

Purchase Order Requisition

Purchasing Department use: P.O. Number 1258 Date June 16, 2017

Name and Address of Vendor/Contractor: **Beemer & Associates LLC**
 7880-300 Gate Parkway
 Jacksonville, Florida 32256

Mail Invoice to: **Joel Hickox**
 1845 Town Center Blvd., Suite 250
 Fleming Island, FL 32003

Description of Supplies and/or Services Purchased: **Facilities Lease**
 Yearly Lease for St. John's County Careersource NEFL Service Center, located at 525 St. Road 16, St. Augustine, FL.


Quantity	Product Description (Be specific, Catalog number, etc.)	Unit Price	Total Cost
1	Lease Agreement between Beemer & Associates LLC and First Coast Workforce Development, Inc. Blanket PO to cover monthly lease payments for St. John's Careersource NEFL Service Center located at 525 St. Road 16, St. Augustine, FL. Period of 7/1/17 thru 6/30/18	\$98,761.80	\$98,761.80

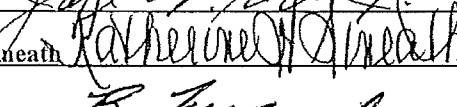
THIS SECTION MUST BE FILLED IN!

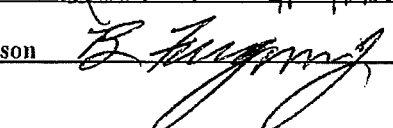
STATE CONTRACT # _____ Subtotal \$98,761.80
 QUOTES (Attached) Shipping _____
 SOLE SOURCE (Attach justification for sole source) Other _____
 BLANKET PURCHASE ORDER Total Cost \$98,761.80
 7/1/17-6/30/18. Lease attached.
 MICRO PURCHASE and the cost is considered reasonable.

Purchasing Department Use:							
Element	Project	Transaction Code	Amount	Element	Project	Transaction Code	Amount

VENDOR JUSTIFICATION Lease Agreement attached.

Requestor: Joel Hickox  Date 6-20-17

Procurer: Katherine Sineath  Date June 20, 2017

President: Bruce Ferguson  Date 6/20/17

FIRST LEASE ADDENDUM

THIS FIRST LEASE ADDENDUM is made as of August 16, 2012, by and between Deemer & Associates, L.L.C., a Florida limited liability company (Landlord) and First Const. Work Force Development, Inc., a Florida Corporation (Tenant).

WITNESSETH

WHEREAS, the parties have entered into this Lease Agreement dated November 7, 2007, where the Landlord has leased into the Tenant Units 106 and 107 containing approximately 220 square feet of space in a building located at 524 SE 16, St. Augustine, St. Johns County, Florida and which agreement is referred to as the "Lease Agreement" which is hereby incorporated by reference and made a part hereof; and

WHEREAS, the parties desire to amend and extend the term of the Lease Agreement on the terms and conditions stated hereinafter of the Lease Agreement;

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

1. **LEASE EXTENSION:** The Lease shall be extended for five (5) Lease Years and shall now expire on October 31, 2017.
2. **BASE RENT:** Monthly base rent to be for year ending on day November 1, 2012 shall be: \$1,800.00 plus current COUNTY STATE and SALES TAX \$620.70 for a monthly total of \$2,420.70.
3. **SALES TAX EXEMPTION:** Tenant is a 501(c)(3) tax exempt Certificate holder and upon presentation of the Certificate and as long as the Certificate remains valid, Tenant will be exempt from paying the Sales Tax applicable to the Rent and CAM.
4. **BASE RENT ADJUSTMENT:** The Base Rent shall be adjusted November 1, 2013 and on November 1 of each ensuing Lease Year by not less than three (3%) per cent above the base rent for the preceding Lease Year.
5. **SECURITY DEPOSIT:** The Tenant currently has a Security Deposit of \$4,785.00 which shall be credited to Tenant's Rent on the next billing cycle. After the credit, the Tenant will have 0.00 Security Deposit.
6. **REAL ESTATE COMMISSION:** CAM shall be paid by Landlord at two (2%) percent of the total Base Rent for the first five years of the Lease Term. Said fee shall be due upon full execution of this First Lease Addendum and in accordance with CAM.
7. **NO IMPROVEMENTS:** For the considerations contained herethin, there shall be no additional Leasehold Improvements and Tenant accepts the property in its "AS IS" condition.
8. **TERMS AND CONDITIONS:** Except as otherwise provided in this Lease Addendum, all other provisions of the Lease Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, The parties have executed this Addendum to the Lease Agreement as of the day and year first mentioned.

WITNESSES:

First Const. Work Force, Inc.

Witness to Tenant (Handwritten signatures)

Witness to Landlord (Handwritten signatures)

Deemer & Associates, L.L.C., a Florida Limited Liability Company

By: [Signature] Managing Member

Witness to Landlord (Handwritten signature)

By: [Signature] Managing Member

Witness to Landlord (Handwritten signature)

Date: 8/16/12

ST. JOHNS SERVICE CENTER

YEAR	DATE	TO	MONTHLY BASE	INCREASE	Est. Mth CAM	TOTAL
	11/1/16	10/30/17	7099.15		1131.00	8230.15

7/1/17	8230.15		
8/1/17	8230.15		
9/1/17	8230.15		24690.45
10/1/17	8230.15		
11/1/17	8230.15		
12/1/17	8230.15		
1/1/18	8230.15		
2/1/18	8230.15		
3/1/18	8230.15		
4/1/18	8230.15		
5/1/18	8230.15		
6/1/18	8230.15		
	98761.80		