

RESOLUTION No. 20-240

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH SENATOR ANA MARIA RODRIGUEZ FOR THE LEASE OF OFFICE SPACE AT THE CITY OF DORAL GOVERNMENT CENTER LOCATED AT 8401 NW 53 TERRACE, DORAL, FLORIDA, 33166; TO OPERATE AND MAINTAIN A DISTRICT OFFICE; WITH SAID LEASE HAVING A TERM OF FOUR (4) YEARS COMMENCING RETROACTIVELY ON DECEMBER 1, 2020 AND EXPIRING ON NOVEMBER 5, 2024; AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, On November 3, 2020, Ana Maria Rodriguez was elected by the voters to represent District 39 in the Florida State Senate, and she was sworn into office on November 17th,2020; and

WHEREAS, the members of the Florida Legislature are each provided with a small budget to operate an office in the district that they represent; and

WHEREAS, the proposed lease is for a term of four (4) years, commencing retroactively on December 1st, 2020 and expiring on November 5, 2024; and

WHEREAS, Authorizing the City Manager to execute the lease agreement for a dollar a year.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made part hereof by this reference.

Section 2. Approval. The Lease Agreement between the City and the Florida State Senate, attached as Exhibit "A", for the office space not to exceed amount of \$1 per year is hereby approved.

Section 3. Authorization. The City Manager is authorized to execute the Lease Agreement on behalf of the City.

Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and the provisions of this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Councilmember Mariaca who moved its adoption. The motion was seconded by Councilmember Puig-Corve and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED this 16 day of December, 2020.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”

LEASE AGREEMENT

THIS LEASE AGREEMENT, made this _____ day of December, 2020 by and between the CITY OF DORAL, a Florida municipal corporation, (hereinafter referred to as “City” or “Landlord”) and

1. Demised Premises.

The City, in consideration of the rentals hereinafter reserved to be paid and of the covenants, conditions and agreements to be kept and performed by the tenant, hereby leases, lets and demises to the Tenant, and Tenant hereby leases and hires from the City, those certain premises hereinafter referred to as the “Demised Premises” and more fully described as follows:

Approximately 140 square feet of City owned property (the “Building”) located on the first floor at 8401 NW 53 Terrace, Doral FL 33166, and as more specifically delineated in “Exhibit 1”, attached hereto and incorporated herein.

2. Term.

2.1 Tenant shall be entitled to have and to hold the Demised Premises for a term of forty-eight (48) months, commencing retroactively as of the 1st day of December 2020 (the “Commencement Date”), and ending on the 5th day of November 2024.

2.2 The City Manager may terminate this lease agreement upon thirty (30) days written notice to the Tenant at his convenience.

For purposes of this agreement, and including, without limitation, Subsection 2.2 herein, a “contract year” shall be defined as that certain one – year period commencing on the first day of December and ending on the 31st day of December.

3. Rent.

3.1 Base rent for the Demised Premises shall begin to accrue on the Commencement Date.

3.1.1 Throughout the term herein, the Base Rent for the Demised Premises shall be One Dollar and 00/100 (\$1.00) per year, payable annually commencing on the Commencement Date and, thereafter, on each 1st day of December.

3.1.2 Concurrent with the payment of the Base Rent, Tenant shall also include any and all additional sums of all applicable sales and use tax, now or hereafter prescribed by Federal, State or local law.

3.2 Sales tax.

Concurrent with the payment of the Base Rent, as provide herein, Tenant shall also pay any and all sums for all applicable tax (es), including without limitation, sales, use taxes and Property taxes, imposed, levied or assessed against the Demised Premises, or any other charge or payment required by any governmental authority having jurisdiction there over, even though the taxing state or ordinance may purport to impose such tax against the City.

3.3 Enforcement

Tenant agrees to pay the Base Rent, and any other amounts as may be due and payable by Tenant under this Agreement, at the time and in the manner provided herein, and should said rents and/or other additional amounts due herein provided, at any time remain due and unpaid for a period of fifteen (15) days after the same shall become due, the City may exercise any or all options available to it hereunder, which options may be exercised concurrently or separately, or the City may pursue any other remedies enforced by law.

4. **Location for Payments.**

4.1 All rents or other payments due hereunder shall be paid to the City at the following address;

City of Doral
Finance Department 3rd Floor
8401 NW 53 Terrace
Doral FI 33166

or at such other address as the City may, from time to time, designate in writing.

5. **Use and Possession of Demised Premises.**

5.1 The Demised Premises shall be used by the tenant as the Doral District Office for Senator Ana Maria Rodriguez solely for the purpose(s) of meeting with District 39 constituents and attending to their needs in a convenient and accessible government location. Said Premises shall be open for operation a minimum of five (5) days a week, with normal hours of operation being as follows:

Monday- Friday: 8:30 a.m.- 4:30 p.m.

Tenant shall not otherwise modify the days or hours of operation without the prior written approval of the City Manager. Nothing herein contained shall be construed to authorize hours contrary to the laws governing such operations.

5.2 It is understood and agreed that the Demised Premises shall be used by the Tenant during the Term of this agreement only for the above purpose(s)/ use(s), and for no other purpose(s) and /or use(s) whatsoever. Tenant will not make or permit any use of the Demised Premises that, directly or indirectly, is forbidden by law, ordinance or government regulation, or that may be dangerous to life, limb or property. Tenant may not commit (nor permit) waste on the Demised Premises; nor permit the use of the Demised Premises for any illegal purposes; nor commit a nuisance on the Demised Premises. In the event that the tenant uses the Demised Premises (or otherwise allows the Demised Premises to be (used) for any purpose (s) not expressly permitted herein, or permits and / or allows any prohibited use(s) as provided herein , then the City may declare this agreement in default pursuant to Section ___ or, without notice to Tenant, restrain such improper use by injunction or other legal action.

6. **Improvements.**

6.1 Tenant accepts the Demised Premises in their present "AS IS" condition and may construct or cause to be constructed, such interior and exterior improvements and maintenance to the Demised Premises, as reasonably necessary for it to carry on its permitted use(s), as set forth in Section 7; provided, however, that any plans for such improvements shall be first submitted to the City Manager for his prior written consent, which consent, if granted at all, shall be at the City Manager's sole and absolute discretion. Additionally, any and all approved improvements shall be at the City Managers sole and absolute discretion. Additionally, any and all approved improvements shall be made at Tenant's sole expense and responsibility. All permanent (fixed) improvements to the Demised Premises shall remain the property of the City upon termination and/or expiration of this agreement. Upon termination and/or expiration of this Agreement. Upon termination and/or expiration of this Agreement, all personal property and non-permanent trade fixtures may be *removed* by the Tenant from the Demised Premises, provided that they can be (and are) removed without damage to the Demised Premises, Tenant will permit no liens to attach to the Demised Premises arising from, connected with ,or related to the design and

construction of any improvements. Moreover, such construction shall be accomplished through the use of license, reputable contractors who are acceptable to the City. Any and all permits and or licenses required for the installation of improvements shall be the sole cost of responsibility of tenant.

6.2 Notwithstanding Subsection 6.1, upon termination and/or expiration of this Agreement, and at City's sole option and discretion, any or all alterations or addition made by Tenant to or in the Demised Premises shall, upon written demand by the City Manager, be promptly removed by Tenant, at its expense and responsibility, and Tenant further hereby agrees, in such event, to restore the Demised Premises to their original condition prior to the Commencement Date of this Agreement.

6.3 The above requirements for submission of plans and the use of specific contractors shall not apply to improvements (which term, for purposes of this Subsection 6.3 only, shall also include improvements as necessary for Tenant's maintenance and repair of the Demised Premises) which do not exceed Five Hundred (\$500.00) Dollars, provided that this work is not structural, and provided that it is permitted by applicable law.

7. City's Right of Entry.

7.1 The City Manager, and/or his authorized representatives, shall have the right to enter upon Demised Premises at all reasonable times for the purpose of inspecting same; preventing waste; making such repairs as the City may consider necessary; and for the purpose of preventing fire, theft or vandalism. The City agrees that, whenever reasonably possible, it shall use reasonable efforts to provide notice (whether written or verbal), unless the need to enter the Demised Premises is an emergency, as deemed by the City Manager, in his sole discretion, which if not immediately addressed could cause property damage, loss of life or limb, or other injury to persons. Nothing herein shall imply any duty on the part of City to do any work that under any provisions of this agreement the Tenant may be required to perform, and the performance thereof by the City shall not constitute a waiver of the Tenant's default.

7.2 If the Tenant shall not be personally present to open and permit entry into the Demised Premises at any time, for any reason, and any entry thereon shall be necessary or permissible, the City Manager, and/or his authorized representatives, may enter the Demised Premises by master key, or may forcibly enter Demised Premises without rendering the City or such agents liable therefore.

8. **Tenant's Insurance.**

Tenant shall maintain renter's insurance.

9. **Assignment and Subletting.**

9.1 Tenant shall not assign or sublet the Demised Premises, in whole or in part.

10. **Operation, Maintenance and Repair.**

10.1 The City shall be solely responsible for the operation, maintenance and report of the Demised Premises. Tenant shall be responsible for all interior walls.

10.2 All damage or injury of any kind to the Demised Premises, and including without limitation its fixtures, glass, appurtenances, and equipment (if any), or to the building fixtures, glass, appurtenances, and equipment, if any, except damage caused by the gross negligence and/ or willful misconduct of the City, shall be the sole obligation of Tenant, and shall be repaired, restored or replaced promptly by Tenant, at its sole expense and to the satisfaction of the City.

10.3 All of the aforesaid repairs, restorations and replacements shall be in quality and class equal to or better than the original work or installations and shall be done in good and workmanlike manner.

10.4 If Tenant fails to make such repairs or restorations or replacements, the same may be made by the City, at the expense of Tenant, and all sums spent and expenses incurred by the City shall be collectable by the City and shall be paid by Tenant within three (3) days after submittal of a bill or statement therefore.

10.5 It shall be Tenant's sole obligation and responsibility to insure that any renovations, repairs and/or improvements made by Tenant to the Demised Premises comply with all applicable building codes and life safety codes of governmental authorities having jurisdiction.

10.6 Utilities

In no event, however, shall the City be liable, whether to Tenant or to third parties, for an interruption or failure in the supply of any utilities or services to the Demised Premises.

10.7 TENANT HEREBY ACKNOWLEDGES AND AGREES THAT THE DEMISED PREMISES ARE BEING LEASED IN THEIR PRESENT “AS IS” CONDITION.

11. Governmental Regulations.

Tenant covenants and agrees to fulfill and comply with all statues, ordinances, rules, orders, regulations, and requirements of any and all governmental bodies, including but not limited to Federal, State, Miami- Dade County, and City governments, and any all of their departments and bureaus applicable to the Demised Premises , and shall also comply with and fulfill all rules , orders, and regulations for the prevention of fire, all at Tenants own expense and responsibility. Tenant shall pay all cost, expenses, claims, fines, penalties, and damages that may be imposed because of the failure of Tenant to comply with this Section, and shall indemnify and hold harmless the City from all liability arising from each non-compliance.

12. Liens.

Tenant will not permit any mechanics, laborers, or materialman’s liens to stand against the Demised Premises or improvements for any labor or materials to Tenant or claimed to have been furnished to Tenant’s agents, contractors, or sub-tenants, in connection with work of any character performed or claimed to have performed on said Demised Premises, or improvements by or at the direction or sufferance of the Tenant ; provided however, Tenant shall have the right to contest the validity or amount of any such lien or claimed lien. In the *event* of such contest, Tenant shall give the City reasonable security as may be demanded by the City to insure payment thereof and prevent sale, foreclosure, or forfeiture of the Premises or improvements by reasons of such non-payment. Such security need not exceed one and one half (1.5) times the amount of such lien or such claim of lien. Such security shall be posed by Tenant within ten (10) days written notice form the City, or Tenant may “bond off” the lien according to statutory procedures. Tenant will immediately pay any judgement rendered with all proper costs and charges and shall have such lien released or judgement satisfied at Tenant’s own expense.

13. Condemnation.

13.1 If at any time during the Term of this Agreement (including any renewal term hereunder) all or any part or portion of the Demised Premises is taken, appropriated, or condemned by reason of Eminent Domain proceedings, then this agreement shall

be terminated as of the date of such taking, and shall thereafter be completely null and void, and neither of the parties hereto shall thereafter have any rights against the other by reason of this Agreement or anything contained therein, except that any rent prepaid beyond the date of such taking shall be prorated to such date, and Tenant shall pay any and all rents, additional rents, utility charges, and/or other costs for which it is liable under the terms of this Agreement, up to the date of such taking.

13.2 Except as here under provided, Tenant shall not be entitled to participate in the proceeds for any award made to the City in any such Eminent Domain proceeding, excepting, however, Tenant shall have the right to claim and recover from the condemning authority, but not from the City, such compensation as may be separately awarded or recoverable by Tenant in Tenant's own right on account of any and all damage to Tenant's business by reasons of the condemnation and for or on account of any cost or loss which Tenant might incur in removing Tenant's furniture and fixtures.

14. **Default.**

14.1 Default by Tenant: At the City's option, any of the following shall constitute an Event of Default under this Agreement

14.2 The Base Rent, or any other amounts as may be due and payable by Tenant under this Agreement, or any installment thereof, is not paid promptly when and where due within fifteen (15) days of due date, and Tenant shall not have cured such failure within five (5) days after receipt of written notice from the City specifying such default;

14.3 The Demised Premises shall be deserted, abandoned, or vacated;

14.4 Tenant shall fail to comply with any material term, provision, condition, or covenant contained herein other than the payment of rent and shall not cure such failure within thirty (30) days after the receipt of written notice from the City specifying any such default; or such longer period of time acceptable to the City, at its sole discretion;

14.5 Receipt of notice of violation from any governmental authority having jurisdiction dealing with a law, code, regulation, ordinance or the like, which remains uncured for a period of thirty (30) days from its issuance, or such longer period of

time as may be acceptable and approved in writing by the City Manager, at his sole discretion;

14.6 Any petition is filed by or against Tenant under any section or chapter of the Bankruptcy Act, as amended, which remains pending for more than sixty (60) days, or any other proceedings now or hereafter authorized by the laws of the United States or of any state for the purpose of discharging or extending the time for payment of debts;

14.7 Tenant shall become insolvent;

14.8 Tenant shall make an assignment for benefit of creditors;

14.9 A receiver is appointed for Tenant by any court and shall not be dissolved within thirty (30) days thereafter; or

14.10 The leasehold interest is levied on under execution.

15. Rights on Default.

15.1 Rights on Default: In the event of any default by Tenant as provided herein, City shall have the option to do any of the following, in addition to and not in limitation of, any other remedy permitted by law or by this agreement.

15.2 Terminate this Agreement, in which event Tenant shall immediately surrender the Demised Premises to the City, but if Tenant shall fail to do so the City may, without further notice, and without prejudice to any other remedy the City may have for possession or arrearages in rent or damages for breach of contract, enter upon the Demised Premises and expel or remove Tenant and its effect in accordance with law, without being liable for persecution or any claim for damages therefore, and Tenant agrees to indemnify and hold harmless the City for all loss and damage which the City may suffer by reasons of such, Agreement termination , whether through inability to re-let the Demised Premises, or otherwise

15.3 Enter the Demised Premises as the agent of Tenant, by force if necessary, without being liable to prosecution or any claim for damages therefore; remove Tenant's property there from; and re-let the Demised Premises, or portions thereof, for such terms and upon such conditions which the City deems, in its sole discretion, desirable, and to receive the rents therefore, and Tenant shall pay the City any deficiency that may arise by reason of such re-letting, on demand at any time

15.4 Default by City:

The failure of the City to perform any of the covenants, conditions and agreements of this Agreement which are to be performed by the City and the continuance of such failure for a period of thirty (30) days after notice thereof in writing from Tenant to the City (which notice shall specify the respects in which Tenant contends that the City failed to perform any such covenant, conditions, and agreements) shall constitute a default by the City, unless such default is one which cannot be cured within thirty (30) days because of circumstances beyond the City's control and the City within such thirty (30) day period shall have commenced and thereafter shall continue diligently to prosecute all actions necessary to cure such defaults. However, in the event the City fails to perform within the initial thirty (30) day period provided above, and such failure to perform prevents Tenant from operating its business in a customer manner and causes an undue hardship for Tenant, then such failure to perform regardless of circumstances beyond its control as indicated above, shall constitute a default by the City.

15.5 Tenant's Rights on Default:

If an event of the City's default shall occur, Tenant, to the fullest extent permitted by law, shall have the right to pursue any and all remedies available at law or in equity, including reasonable attorney fees and costs, to terminate this Agreement; provided however, that Tenant expressly acknowledges and agrees that any recovery by Tenant shall be limited to the amount set fourth in Section 32 of this Agreement.

16. Indemnity Against Costs and Charges.

16.1 Tenant shall be liable to the City for all costs and charges, expenses, reasonable attorney's fees, and damages which may be incurred or sustained by the City, by reason of Tenant's breach of any of the provisions of this Agreement. Any sum due to the City under the provisions of this item shall constitute a lien against the interest of the Tenant and the Demised Premises and all of Tenant's property situated thereon to the same extent and on the same conditions as delinquent rent would constitute a lien on said premises and property.

16.2 If Tenant shall at any time be in default hereunder, and if the City shall deem it necessary to engage an attorney to enforce the City's rights and Tenant's obligations hereunder, Tenant will reimburse the City for the reasonable expenses incurred thereby, including, but not limited to, court costs and reasonable attorney's fees, whether suit be brought or not and if suit be brought, then Tenant shall be liable for expense incurred at both the trial and appellate levels.

17. Indemnification Against Claims.

17.1 The City shall indemnify and hold harmless the Tenant from any liability losses or damages which Tenant may incur as a result of claims, demands, suits, causes of actions or proceeding of any kind or nature arising out of, relating to or resulting from the negligence of the City or its employees, agents principals or subcontractors, to the extent and within the limitations of Section 768.28, Florida Statutes, subject to the provisions of that Statute whereby the City shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of \$100,000.00, or any claim or judgments or portions thereof, which, when totaled with all other occurrences, exceeds the sum of \$200,000.00 from any and all personal injury or property damage claims, liabilities, losses or causes of action.

17.2 Tenant does hereby agree to indemnify and hold harmless the City to the extent and within the limitations of Section 768.28, Florida Statutes, subject to the provisions of that Statute whereby the Tenant shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of \$100,000, or any claim or judgments or portions thereof, which, when totaled with all other occurrence, exceeds the sum of \$200,00 from any and all personal injury or property damage claims, liabilities, losses or causes of action which may arise solely as a result of the negligence of the Tenant.

18. Signs and Advertising.

Without the prior written consent of the City Manager, which consent, if given at all, shall be at the City Manager's sole and absolute discretion, Tenant shall not permit the painting and display of any signs, plaques, lettering or advertising material of any kind on or near the Demised Premises. All additional signage shall comply with signage standards established by the City and comply with all applicable building codes, and any other municipal, County, State and Federal laws.

19. Effect of Conveyance.

The term "City" and /or "Landlord" as used in the Agreement means only the owner for the time being of the land and building containing the Demised Premises, so that in the event of any sale of said land and building, or in the event of a lease of said building, the City shall be and hereby is entirely freed and relieved of all covenants and obligations of the City hereunder, and it shall be deemed and construed without

further agreement between the parties, or between the parties and the purchaser at such sale, or the lease of this building , that the purchaser or Tenant has assumed and agreed to carry out all covenants and obligations of the City hereunder.

20. Damage to the Demised Premises.

20.1 If the Demised Premises shall be damaged by the elements or other casualty not due to Tenant's negligence, or by fire, but are not thereby rendered untenable, as determined by the City Manager, in his sole discretion, in whole or in part, and such damage is covered by the City's insurance, if any, (hereinafter referred to as "such occurrence"), the City , shall, as soon as possible after such occurrence, utilize the insurance proceeds to cause such damage to be repaired and the Rent shall not be abated. If by reason of such occurrence, the Demised Premises shall be rendered untenable, as determined by the City Manager, in his sole discretion, only in part , the City shall as soon as possible utilize the insurance proceeds to cause the damage to be repaired, and the Base Rent meanwhile shall be abated proportionately, as to the portion of the Demised Premises rendered untenable; provided however, that the City shall promptly obtain a good faith estimate of the time required to render the Demised Premises tenantable and if such time exceeds sixty (60) days, either party shall have the option of canceling this agreement.

20.2 If the Demised Premises shall be rendered wholly untenable by reason of such occurrence, the City shall have the option, but not the obligation, in its sole discretion, to utilize the insurance proceeds to cause such damage to be repaired and the Rent meanwhile shall be abated. However, the City shall have the right to be exercised by notice in writing delivered to Tenant within sixty (60) from and after said occurrence, to elect not to reconstruct the destroyed Demised Premises, and in such event, this agreement and the tenancy hereby create shall cease as of the date of said occurrence, the Rent to be adjusted as of such date. If the Demised Premises shall be rendered wholly untenable, Tenant shall have the right, to be exercised by notice in writing, delivered to the City within thirty (30) days from and after said occurrence, to eject to terminate this agreement, the Rent to be adjusted accordingly.

20.3 Notwithstanding any clause contained in this Section 24, if the damage is not covered by the City's insurance, then the City shall advise Tenant in writing within thirty (30) days of the occurrence giving rise to the damage and if its decision not to repair, and the Tenant may, at any time thereafter, elect to terminate this Agreement, and the Rent shall be adjusted accordingly.

21. Quiet Enjoyment.

Tenant shall enjoy quiet enjoyment of the Demised Premises and shall not be evicted or disturbed in possession of the Demised Premises so long as Tenant complies with the terms of this agreement.

22. Waiver.

22.1 It is mutually covenanted and agreed by and between the parties hereto that the failure of the City to insist upon the strict performance of any of the conditions, covenants, terms or provisions of this Agreement, or to exercise any option herein conferred, will not be considered or construed as a waiver or relinquishment for the future of any such conditions, covenants, terms, provisions or options but the same shall continue and remain in full force and effect.

22.2 A waiver of any term expressed herein shall not be implied by any neglect of the City to declare a forfeiture on account of the violation of such term if such violation by continued or repeated subsequently and any express waiver shall not affect any term other than the one specified in such waiver and that one only for the time and in the manner specifically stated.

22.3 The receipt of any sum paid by Tenant to the City after breach of any condition, covenant, term or provisions herein contained shall not be deemed a waiver of such breach, but shall be taken, considered and construed as payment for use and occupation, and not as Rent, unless such breach be expressly waived in writing by the City.

23. Notices.

The addresses for all notices required under this Agreement shall be as follows, or at such either address as either party shall be in writing, notify the other:

All notices shall be hand delivered and as receipt requested, or by certified mail with Return receipt requested, and shall be effective upon receipt.

24. Entire and Binding Agreement.

This agreement contains all of the agreements between the parties hereto, and it may not be modified in any manner other than by agreement in writing signed by all the parties hereto or their successors in interest. The terms, covenants and condition contained herein shall insure to the benefit of and be binding upon the City and Tenant and their respective successors and assigns, except as may be otherwise

expressly provided in this Agreement.

25. Provisions Severable.

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

26. Captions.

The Captions contained herein are for the convenience and reference only and shall not be deemed a part of this Agreement or construed as in any manner limited or amplifying the terms and provisions of this Agreement to which they relate.

27. Number and Gender.

Whenever used herein, the singular number shall include the plural and the plural shall include the singular, and the use of one gender shall include all genders.

28. Limitation of Liability.

The City desires to enter into this Agreement only if in so doing the City can place a limit on the City's liability for any cause of action for money damages due to an alleged breach by the City of this Agreement, so that its liability for any such breach never exceeds the sum of Five Thousand (\$5,000.00) Dollars, Tenant hereby expresses its willingness to enter into this Agreement with Tenant's recovery from the City for any damage action for breach of contract to be limited to a maximum amount of \$5,000.00 Accordingly, and notwithstanding any other term or condition of this Agreement, Tenant hereby agrees that the City shall not be liable to Tenant for damage in an amount in excess of \$5,000.00 for any action or claim for breach of contract arising out of the performance or non-performance of any obligations imposed upon the City by this Agreement. Nothing contained in this Section or elsewhere in this Agreement is in any way intended to be a waiver of the limitation placed upon the City's liability as set forth in Florida Statutes, Section 768.28.

29. Surrender of the Demised Premises.

Tenant shall, on or before the last day of the Term herein demised, or the sooner termination thereof, peaceably and quietly leave, surrender and yield upon to the City the Demised Premises , together with any and all equipment , fixtures, furnishings , appliances or other personal property , if any located, at or on the Demised Premises and used by tenant in the maintenance, management or

operation of the Demised Premises, excluding any trade fixtures or personal property, if any, which can be removed without material injury to the Demised Premises, free of all liens, claims and encumbrances and rights of others or broom-clean, together with all structural changes, alterations, improvement which may have been made upon the Demised Premises, in order, condition and repair, reasonable wear and tear excepted, however, to the subsequent provisions of this Section. Any property pursuant to the provisions of this Section is removable by Tenant on or at Demised Premises upon the termination of this Agreement and is not removed may, at the option of the City, be deemed abandoned by Tenant, either may be retained by the City as its property or may be removed disposed of at the sole cost of the Tenant in such manner as the City may see fit. If the Demised Premises and personal property, if any, be not surrendered at end of the Term as provided in this Section, Tenant shall make good the City damages which the City shall suffer by reason thereof, and shall indemnify hold harmless the City against all claims made by any succeeding tenant purchaser, so far as such delay is occasioned by the failure of Tenant to surrender the Demised Premises as and when herein required.

30. Time is of the Essence.

Time is of the essence in every particular and particularly where the obligation to pay money is involved.

31. Venue.

This agreement shall be deemed to have been made and shall be construed interpreted in accordance with the laws of State of Florida. This agreement shall be enforceable in Miami Dade County, Florida, and if legal action is necessary by either party with respect to the enforcement of any and all terms or conditions herein, exclusive venue for the enforcement of same shall lie in Miami Dade County, Florida CITY AND TENANT HEREBY KNOWINGLY AND INTENTIONALLY WAIVE THE RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING THAT THE CITY AND TENANT MAY HEREIN AFTER INSTITUTE AGAINST EITHER WITH RESPECT TO ANY MATTER ARISING OUT OF OR TO THIS AGREEMENT

32. RADON.

Radon is a naturally occurring radioactive gas that, when it is accumulated in building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of Radon that exceed Federal and state guidelines have been found in buildings in Florida. Additional information regarding Radon and Radon testing may be obtained from your County Health Unit.

33. No Dangerous Materials.

Tenant agrees not to use or permit in the Demised Premise is the storage use of gasoline, fuel oils, diesel, illuminating oils, oil lamps, combustible electricity producing generators, turpentine , benzene, naphtha, propane, gas, or other similar substances, combustible materials, or explosives of any kind, or any substance or thing prohibited in the standard policies of insurance companies in the state of Florida. Any such substances of materials found within the Demised Premises shall be immediately removed.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement of the Effective Date.

Witnessed

Mrs. Ana Maria Rodriguez

By: _____

By: _____

Name: _____

Attest:

CITY OF DORAL

Connie Diaz, MMC, City Clerk

By: _____
Albert P. Childress, City Manager

Date: _____

Approved as To Form and Legal Sufficiency for the Use
And Reliance of the City of Doral Only:

Luis Figueredo
City Attorney