

**FIRST AMENDMENT TO LEASE WITH EMERALD COAST
CHILDREN'S ADVOCACY CENTER, INC.**

This First Amendment made this 28 day of July, 2022, by and between OKALOOSA COUNTY, FLORIDA, a political subdivision of the State of Florida, by and through its Board of County Commissioners ("Lessor"), and EMERALD COAST CHILDREN'S ADVOCACY CENTER, INC. ("Lessee"), hereby amends the Lease with Emerald Coast Children's Advocacy Center, Inc., dated January 2, 2018 ("Lease").

WHEREAS, the parties entered into the Lease on January 2, 2018, whereby Lessee leased certain real property located at 401 McEwen Drive, Niceville, FL 32578 ("Leased Premises") from Lessor; and

WHEREAS, on July 16, 2022, the Leased Premises suffered extensive water damage resulting from a fire; and

WHEREAS, pursuant to section 11.3 of the Lease, the Lessee is repairing and restoring the Leased Premises to a condition as good or better than that existed prior to the damage; and

WHEREAS, Lessor has agreed to provide a temporary, alternative location for Lessee to continue providing child advocacy services within Okaloosa County.

NOW, THEREFORE, Lessor and Lessee, for the consideration herein set forth, agree as follows:

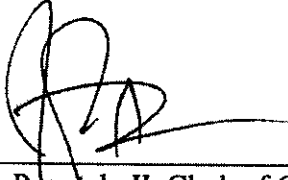
1. The recitals above are true and correct and incorporated into the Lease as if fully set forth therein.
2. Temporary Facility. Until such time Lessee has completed the repairs and restoration of the Leased Premises, Lessor hereby leases certain real property located at 1A 9TH AVE SHALIMAR, FL 32579 ("Temporary Leased Premises"), approximately 2,500 sq ft, 10 individual offices and a conference room, to Lessee to provide child advocacy and all related services.
3. Rent. Lessee will not be required to pay any additional rent for use of the Temporary Leased Premises.
4. Term. This First Amendment shall be effective upon full execution by all parties and shall terminate upon Lessee relocating back to the original Leased Premises. Either party may terminate this First Amendment upon providing thirty (30) days' written notice to the other party.
5. Insurance. Lessee shall maintain, during the term of this First Amendment, adequate insurance coverage through insurance policies which Lessor shall be named as an additional insured at the limits listed in Section Eight of the Lease.

CONTRACT: L18-0462-PW
EMERALD COAST CHILDREN'S
ADVOCACY CENTER, INC.
LEASE AT 401 MCEWEN DRIVE
EXPIRES: 12/31/2028 W/2 5 YEAR RENEWALS

6. Except as specifically modified herein, all terms and conditions of the original Lease between the parties, dated January 2, 2018, shall be applicable to the Temporary Leased Premises.

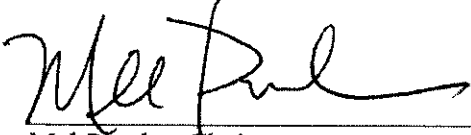
IN WITNESS WHEREOF, the parties hereto have executed these presents as of the day and year first above written.

ATTEST:



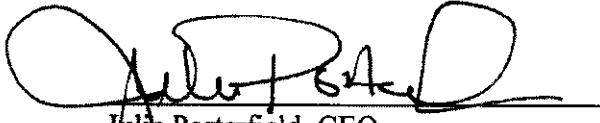
J.D. Peacock, II, Clerk of Court

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA



Mel Ponder, Chairman

EMERALD COAST CHILDREN'S
ADVOCACY CENTER, INC.

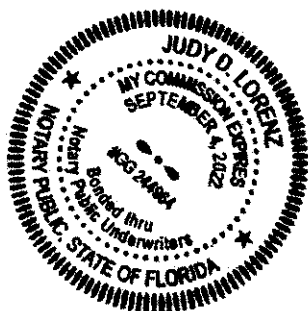



Julie Porterfield, CEO

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned officer duly authorized to take acknowledgements in Okaloosa County, Florida, aforesaid, personally appeared Julie Porterfield as Chief Executive Officer of EMERALD COAST CHILDREN'S ADVOCACY CENTER, INC., who, under oath, deposes and says that she is authorized to execute and did execute said instrument in the capacity and for the purposes therein expressed.

Sworn and subscribed before me this 28 day of July, 2022.



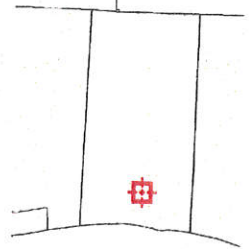


NOTARY PUBLIC

My Commission Expires: _____



Overview



Legend

- ☐ Parcels
- Roads
- Water
- City Labels

Parcel ID	05-25-23-2080-0101-0050	Physical Address	19TH AVE ABC SHALIMAR	Land Value	\$422,835	Last 2 Sales			
Acres (GIS)	1.00	Mailing Address	BCC OKALOOSA COUNTY	Ag Land Value	\$0	Date	Price	Reason	Qual
Property Class	COUNTY		101 E JAMES LEE BLVD	Building Value	\$607,159	9/30/1998	\$1453600	UNQUAL/LIFE ESTATE INTEREST	U
Taxing District	7		RM 108 CRESTVIEW, FL 32536	Misc Value	\$17,870	9/1/1988	\$100	N/A	U
				Just Value	\$1,047,864				
				Assessed Value	\$1,047,860				
				Exempt Value	\$1,047,860				
				Taxable Value	\$0				

Date created: 7/28/2022
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Developed by Schneider
GEOSPATIAL