



Legislation Details (With Text)

File #: R-2018-183 **Version:** 1 **Name:** 1301 S. Ocean Drive -Reading Center
Type: Resolution **Status:** Passed
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On agenda: 6/6/2018 **Final action:** 6/6/2018
Title: A Resolution Of The City Commission Of The City Of Hollywood, Florida, Authorizing The Appropriate City Officials To Execute The Attached Fifth Amendment To The Lease Of Real Property Between The City Of Hollywood (Landlord) And Broward County (Tenant) For The Continued Location Of A Reading Center At The Hollywood Beach Culture And Community Center, Extending The Lease From July 1, 2018 To June 30, 2019, With Automatic Renewals Each Year Thereafter Unless Written Notice To Terminate By Either Landlord Or Tenant Is Provided 180 Days Before Expiration Of The Present Term.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Reso Oster Library readingcenterrev.pdf, 2. Exhibit 1 Hollywood_Beach_Library_Fifth_Amendment_3.20.18.pdf, 3. Exhibit A - 1992 Interlocal Agreement.pdf, 4. Exhibit B - 1993 Lease Agreement.pdf, 5. 2013 Fourth Amendment.pdf, 6. terreadingcenter.pdf

Date	Ver.	Action By	Action	Result
6/6/2018	1	Regular City Commission Meeting	adopt	Pass

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Authorizing The Appropriate City Officials To Execute The Attached Fifth Amendment To The Lease Of Real Property Between The City Of Hollywood (Landlord) And Broward County (Tenant) For The Continued Location Of A Reading Center At The Hollywood Beach Culture And Community Center, Extending The Lease From July 1, 2018 To June 30, 2019, With Automatic Renewals Each Year Thereafter Unless Written Notice To Terminate By Either Landlord Or Tenant Is Provided 180 Days Before Expiration Of The Present Term.

Staff Recommends: Approval of the attached Resolution.

Explanation:

On March 18, 1992, the City of Hollywood and Broward County executed an Interlocal Agreement (Exhibit "A" attached hereto), as subsequently amended, to provide public library service in the form of a "Reading Center" for residents of Broward County and in particular residents in and around the Beach Community Center area of Hollywood.

On August 17, 1993, the City of Hollywood (Landlord) and Broward County (Tenant) executed a

Lease of Real Property (the "Lease" attached hereto as Exhibit "B") for 2,500 square feet in the Hollywood Beach Culture and Community Center at 1301 S. Ocean Drive for an initial term of five years.

Section 15 of the Lease sets forth that the Tenant may request an extension of the Lease and such extension shall be upon the same terms, covenants and conditions except that the rent for each successive term shall be negotiated.

A Third Amendment to the Lease extended the term from July 1, 2008 through June 30, 2013 and the Tenant has now requested in writing that the Lease be extended for a fourth renewal term.

A Fourth Amendment to the Lease extended the term from July 1, 2013 through June 30, 2018 and the Tenant has now requested in writing that the Lease be extended for a fifth renewal term.

The Landlord and Tenant desire to amend the Lease in order to extend the Lease's term, provide for annual renewals of such term, and give the Parties a mutual right to terminate the Lease.

The term of the Lease, which currently runs through June 30, 2018, shall be extended for a one (1) year period from July 1, 2018 through June 30, 2019.

The term of the Lease shall automatically renew on July 1, 2019, and every year thereafter, upon the same terms and conditions of the Lease ("Extended Term"). Before an Extended Term commences, either party may deliver written notice to other party electing to end the term of the Lease upon the expiration of the then-current term ("Notice of Termination"). The Notice of Termination shall be delivered at least one hundred eighty (180) calendar days before the expiration of the then-current term.

Recommended for inclusion on the agenda by:

Dr. Wazir Ishmael, City Manager

Gus Zambrano, Assistant City Manager/Sustainable Development

Shiv Newaldass, Interim Director, Development Services and Chief Development Officer