

Friday, January 23, 2026

Via Email: [kjackson@reichelrealty.com](mailto:kjackson@reichelrealty.com)

Mr. Kerry Jackson  
Reichel Realty & Investments, Inc.  
8845 North Military Trail, Suite 100  
Palm Beach Gardens, FL 33410

**RE: Letter of Intent to Lease  
Unit 809 Lucerne Ave  
Lake Worth Beach, Florida 33460**

This non-binding Letter of Intent is for the purpose of outlining the general terms to proceed with respect to the lease of real property located in the above referenced space.

**Location:** *Unit # 809 Lucerne Ave* – Approximately 3066 sq. ft. of lease space located at 809 Lucerne Ave. Lake Worth Beach, FL 33460

**Landlord:** Irving Pearl & Son LTD

**Tenant:** *City of Lake Worth Beach*

**Lease Term:** 2 years

**Option to Extend:** Tenant shall be granted an option to extend the lease term for an additional twelve month by providing Landlord with ninety (90) days prior written notice

**Schedule of Rents:** Base Rent \$25.00/SF Modified Gross or \$6,387.50

**Commencement Date:** March 1, 2026

**Rent Commencement:** April 1, 2026

**Initial Term Lease Expiration Date:** April 30, 2028

**Advance Rent & Security Deposit:** First month's rent and Security Deposit equal to one month's rent

**Utilities:** Tenant shall be responsible for paying the cost of all utilities directly to the appropriate governmental authorities relating to the Leased Premises.

**Use:** Tenant may use the Leased Premises for (i) the operation of the City of Lake Worth Beach Leisure Services and Parking Divisions ("Tenant Use").

**Landlord Work:** Space to be delivered clean, with HVAC, plumbing and electrical systems in good working order.

**Tenant Work:** Tenant may construct premises for its intended use, all work to have Landlords prior written consent.

**Signage:** Landlord shall have the right of approval for Tenant's exterior building signage plans, not to be unreasonably withheld, within ten (10) days of receipt of plans from Tenant. Landlord shall provide Tenant the availability of signage on the shopping centers main pylon sign as allowed by ordinance or variance thereof.

**Parking:** Tenant shall have non-exclusive use of the parking lot across the street, (parcel numbers 38-43-44-21-15-018-0230, 38-43-44-21-15-018-0240 and 38-43-44-21-15-018-0250) located on the north side of Lucerne Avenue. Tenant understands that the parking lot is shared by the Landlord's other tenants. Tenant agrees to reasonably share the general use of the parking lot by the other tenants located within 813 Lucerne, 811 Lucerne and 807 Lucerne

Landlord and Tenant acknowledge that the proposal is not a lease, and that it is intended only as the basis for the preparation of a lease. With the exception of the confidentiality provisions contained herein, this letter of intent shall not be binding upon the parties until a formal lease has been negotiated and executed, and either party shall have the right to terminate negotiations at any time prior to lease execution, without liability. If the foregoing terms are sufficient to allow the preparation of the necessary documents and to serve as a framework for further discussions, please sign in the space provided below.

Sincerely,

**Strategic Realty Services, LLC**

*Christopher F. Fleming*

Christopher F. Fleming  
Sr. Broker/Associate

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
Tenant