
M E M O R A N D U M

DATE: January 22, 2008

TO: Dent Pierce, Division Director
Public Works

FROM: John W. King, Sr. Director
Lower Keys Operations

RE: Agenda Item – February 20, 2008 BOCC Meeting
Business Lease for 16th Judicial Circuit's Mediation
Program – Independent Mortgage and Finance Co., Inc.
600 Whitehead Street, Key West, Unit 201

The 16th Judicial Circuit's Mediation Program has been leasing space at 600 Whitehead Street, Key West. On February 29, 2008, the business lease that was approved by the BOCC on February 15, 2006, will terminate.

The Mediation Program would like to continue at this location. This new lease does have a rent increase of \$45.00 per month from \$900 to \$945 per month or \$11,340.00 per year

I hereby request approval this business lease with Independent Mortgage and Finance Co., Inc. providing office space for the 16th Judicial Circuit's Mediation Program.

JWK/jbw

Enclosures

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTRACT SUMMARY

Contract with: Independent Mortgage and Finance Co., Inc Contract # _____
 Effective Date: March 1, 2008
 Expiration Date: February 28, 2009

Contract Purpose/Description:
Office space for the 16th Judicial Circuit's Mediation Program – Unit 201

Contract Manager: Jo B. Walters 4549 Facilities Maint/Stop #4
 (Name) (Ext.) (Department/Stop #)

for BOCC meeting on 2/20/08 Agenda Deadline: 2/05/08

CONTRACT COSTS

Total Dollar Value of Contract: \$ 11,340.00 Current Year Portion: \$ 6,615.00
 Budgeted? Yes No Account Codes: 158-82010-530440-
 Grant: \$ _____ 82-101 - - -
 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	<u>2/6/08</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>B. Jels</u>	<u>2/6/08</u>
Risk Management	<u>2-5-08</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>M. Slom</u>	<u>2-5-08</u>
^{RJK} O.M.B./Purchasing	<u>2-6-08</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>K. Poy</u>	<u>2/6/08</u>
County Attorney	<u>1/23/08</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>J. Menon</u>	<u>1/23/08</u>

Comments: E-MAILED CHANGES TO JO WALTERS 1/30/08
1/30/08 Recd. w/changes -

BUSINESS LEASE

This Agreement, entered into this 4th day of January, 2008, between **INDEPENDENT MORTGAGE AND FINANCE COMPANY, INC.**, a Florida corporation (hereinafter Owner or Lessor), party of the first part; and **MONROE COUNTY**, a political subdivision of the State of Florida (hereinafter Tenant or Lessee), party of the second part.

WITNESSETH

PART ONE

That the Lessor does lease unto Lessee professional office space upon the following conditions:

1. The leased space, known as Unit 201, is identified in the attached Exhibit A, and is leased for the exclusive benefit of the 16th Judicial Circuit and the Monroe Board of County Commissioners.
2. Owner discloses that all units, including Unit 201, of the property commonly known as 600 Whitehead Street are being converted into a condominium to be called JACKSON SQUARE COURTHOUSE CONDOMINIUM. A full legal description of the property is found in attached Exhibit B.
3. The term is for twelve months, beginning on the 1st of March, AD 2008 ("The Effective Date") and ending on February 28, 2009.
4. The total rent is eleven thousand, three hundred forty dollars (\$11,340), payable in 12 equal monthly installments of \$945. the first payment being due, on the last day of March 2008 and on the last day of each succeeding month with the last monthly payment due on last day of February 2009.
5. All payments shall be made promptly in accord with the Florida Local Government Prompt Payment Act (F.S. 218.70).

6. Utilities to be furnished by the Lessor as Lessor's cost during normal office hours are electricity for ordinary office use and air-conditioning, water for restroom use, and sewer. In addition, Lessor shall pay for cleaning of common areas (restrooms, hallways, elevator, and stairs). Normal office hours are Monday through Friday (excepting holidays observed by Monroe County) from 8:30 A.M. to 5:00 P.M.
7. Lessee shall be responsible for cleaning its own office area and for disposal of the solid waste it produces.
8. Use of the premises is restricted to office space for Monroe County.
9. Lessor waives demand for a security deposit from Lessee.

PART TWO

The following express stipulations and conditions are made a part of this lease and are hereby assented to by the lessee:

FIRST: The lessee shall not assign this lease, nor sub-let the premises, or any part thereof nor use the same, or any part thereof, nor permit the same, or any part thereof, to be used for any other purpose than as above stipulated, nor make any alterations therein, and all additions thereto, without the written consent of the lessor. Lessor agrees that the right to sublet will not be unreasonably withheld; however, lessor reserves the right to approve a transfer of the lease and this approval will require a verification of the sub-lessee's credit. All additions, fixtures or improvements which may be made by lessee, shall become the property of the lessor and remain upon the premises as a part thereof, and be surrendered with the premises at the termination of this lease.

SECOND: All personal property placed or moved in the premises above described shall be at the risk of the lessee or owner thereof, and lessor shall not be liable for any damage to said personal property, or to the lessee arising from the bursting or leaking of water pipes, or from any act of negligence of any co-tenant or occupants of the building or of any other person whomsoever.

THIRD: That the tenant shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and City Government and of any and all their Departments and Bureaus applicable to said premises, for the correction, prevention, and abatement of nuisances or other grievances, in, upon, or connected with said premises during said term; and shall also promptly comply with and execute all rules, orders and regulations of the applicable fire prevention codes for the prevention of fires..

FOURTH: In the event the premises shall be destroyed or so damaged by fire

or other casualty during the life of this agreement, whereby the same shall be rendered untenable, then the lessor shall have the right to render said premises tenantable by repairs within ninety days therefrom. If the damage was caused by this Lessee, whether through negligence or its act, then rent shall not be abated and Lessee shall be liable for the damages. If the damage or destruction was not caused by this Lessee, whether through negligence or his act, then the rent shall be abated during the period of repair. If said premises are not rendered tenantable within said time, it shall be optional with either party hereto to cancel this lease, and in the event of such cancellation the rent shall be paid only to the date of such fire or casualty. The cancellation herein mentioned shall be evidenced in writing.

FIFTH: The prompt payment of the rent for said premises upon the dates named, and the faithful observance of this Lease are the conditions upon which the Lease is made and accepted and, failure on the part of the Lessee to comply with the terms of said Lease shall, at Lessor's option, work a forfeiture of this contract and of all of lessee's rights hereunder.

SIXTH: If the lessee shall abandon or vacate said premises before the end of the term of this lease, or shall suffer the rent to be in arrears, the lessor may, at his option, forthwith cancel this lease or he may enter said premises as the agent of the lessee, without being liable in any way therefor, and relet the premises with or without any furniture and equipment that may be therein, as the agent of the lessee, at such price and upon such terms and for such duration of time as the lessor may determine, and receive the rent therefor, applying the same to the payment of the rent due by these presents, and if the full rental herein provided shall not be realized by lessor over and above the expenses to lessor in such re-letting, the said lessee shall pay any deficiency, and if more than the full rental is realized lessor will pay over to said lessee the excess on demand.

SEVENTH: Lessee agrees to pay the cost of collection and ten percent attorney's fee on any part of said rental that may be collected by suit or by attorney, after the same is past due.

EIGHTH: The lessor, or any of his agents, upon twenty-four (24) hours notice, shall have the right to enter said premises during all reasonable hours, to examine the same to make such repairs, additions or alterations as may be deemed necessary for the safety, comfort, or preservation thereof, or of said building, or to exhibit said premises, and to put or keep upon the doors or windows thereof a notice "FOR RENT" at any time within thirty (30) days before the expiration of this lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations, or additions, which do not conform to this agreement or to the rules and regulations of the building.

NINTH: Lessee hereby accepts the premises in the condition that they are in at the beginning of this lease and agrees to maintain said premises in the same condition, order and repair as they are at the commencement of said term, excepting only reasonable wear and tear arising from the use thereof under this agreement, and to make good to said lessor immediately upon demand, any damage to water apparatus, or electric lights or any fixture, appliances or appurtenances of said premises, or of the building, caused by any act or neglect of lessee, or of any person or persons in the

employ or under the control of the lessee.

TENTH: It is expressly agreed and understood by and between the parties to this agreement, that the landlord shall not be liable for any damage or injury by water, which may be sustained by the said tenant or other person or for any other damage or injury resulting from the carelessness, negligence, or improper conduct on the part of any other tenant or agents, or employees, or by reason of the breakage, leakage, or obstruction of the water, sewer or soil pipes, or other leakage in or about the said building. However, Lessor holds Lessee harmless for any damage to the premises by reason of blockage of sewer or public water.

ELEVENTH: This contract shall bind the lessor and its assigns or successors, and the heirs, assigns, personal representatives, or successors as the case may be, of the lessee.

TWELFTH: It is understood and agreed between the parties hereto that time is of the essence of this contract and this applies to all terms and conditions contained herein.

THIRTEENTH: Any notice required or permitted under this agreement shall be in writing and hand delivered or mailed, postage prepaid, to the other party by certified mail, returned receipt requested, to the following:

FOR COUNTY:

Contract Monitor, Facilities Maintenance
3583 South Roosevelt Blvd.
Key West, FL 33040

and

County Attorney
P.O. Box 1026
Key West, FL 33040

FOR LESSOR:

Independent Mortgage & Finance
600 Whitehead Street, Suite 203
Key West, FL 33040

FOURTEENTH: The rights of the lessor under the foregoing shall be cumulative, and failure on the part of the lessor to exercise promptly any rights given hereunder shall not operate to forfeit any of the said rights.

FIFTEENTH: It is further understood and agreed between the parties hereto that any charges against the lease by the lessor for services or for work done on the premises by order of the lessee or otherwise accruing under this contract shall be considered as rent due and shall be included in any lien for rent due and unpaid.

SIXTEENTH: It is understood and agreed that any signs or advertising to be used, including awnings, in connection with the premises leased hereunder shall be first submitted to the lessor for approval and further approved by H.A.R.C. before installation of same. Further, any improvements to said premises by the lessee shall be at lessee's expense and shall be first submitted to the lessor for approval.

SEVENTEENTH: RADON GAS NOTIFICATION: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to person's health 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 public health unit.

EIGHTEENTH: LESSOR'S REMEDIES ON DEFAULT. If lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions of this agreement, lessor may give lessee notice of such default and if lessee does not cure any rent, or additional rent, default within fifteen (15) days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured with such period, if lessee does not commence such during within such fifteen (15) days and thereafter proceed with reasonable diligence and in good faith cure such default), then lessor may terminate this lease on not less than ten days' notice to lessee and the lessee shall have the option to remove all equipment, tables and furniture.

NINETEENTH: SUBORDINATION OF LEASE. This lease shall be subject and subordinate to all underlying leases and to mortgages and trust deeds which may now or hereafter affect such leases on the real property of which the premises form a part, and also to all renewals, modifications, consolidations, and replacements of the underlying leases and the mortgage and trust deeds. Further, Lessee acknowledges that this Unit 205 (along with all other units in the property) is being converted into the JACKSON SQUARE COURTHOUSE CONDOMINIUM. Lessee irrevocably names Lessor its attorney-in-fact for the execution of any subordination and attornment agreements; however, if requested by owner or lender, Lessee pledges to execute any additional documents provided such documents maintain his right of non-disturbance during the term of the Lease as long as Lessee is not in default.

TWENTIETH: ETHICS CLAUSE. Lessor (entity) warrants that it had not employed, retained or otherwise had act on its behalf any former County officer or employee subject to the prohibition of Section 2 of Ordinance No. 010-1990 or any other County officer or employee in violation of Section 3 or Ordinance No. 020-1990. For breach or violation of this provision the County may, in its discretion, terminate this contract without liability and may also, in its discretion, deduct from the contract or purchase price, or otherwise recover the full amount of any fee, commission, percentage, gift, or consideration paid to the former County officer or employee.

TWENTY-FIRST: PUBLIC ENTITY CRIME STATEMENT. "A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list."

TWENTY-SECOND: The obligations of the Lessee under this Lease Agreement are subject to the availability of funds lawfully appropriated annually for its purposes by the Monroe County Board of County Commissioners.

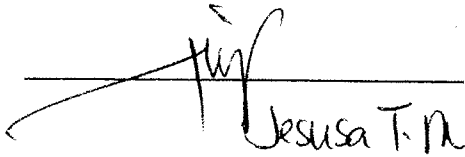
IN WITNESS WHEREOF, the parties have executed this instrument.

(Seal)

LESSOR

Attest:

INDEPENDENT MORTGAGE AND
FINANCE CO., INC.



Jesusa T. Menor



B G Carter, Managing Director

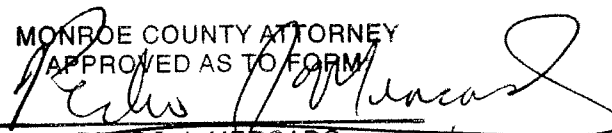
"Seal"

TENANT

Attest:
Danny L. Kolhage, Clerk

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM



PEDRO J. MERCADO
ASSISTANT COUNTY ATTORNEY

Date

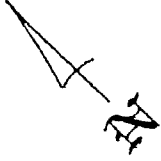
2/4/08

JACKSON SQUARE COURTHOUSE

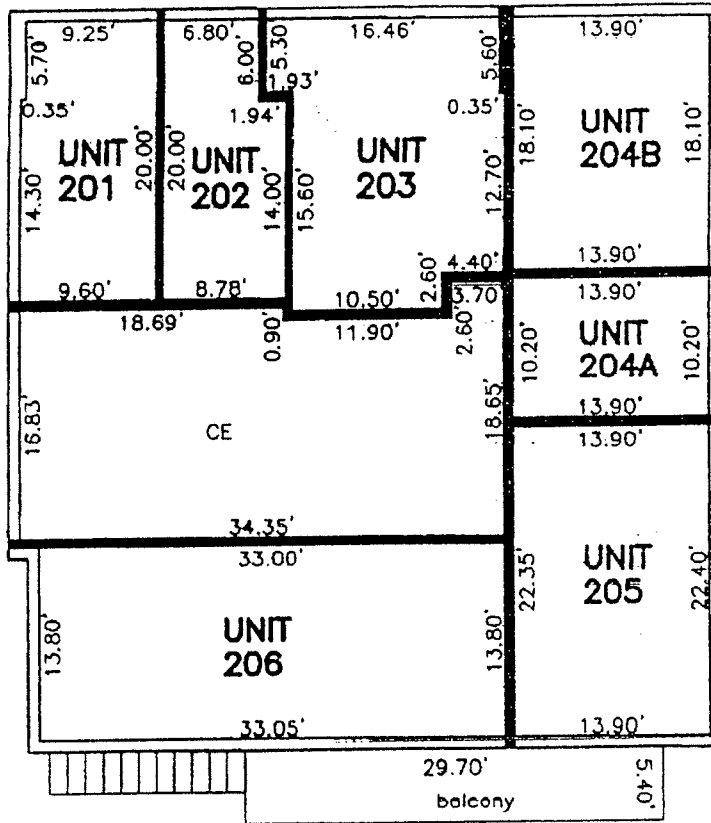
2ND FLOOR PLAN

Exhibit A

WHITEHEAD STREET



SOUTHARD STREET



NOTE: DIMENSIONS ± 5"

SHEET 7 OF 14

Jackson Square Courthouse
600 Whitehead Street Key West FL. 33040

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

CONDOMINIUM SURVEY		Dwg. No. 05-146	
Scale 1" = 10'	Ref. 182-8-11	Flood Panel No. 1618H	Dwn. By C.J.M.C.
Date 3/23/05		Flood Zone X	Flood Elev. .

REVISIONS AND/OR ADDITIONS	

3152 Northside Drive
Suite 201
Key West, FL. 33040
(305) 293-0466
Fax. (305) 293-0237