

## LEASE MODIFICATION AGREEMENT

THIS AGREEMENT constitutes a Lease Modification Agreement to that certain Lease dated May 19, 2010, between Powell Professional Center, LLLP, a Florida Corporation, (Landlord), and City of Clearwater, (Tenant).

The term of the lease shall be extended by (3) years, commencing July 1, 2016, and ending June 30, 2019.

WHEREAS, Landlord leased unto Tenant certain Demised Premises located at 401 Corbett Street, Suite 240, Clearwater, FL 33756 consisting of approximately 2,677 rentable square feet.

Tenant shall have the option on the first anniversary (June 30, 2017) of this modification agreement to cancel this agreement with 60 days written notice to Landlord.

Upon execution of this agreement, Landlord shall waive the holdover rent due from July 2016, August 2016 and September 2016.

Escalations shall increase by 3% on the anniversary date of the original lease.

ALL OTHER TERMS AND CONDITIONS in the Lease shall remain in full force and effect.

WITNESSED AS TO TENANT:

\_\_\_\_\_

“TENANT”

City of Clearwater

\_\_\_\_\_  
By: Bill Horne  
City Manger

\_\_\_\_\_  
By: George N. Cretekos  
Mayor

WITNESSED AS TO TENANT:

\_\_\_\_\_

“LANDLORD”

Powell Professional Center, LLLP

\_\_\_\_\_  
By: M. Corey Carver  
General Partner