promises of the parties contained herein the parties agree as follows:

1. The lease will be extended for an additional six (6) months at a rate of seven thousand five hundred dollars (\$7500) per month.
2. Tenant may terminate the lease extension early with thirty (30) days' written notice of the Tenant's expected termination date.
3. If for any reason Tenant remains on the premises longer than six (6) months, the lease will extend month to month at the prior rate of nine thousand seven hundred two dollars and 60/100 (\$9,702.60) per month.
4. All other provisions of the original Commercial Lease Agreement remain in full force and effect, and are to be performed at the level specified in the Commercial Lease Agreement.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE DULY EXECUTED THIS DOCUMENT AS THE DATES SET OUT BELOW.

(Signatures appear on the following page.)

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_

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ATTEST:

\_\_\_\_\_  
, City Clerk

Approved as to Legal Form

\_\_\_\_\_  
Jennifer Merino, City Attorney

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Tenant:

Manhattan Realty Corp, a Florida Corporation

By: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

CITY OF HALLANDALE BEACH, FLORIDA

By: \_\_\_\_\_  
Roger M. Carlton, City Manager  
Date: \_\_\_\_\_