

## SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement (“First Amendment”) is entered into this 8<sup>th</sup> day of March, 2024, (the “Effective Date”) by and between the **Leon County Research and Development Authority**, of the County of Leon and State of Florida (hereinafter referred to as “Landlord”) and **Big Bend Jobs and Education Council, Inc. DBA CareerSource Capitol Region, a Florida Not for Profit Corporation** (hereinafter referred to as “Tenant”).

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement dated February 12, 2021, and that certain First Lease Amendment dated April 9, 2021, (“Lease”) regarding the leasing of certain office property as further described in the Lease; and

WHEREAS, Landlord and Tenant desire to extend the current lease term for an Additional Renewal Period, and

WHEREAS, Landlord and Tenant agree to amend the Lease, as more particularly set forth herein.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein and, in the Lease, Landlord and Tenant hereby agree to amend and modify the Lease as follows:

1. Recitals; Definitions. The above recitals are incorporated herein as true and correct. Any defined terms used herein that are not specifically defined herein shall have the same meaning as set forth in the Lease.

2. Renewal. Article XIX of the Lease is hereby replaced with the following: Effective March 1, 2024, Tenant shall continue to occupy the Leased Premises for an additional period at the then current monthly rental rate. This Additional Renewal Period shall continue until EITHER PARTY provides 60 days’ notice to the other party of its intention to terminate this Additional Renewal Period. The Rental Rate for the Additional Renewal Period shall be **Six Thousand Nine Hundred Sixty-One and 33/100 Dollars (\$6,961.33)** per month.

3. Entire Agreement and Conflicts. Except as modified herein, there are no changes to the Lease, and the Lease as herein modified, is hereby ratified, reaffirmed, has been and remains in full force and effect. In the event of a conflict between the Lease and this Second Amendment, the terms of this Second Amendment shall control.

4. Counterparts and Facsimile. This Second Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution of this Second Amendment by the parties hereto may be evidenced by the transmission of facsimile or scanned emailed copies.

Landlord and Tenant have executed this Second Amendment as of the day and year first above written.

**TENANT:**

**BIG BEND JOBS AND EDUCATION COUNCIL, INC.  
DBA CAREERSOURCE CAPITAL REGION**

By:   
James H. McShane III, Chief Executive Officer

**LANDLORD:**

**LEON COUNTY RESEARCH AND  
DEVELOPMENT AUTHORITY**

  
Michael B. Kramer., Executive Director