ADD-ON
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: September 21, 2005 Division: Public Works

Bulk Item: Yes X No ___ Department: Facilities Maintenance

Staff Contact Person: Ann Riger

AGENDA ITEM WORDING: Approval of an extension of lease as a month-to-month holdover for 1315 Whitehead Street for the 16 Judicial Circuit Drug Court Program.

ITEM BACKGROUND: On September 30, 2005 the current lease with Southwhitehead LC will expire, but renovations for new leased space with Hillsborough Center Associates at Habana Plaza will not be completed by the expected moved in date of October 1, 2005. In accordance with Article 18 (A) of the original lease at 1315 Whitehead Street, if the Tenant retains possession of the premises or any part thereof after the termination of this Lease or any extension thereof, by lapse of time or otherwise, the tenant shall pay the Landlord rent payable for the month immediately proceeding said holdover for the time the tenant thus remains in possession…"

PREVIOUS RELEVANT BOCC ACTION: On August 28, 2000, the BOCC entered into a lease agreement with Southernmost Ltd., for the entire first floor of the office building located at 1315 Whitehead Street. On August 17, 2005, the BOCC approved a Lease Amendment and Consent to Assignment of Lease with Southernmost Ltd. and Southwhitehead, LC for the rental space (lease expires 9/30/05), and also approved a Lease Agreement with Hillsborough Center Associates, LLC for office space at Habana Plaza in Key West effective 10/1/05.

CONTRACT/AGREEMENT CHANGES: Month-to-month lease holdover with Southwhitehead for 1315 Whitehead St., and increase rent by 2.6% from $5,376.32 to $5,517.25.

STAFF RECOMMENDATIONS: Approval; rent payments will be made for both 1315 Whitehead St., and at Habana Plaza until the Habana Plaza space is renovated and ready for move in.

TOTAL COST: $8,719.34 per month **BUDGETED:** Yes X No ___

COST TO COUNTY: $8,719.34 **SOURCE OF FUNDS:** Judicial

REVENUE PRODUCING: Yes ___ No X **AMOUNT PER MONTH**_____ **Year**

APPROVED BY: County Atty ___ OMB/Purchasing _____ Risk Management ___

DIVISION DIRECTOR APPROVAL: _____
Dent Pierce

DOCUMENTATION: Included X Not Required_____

DISPOSITION:_____ **AGENDA ITEM #**_____

Revised 2/05

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTRACT SUMMARY

Contract with: SouthWhitehead LC

Contract #

Effective Date: 10/01/05

Expiration Date: Month-to-Month

Contract Purpose/Description:

Extend lease on a month to month basis at 1315 Whitehead Street for the 16th Judicial Circuit Drug Court

Contract Manager: Ann Riger (Name) 4549 (Ext.) Facilities Maint/Stop #4 (Department/Stop #)

for BOCC meeting on 09/21/05 Agenda Deadline: 09/06/05

CONTRACT COSTS

Total Dollar Value of Contract: $ 5,517.25 Current Year Portion: $ 0.00

Budgeted? Yes ☒ No ☐ Account Codes: 83001-530-440-

Grant: $ N/A

County Match: $

ADDITIONAL COSTS

Estimated Ongoing Costs: $ /yr For:

(Not included in dollar value above) (eg. maintenance, utilities, janitorial, salaries, etc.)

CONTRACT REVIEW

	Date In	Changes Needed	Reviewer	Date Out
Division Director		Yes ☐ No ☐		
Risk Management	9-13-05	Yes ☐ No ☑	M. Stewart	9-13-05
O.M.B./Purchasing		Yes ☐ No ☑	[illegible]	9/13/05
County Attorney	9-12-05	Yes ☐ No ☑	[illegible]	9-12-05

Comments:

OMB Form Revised 2/27/01 MCP #2

Extension and Amendment of Lease

This Extension and Amendment of Lease is entered into this 21st day of September, 2005, by and between Monroe County, a political subdivision of the State of Florida, hereinafter "Tenant", and SouthWhitehead, LC, hereinafter "Landlord", in order to extend, and amend that certain agreement between the parties dated September 15, 2000, as Amended, Assigned and Assumed on August 17, 2005 as follows:

1. The parties agree that the written lease dated September 15, 2000 and amendments thereto, expire on September 30, 2005. In accordance with Article 18 (A), of the original Lease Agreement dated September 15, 2000, the parties agree that the Tenant shall retain possession of the premises on a month to month basis as a holdover tenant.

2. Rental payments from Tenant shall increase from $5,376.32 per month to $5,517.25 beginning October 1, 2005.

3. In all other respects, the agreement between the parties dated September 15, 2000, as Amended and Assigned and Assumed on August 17, 2005, remains in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal, the day and year first written above.

(SEAL)
ATTEST: DANNY L. KOLHAGE, CLERK

By _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

_____
Mayor/Chairman

WITNESSES

(1)_____

_____
Print Name

(2)_____

_____
Print Name

SOUTHWHITEHEAD, LC

_____

_____
Print Name and Title

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:

Susan M. Grimsley
SUSAN M. GRIMSLEY
ASSISTANT COUNTY ATTORNEY