

AMENDMENT NUMBER ONE TO LEASE AGREEMENT

THIS AMENDMENT NUMBER ONE TO LEASE AGREEMENT (R2002-1349) (the "First Amendment") is made and entered into _____ by and between THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, (hereinafter referred to as "Landlord") and PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida, on behalf of the DEPARTMENT OF COMMUNITY SERVICES, HEAD START AND CHILDREN SERVICES DIVISION, (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated August 20, 2002 (R2002-1349) (the "Lease"), for approximately 300 square feet of office space located at Delray Full Service Center, 301 S.W. 14th Avenue, Delray Beach, Florida 33444 (the "Leased Facilities") for a term commencing on August 20, 2002, and expiring on August 19, 2004; and

WHEREAS, the Lease Agreement provided the Tenant with three (3) one-year options to renew the Lease; and

WHEREAS, Tenant exercised the first renewal option on June 22, 2004 (R2004-1440) to extend the term of the Lease until August 19, 2005; and

WHEREAS, Tenant exercised the second renewal option on May 17, 2005 (R2005-0991) to extend the term of the Lease until August 19, 2006; and

WHEREAS, Tenant exercised the third renewal option on June 6, 2006 (R2006-0987) to extend the term of the Lease until August 19, 2007; and

WHEREAS, Tenant desires to amend the Lease to extend the term for one year and provide for two (2) additional one-year renewal options; and

WHEREAS, Landlord hereby acknowledges that Tenant is not delinquent in the payment of rent and is not in default of any of the terms and conditions of the Lease; and

WHEREAS, Landlord and Tenant hereby agree that the facts set forth above are true and correct and form a part hereof.

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter set forth, the Lease is amended as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning and effect as in the Lease.

2. Section 2.A. is modified to extend the term of this Lease for an additional one (1) year term commencing on August 20, 2007 and expiring on August 19, 2008 (the "Term").

3. Section 2.C. is modified to grant Tenant the right to extend the Term of the Lease for two (2) additional one-year periods.

4. Section 10 is modified to change the address for Tenant to:

Property & Real Estate Management Division
Attn: Director
3200 Belvedere Road, Building 1169
West Palm Beach, FL 33406

5. Except as specifically modified by this First Amendment, all of the terms and conditions of the Lease not defined herein remain unmodified, in full force and effect, and are hereby ratified, confirmed and adopted by the parties.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Landlord and Tenant hereto have executed this First Amendment on the day and year first written above.

ATTEST:

LANDLORD:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

**THE SCHOOL BOARD OF PALM
BEACH COUNTY, FLORIDA**, a
Corporate body politic pursuant to the
Constitution of the State of Florida

By: *Blair [Signature]* 5/21/07
School Board Attorney

By: _____
William G. Graham, Chairman

(Seal)

By: _____
Arthur C. Johnson, PhD.,
Superintendent

ATTEST:

TENANT:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Addie L. Green, Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Assistant County Attorney

By: _____
Audrey Wolf, Director
Facilities Development & Operations