

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE is made on the ____ day of **September 2026**, by and between HH Promenade, LLC, (hereinafter referred to as "Landlord") and City of Lake Worth Beach (hereinafter referred to as "Tenant").

IN CONSIDERATION for the mutual covenants hereinafter contained, the Landlord and Tenant agree to amend the Lease Agreement dated August 10, 2022, previously amended by the First Amendment to Lease dated August 28, 2024, (collectively, hereinafter referred to as the "Lease").

WHEREAS, Tenant occupies Suite 202, 203 and 104, located at 120 N. Federal Highway, Lake Worth Beach, Florida 33460, having approximately 3,684 square feet of net rentable area (hereinafter referred to as the "Demised Premises");

WHEREAS, Tenant desires to extend the term of the Lease and Landlord agrees to allow Tenant to extend the term of Lease; and

WHEREAS, Landlord and Tenant shall modify the terms and conditions of the Lease as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agrees as follows:

1. The Lease term shall hereby be extended for an additional two (2) years with a new Lease Expiration Date of August 31, 2028.
2. The Base Rent for the extended term of the Lease shall be as follows:

Commencing on September 1, 2026, the Base Rent shall be \$7,368.00 per month. The Base Rent shall increase each year by 3% over the preceding annual amount throughout the term of the Lease.
3. Tenant is responsible for its proportionate share of the Operating Expenses (aka CAM Charges) during the extended term, currently estimated at \$2,842.24, subject to change as outlined within the Lease.
4. This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original and such counterparts will constitute one and the same instrument. The parties agree to accept the execution and delivery of this Amendment Documents by electronic means and shall treat the same as an original.
5. By signing this Amendment before a notary public and taking an oath under the penalty of perjury, the Landlord attests and warrants that the Landlord does not use coercion for labor or services as defined in section 787.06, Florida Statutes (2025).

All other terms and conditions of the Lease are in full force and effect and binding upon the parties hereto. Any provisions of this Amendment shall prevail over conflicting provisions contained in the Lease.

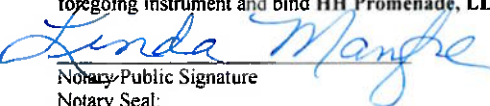
The parties have hereunto executed this Amendment for the purpose herein expressed this 10th day of September 2026.

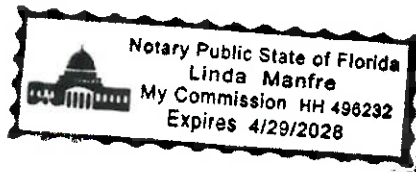
LANDLORD: HH Promenade, LLC


Print Name: Robert Fessler
Its: Manager

STATE OF Florida)
COUNTY OF Palm Beach)

THE FOREGOING instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this 10th day of September 2026, by Robert Fessler, as the Owner [title] of HH Promenade, LLC, a company authorized to do business in the State of Florida, who is ☒ personally known to me or ☐ who has produced as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind HH Promenade, LLC to the same.


Notary Public Signature
Notary Seal:



TENANT: City of Lake Worth Beach

By: _____
Betty Resch, Mayor

ATTEST:

By: _____
Melissa Ann Coyne, MMC, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL
SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

By: _____
Yannick Ngendahayo, Financial Services Director