

DEPARTMENT OF CHILDREN AND FAMILY SERVICES
SUBLEASE AGREEMENT

Sublease Number 2628-14

THIS SUBLEASE AGREEMENT is entered into this 15th day of March, 2001, by and between the DEPARTMENT OF CHILDREN AND FAMILY SERVICES OF THE STATE OF FLORIDA hereinafter referred to as "SUBLESSOR, and CITY OF PEMBROKE PINES hereinafter referred to as "SUBLESSEE".

WITNESSETH

In consideration of the covenants and conditions set forth herein SUBLESSOR subleases the below-described premises to SUBLESSEE on the following terms and conditions:

1. ACKNOWLEDGMENTS: The parties acknowledge that title to the subleased premises is held by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TRUSTEES) and is currently managed by SUBLESSOR as the South Florida State Hospital Site under TRUSTEES' Lease Number 2628.
2. DESCRIPTION OF PREMISES: The property subject to this sublease agreement is situated in the County of Broward, State of Florida, and is more particularly described in Exhibit "A" attached hereto and hereinafter referred to as the "subleased premises."
3. SUBLEASE TERM: The term of this sublease shall be for a period of fifty (50) years commencing on July 1, 2001 and ending on June 30, 2051, unless sooner terminated pursuant to the provisions of this sublease.
4. PURPOSE: SUBLESSEE shall manage the subleased premises only for the establishment and operation of a Health-Care Park, along with other related uses necessary for the

accomplishment of this purpose as designated in the Management Plan required by paragraph 7 of this sublease.

5. CONFORMITY: This sublease shall conform to all terms and conditions of that certain lease between the TRUSTEES and SUBLESSOR dated January 4, 1973, a copy of which is attached hereto as Exhibit "B," and SUBLESSEE shall through its agents and employees prevent the unauthorized use of the subleased premises or any use thereof not in conformance with this sublease.

6. QUIET ENJOYMENT AND RIGHT OF USE: SUBLESSEE shall have the right of ingress and egress to, from and upon the subleased premises for all purposes necessary to full quiet enjoyment by said SUBLESSEE of the rights conveyed herein.

7. MANAGEMENT PLAN: SUBLESSEE shall prepare and submit a Management Plan for the subleased premises in accordance with subsection 18-2.021(4), Florida Administrative Code, within twelve months of the effective date of this sublease. The Management Plan shall be submitted to the TRUSTEES for approval through SUBLESSOR and the Division of State Lands. The subleased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the subleased premises without the prior written approval of the TRUSTEES and SUBLESSOR until the Management Plan is approved. SUBLESSEE shall provide SUBLESSOR with an opportunity to participate in all phases of preparing and developing the Management Plan for the subleased premises. The Management Plan shall be submitted to SUBLESSOR in draft form for review and comments within ten months of the effective date of this sublease. SUBLESSEE shall give SUBLESSOR reasonable notice of the application for and receipt of any state, federal, or local permits as well as any public hearings or meetings relating to the development or use of the subleased premises.

SUBLESSEE shall not proceed with development of said subleased premises including, but not limited to, funding, permit application, design or building contracts, until the Management Plan required herein has been submitted and approved. Any financial commitments made by SUBLESSEE, which are not in compliance with the terms of this sublease, shall be done at SUBLESSEE'S own risk. The Management Plan shall emphasize the original management concept as approved by the TRUSTEES at the time of acquisition, which established the primary purpose for which the subleased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by SUBLESSEE, SUBLESSOR and the TRUSTEES at least every five years. SUBLESSEE shall not use or alter the subleased premises except as provided for in the approved Management Plan without the advance written approval of the TRUSTEES and SUBLESSOR. The Management Plan prepared under this sublease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

8. ASSIGNMENT: This sublease shall not be assigned in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR. Any assignment made either in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR shall be void and without legal effect.

9. RIGHT OF INSPECTION: The TRUSTEES and SUBLESSOR or their duly authorized agents, representatives, or employees shall have the right at any and all times to inspect the subleased premises and the works and operations thereon of SUBLESSEE in any matter pertaining to this sublease.

10. PLACEMENT AND REMOVAL OF EQUIPMENT: All buildings, structures, improvements, and signs shall be constructed at the expense of SUBLESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of SUBLESSOR as to purpose, location, and design. Further, no trees, other than non-native species, shall be removed or major land alterations done without the prior written approval of SUBLESSOR. Removable equipment placed on the subleased premises by SUBLESSEE which do not become a permanent part of the subleased premises will remain the property of SUBLESSEE and may be removed by SUBLESSEE upon termination of this sublease.

11. INSURANCE REQUIREMENTS: During the term of this sublease, SUBLESSEE shall procure and maintain policies of fire, extended risk, and liability insurance coverage. The extended risk and fire insurance coverage shall be in an amount equal to the full insurable replacement value of any improvements or fixtures located on the subleased premises. The liability insurance coverage shall be in amounts not less than \$100,000 per person and \$200,000 per incident or occurrence for personal injury, death, and property damage on the subleased premises. Such policies of insurance shall name SUBLESSEE, the TRUSTEES, SUBLESSOR, and the State of Florida as coinsureds. SUBLESSEE shall submit written evidence of having procured all insurance policies required herein prior to the effective date of this sublease and shall submit annually thereafter, written evidence of maintaining such insurance policies to SUBLESSOR and the Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, Mail Station 130, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. SUBLESSEE shall purchase all policies of insurance from a financially responsible insurer duly authorized to do business in the State of Florida. Any certificate of self-insurance shall be issued or approved by the Insurance Commissioner, State of

Florida. The certificate of self-insurance shall provide for casualty and liability coverage. SUBLESSEE further agrees to immediately notify SUBLESSOR, the TRUSTEES and the insurer of any erection or removal of any structure or other fixed improvement on the subleased premises and any changes affecting the value of any improvements and to request said insurer to make adequate changes in the coverage to reflect the changes in value. SUBLESSEE shall be financially responsible for any loss due to failure to obtain adequate insurance coverage, and the failure to maintain such policies or certificate in the amounts set forth shall constitute a breach of this sublease.

12. LIABILITY: Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees, and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

13. PAYMENT OF TAXES AND ASSESSMENTS: SUBLESSEE shall assume full responsibility for and shall pay all liabilities that accrue to the subleased premises or to the improvements thereon, including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against the subleased premises.

14. NO WAIVER OF BREACH: The failure of SUBLESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms, and conditions of this sublease shall not be construed as a waiver of such covenants, terms, and conditions, but the same shall continue in full force and effect, and no waiver of SUBLESSOR of any of the

provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by SUBLESSOR.

15. TIME: Time is expressly declared to be of the essence of this sublease.

16. NON-DISCRIMINATION: As a condition of obtaining this sublease, SUBLESSEE hereby agrees not to discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the subleased premises or upon lands adjacent to and used as an adjunct of the subleased premises.

17. UTILITY FEES: SUBLESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water, and other public utilities to the subleased premises and for having all utilities turned off when the subleased premises are surrendered.

18. MINERAL RIGHTS: This sublease does not cover petroleum or petroleum products or minerals and does not give the right to SUBLESSEE to drill for or develop the same. However, SUBLESSEE shall be fully compensated for any and all damages that might result to the subleasehold interest of SUBLESSEE by reason of such exploration and recovery operations.

19. RIGHT OF AUDIT: SUBLESSEE shall make available to the TRUSTEES and SUBLESSOR all financial and other records relating to this sublease, and SUBLESSOR and or the TRUSTEES shall have the right to audit such records at any reasonable time. This right shall be continuous until this sublease expires or is terminated. This sublease may be terminated by SUBLESSOR should SUBLESSEE fail to allow public access to all documents, papers, letters, or other materials made or received in conjunction with this sublease, pursuant to the provisions of Chapter 119, Florida Statutes.

20. CONDITION OF PROPERTY: SUBLESSOR assumes no liability or obligation to SUBLESSEE with reference to the condition of the subleased premises or the suitability of the subleased premises for any improvements. The subleased premises herein are subleased by SUBLESSOR to SUBLESSEE in an "as is" condition, with SUBLESSOR assuming no responsibility for bidding, contracting, permitting, construction, and the care, repair, maintenance or improvement of the subleased premises for the benefit of SUBLESSEE.

21. NOTICES: All notices given under this sublease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. SUBLESSOR and SUBLESSEE hereby designate their address as follows:

SUBLESSOR: Department of Children and Family Services of the State of Florida
Attention: Director-General Services, DCF
1317 Winewood Avenue
Tallahassee, FL 32399-0700

SUBLESSOR'S LOCAL REPRESENTATIVE: District Administrator
District 10
201 W. Broward Boulevard
Ft. Lauderdale, FL 33301

SUBLESSEE: City of Pembroke Pines
Attention: City Manager
10100 Pines Boulevard
Pembroke Pines, FL 33026

COPY TO: Samuel S. Goren, City Attorney
Josias, Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, FL 33308

22. BREACH OF COVENANTS, TERMS, OR CONDITIONS: Should SUBLESSEE breach any of the covenants, terms, or conditions of this sublease, SUBLESSOR shall give written

notice to SUBLESSEE to remedy such breach within sixty days of such notice. In the event SUBLESSEE fails to remedy the breach to the satisfaction of SUBLESSOR within sixty days of receipt of written notice, SUBLESSOR may either terminate this sublease and recover from SUBLESSEE all damages SUBLESSOR may incur by reason of the breach, including, but not limited to, the cost of recovering the subleased premises and attorneys' fees or maintain this sublease in full force and effect and exercise all rights and remedies herein conferred upon SUBLESSOR.

23. DAMAGE TO THE PREMISES: (a) SUBLESSEE shall not do, or suffer to be done, in, on or upon the subleased premises or as affecting said subleased premises or adjacent properties, any act which may result in damage or depreciation of value to the subleased premises or adjacent properties, or any part thereof. (b) SUBLESSEE shall not generate, store, produce, place, treat, release, or discharge any contaminants, pollutants or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the subleased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this sublease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of

SUBLESSEE'S failure to comply with this paragraph, SUBLESSEE shall, at its sole cost and expense, promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration, and monitoring of (1) the subleased premises, and (2) all off-site ground and surface waters and lands affected by SUBLESSEE'S such failure to comply, as may be necessary to bring the subleased premises and affected off-site waters and lands into full compliance with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. SUBLESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this sublease. This paragraph shall not be construed as a limitation upon SUBLESSEE'S obligations regarding indemnification and payment of costs and fees as set forth in paragraph 12 of this sublease, nor upon any other obligations or responsibilities of SUBLESSEE as set forth herein. Nothing herein shall relieve SUBLESSEE of any responsibility or liability prescribed by law for fines, penalties, and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by SUBLESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order, or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, SUBLESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to SUBLESSOR, all within the reporting periods of the applicable agencies.

24. ENVIRONMENTAL AUDIT: At SUBLESSOR'S discretion, SUBLESSEE shall provide SUBLESSOR with a current Phase I environmental site assessment conducted in accordance

with the Department of Environmental Protection, Division of State Lands' standards prior to termination of this sublease, and if necessary a Phase II environmental site assessment.

25. SURRENDER OF PREMISES: Upon termination or expiration of this sublease, SUBLESSEE shall surrender the subleased premises to SUBLESSOR. In the event no further use of the subleased premises or any part thereof is needed, SUBLESSEE shall give written notification to SUBLESSOR and the Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, Mail Station 130, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the subleased premises. Notification shall include a legal description, this sublease number and an explanation of the release. The release shall only be valid if approved by SUBLESSOR and the TRUSTEES through execution of a release of sublease instrument with the same formality as this sublease. Upon release of all or any part of the subleased premises or upon termination or expiration of this sublease, all improvements, including both physical structures and modifications of the subleased premises, shall become the property of the TRUSTEES and SUBLESSOR, unless SUBLESSOR gives written notice to SUBLESSEE to remove any or all such improvements at the expense of SUBLESSEE. The decision to retain any improvements upon termination of this sublease shall be at SUBLESSOR'S sole discretion. Prior to surrender of all or any part of the subleased premises, a representative of SUBLESSOR shall perform an on-site inspection and the keys to any building on the subleased premises shall be turned over to SUBLESSOR. If the subleased premises do not meet all conditions as set forth in paragraphs 17 and 34 herein, SUBLESSEE shall, at its expense, pay all costs necessary to meet the prescribed conditions.

26. BEST MANAGEMENT PRACTICES: SUBLESSEE shall implement applicable Best Management Practices for all activities conducted under this sublease in compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by TRUSTEES, SUBLESSOR or other land managing agencies for the protection and enhancement of the subleased premises.

27. SOVEREIGNTY SUBMERGED LANDS: This sublease does not authorize any use of lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

28. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the subleased premises is held by the TRUSTEES. SUBLESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the subleased premises including, but not limited to, mortgages or construction liens against the subleased premises or against any interest of the TRUSTEES and SUBLESSOR therein.

29. CONDITIONS AND COVENANTS: All of the provisions of this sublease shall be deemed covenants running with the land included in the subleased premises, and construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

30. PARTIAL INVALIDITY: If any term, covenant, condition, or provision of this sublease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

31. ENTIRE UNDERSTANDING: This sublease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of the TRUSTEES and SUBLESSOR.

32. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of the TRUSTEES and SUBLESSOR. Any easement not approved in writing by the TRUSTEES and SUBLESSOR shall be void and without legal effect.

33. SUBSUBLEASES: This sublease is for the purposes specified herein and any subsubleases of any nature are prohibited, without the prior written approval of the TRUSTEES and SUBLESSOR. Any subsublease not approved in writing by the TRUSTEES and SUBLESSOR shall be void and without legal effect.

34. MAINTENANCE OF IMPROVEMENTS: SUBLESSEE shall maintain the real property contained within the subleased premises and any improvements located thereon, in a state of good condition, working order and repair including, but not limited to, maintaining the planned improvements as set forth in the approved Management Plan, keeping the subleased premises free of trash or litter, meeting all building and safety codes in the location situated and maintaining any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this sublease.

35. COMPLIANCE WITH LAWS: SUBLESSEE agrees that this sublease is contingent upon and subject to SUBLESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

36. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this sublease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Chapter 18-2 Florida Administrative Code, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect, and preserve the archaeological and historic sites and properties on the subleased premises.

37. GOVERNING LAW: This sublease shall be governed by and interpreted according to the laws of the State of Florida.

38. SECTION CAPTIONS: Articles, subsections and other captions contained in this sublease are for reference purposes only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this sublease or any provisions thereof.

39. ADMINISTRATIVE FEE: SUBLESSEE shall pay TRUSTEES an annual administrative fee of \$300. The initial annual administrative fee shall be payable within thirty days from the date of execution of this sublease agreement and shall be prorated based on the number of months or fraction thereof remaining in the fiscal year of execution. For purposes of this sublease agreement, the fiscal year shall be the period extending from July 1 to June 30. Each payment thereafter shall be due and payable on July 1 of each subsequent year.

40. SPECIAL CONDITIONS: The following special conditions shall apply to this sublease:

A. Notwithstanding paragraphs 20 and 23, or any other provisions in this Sublease Agreement to the contrary, SUBLESSOR acknowledges that there currently are environmental hazards and contaminants within the soil on the Subleased Premises. SUBLESSEE assumes no

responsibility for environmental hazards and contaminants present within the soil on the Subleased Premises at the time of execution of this Sublease Agreement.

SUBLESSEE shall have the right to conduct Phase I and Phase II environmental site assessments at the Subleased Premises prior to occupancy to determine the full extent of any existing environmental hazards and contaminants in the soil on the Subleased Premises. SUBLESSOR shall be solely responsible for all costs of such environmental soil remediation. Should SUBLESSOR fail to comply with the terms of this paragraph, such will be deemed a material breach of this Sublease Agreement, and SUBLESSEE shall have the right to terminate this Sublease Agreement consistent with the procedures outlined in paragraph 22 regarding termination by SUBLESSOR.

B. Notwithstanding any provisions to the contrary in this Sublease Agreement, SUBLESSEE shall have full rights of use and possession of the Subleased Premises, including the right to redevelop the Subleased Premises consistent with the Management Plan prepared pursuant to paragraph 7 herein. Approval of the Management Plan and all approvals otherwise necessary by SUBLESSOR in paragraph 10 of this Sublease Agreement shall not be unreasonably withheld.

C. Upon the effective date of this Sublease Agreement, SUBLESSEE shall assume SUBLESSOR'S rights and obligations in all existing Subleases within the Subleased Premises. Such Subleases shall become "subsubleases" to this Sublease.

D. The parties hereto will execute and deliver further instruments, including an exact legal description of the Subleased Premises provided by SUBLESSEE prior to the effective date of the sublease, any amendments to this Sublease Agreement and perform such further acts and tasks as may be reasonably required to carry out the intent and purposes of this Sublease.

IN WITNESS WHEREOF, the parties have caused this sublease to be executed on the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES

By: Kathleen A. Kearney (SEAL)

Kathleen A. Kearney
Print/Type Name

Its: Secretary

[Signature]
Witness

Joseph Campanile
Print/Type Witness Name

Fuller
Witness

William D. Fuller
Print/Type Witness Name

STATE OF Florida
COUNTY OF Leon

“SUBLESSOR”

The foregoing instrument was acknowledged before me this 1st day of March, 2001, by Kathleen A. Kearney, as Secretary, State of Florida Department of Children and Family Services who is/are personally known to me or who produced _____ as identification.

[Signature]
Notary Public, State of Florida

Mary Beth Pridgen
Print/Type Notary Name

Approved as to Form and Legality

By: [Signature]
DCF Attorney

Commission Number:

Commission Expires:



CITY OF PEMBROKE PINES

ATTEST:

Elleen M. Tesh
EILEEN M. TESH
CITY CLERK

BY: Alex G. Fekete
ALEX FEKETE, MAYOR

APPROVED AS TO FORM.

Julie Klahr 2/7/01

OFFICE OF THE CITY ATTORNEY

"SUBLESSEE"

Executed this 7 day of Feb., 2001.

STATE OF)
COUNTY OF)

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of FEB, 2001, by ALEX FEKETE, as Mayor of the City of Pembroke Pines, who is personally known to me or has produced _____ as identification.

Marie D. DiIello
Notary Public, State of Florida
MARIE D. DILELLO
Print/Type Notary Name

Commission Number: OFFICIAL NOTARY SEAL
MARIE DILELLO
NOTARY PUBLIC STATE OF FLORIDA
Commission Expires: COMMISSION NO. CC962635
MY COMMISSION EXP. SEPT 7/2004

Consented to by the TRUSTEES on 15th day of March, 2001.

Gloria C. Nelson
GLORIA C. NELSON, OMCM

Bureau of Public Land Administration
Division of State Lands,
Department of Environmental Protection

Approved as to Form and Legality

By: [Signature]
DEP Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LEASED PREMISES

TO BE PROVIDED BEFORE EFFECTIVE DATE

Lease No. 2628

SOUTH FLORIDA STATE HOSPITAL
Hollywood, Florida

EXHIBIT "A"

SOUTH FLORIDA STATE HOSPITAL LAND

Tracts 49, 50, 51, 52, 53,
54, 55, 56, 57, 58, 59, 60,
61, 62, 63, and 64 of the
Subdivision of Section 16,
Township 51 South, Range 41
East; and Tracts 1, 2, 3, 4,
5, 6, 7, 26, 27, 28, 29, 30,
31 and 32 of the Subdivision
of Section 21, Township 51
South, Range 41 East, according
to Plat of The Everglades Sugar
and Land Co. Subdivision of
Sections 4, 5, 8, 9, 16, 17, 20,
21, 28, 29, 32, and 33 in Town-
ship 51 South, Range 41 East,
recorded in Plat Book 2, at
page 75, of the public records
of Dade County, Florida.

Less rights of way and reser-
vations of record.

EXHIBIT "B"

STATE OF FLORIDA BOARD OF TRUSTEES
OF THE INTERNAL IMPROVEMENT TRUST FUND

LEASE

No. 2628

WHEREAS, State of Florida Board of Trustees of the Internal Improvement Trust Fund by virtue of Section 253.03, Florida Statutes, as amended by Chapter 67-269 and as further amended by Chapter 67-2236, both acts of 1967, Laws of Florida, holds title to certain lands and property being utilized by the State of Florida for public purposes, and

WHEREAS, State of Florida Board of Trustees of the Internal Improvement Trust Fund is directed and authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by State agencies which may properly use and possess them for the benefit of the State;

NOW, THEREFORE, this agreement made between STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND as LESSOR, and STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, as LESSEE,

WITNESSETH:

The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenant and agree as follows:

1. The lessor does hereby lease to the lessee the following described premises in the State of Florida, together with the improvements thereon:

LEGAL DESCRIPTION APPROVED
AND
THIS INSTRUMENT WAS PREPARED BY
JAMES T. WILLIAMS
ELLIOT BUILDING
TALLAHASSEE, FLORIDA 32304

(SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART
HEREOF)

Division of Mental Health
South Florida State Hospital
West Hollywood, Broward Co., Florida

TO HAVE AND TO HOLD the above described land for a period of Ninety-nine (99) years from the date hereof, for the purposes of developing, improving, operating, maintaining and otherwise managing said land for public purposes.

2. The lessee shall have the right to enter upon said land for all purposes necessary to the full enjoyment by said lessee of the rights herein conveyed to it.

3. The lessee shall through its agents and employees cooperate to prevent the unauthorized use of said land or any use thereof not in conformity with this lease.

4. This lease is effective, subject, however, to the automatic reversion to the lessor of all lands described herein and the cessation and termination of this lease agreement when said lands are not utilized for the purposes outlined in this lease agreement; and any costs or expenses arising out of the implementation of this clause shall be borne completely, wholly and entirely by the lessee.

5. The lessor does not warrant or guarantee title, right or interest in the hereinabove described property.

6. The lessor or its duly authorized agents shall have the right at any time to inspect the said land and the works and operations thereon of the lessee in any matter pertaining to this agreement.

7. Any inequities that may subsequently appear in this lease shall be subject to negotiation upon written request of either party, and the parties agree to negotiate in good faith as to any such inequities.

8. This agreement is for Health and Rehabilitative purposes and the lessee shall have the right to enter into further agreements or to sublease all or any part of the within land so long as the agreement and/or sublease shall effectively carry out and further the general purposes herein described after written notice to and right of rejection by the Lessor.

9. The lessee hereby covenants and agrees to investigate all claims of every nature at its own expense, and to indemnify, protect, defend, hold and save harmless the State of Florida Board of Trustees of the Internal Improvement Trust Fund and/or State of Florida from any and all claims, actions, law suits and demands of any kind or nature arising out of this agreement.

10. This agreement is executed in duplicate, each copy of which shall for all purposes be considered an original.

IN TESTIMONY WHEREOF, the Trustees, for and on behalf of the State of Florida Board of Trustees of the Internal Improvement Trust Fund have hereunto subscribed their names and have caused the official seal of said State of Florida Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on this the 4th day of January A. D. 1973, and the duly authorized officer of the State of Florida Department of Health and Rehabilitative Services has executed same, this 4th day of January, A. D., 1973.

(SEAL)

STATE OF FLORIDA
BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST
FUND

Reubin O'Leary
Governor

Richard (B. J.) Stone
Secretary of State

Robert S. Levin
Attorney General

Fred Dickinson
Comptroller

Charles D. Cheney
Treasurer

Glenn T. Christian
Commissioner of Education

Ray Comer
Commissioner of Agriculture

As and Constituting the State of Florida Board of Trustees of the Internal Improvement Trust Fund

STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES

By: Emmett J. Roberts
Secretary

J. E. Bagell
Witness
Richard Stone
Witness

Exhibit "A"

South Florida State Hospital Site

Description:

All of tracts 3, 4, 7, 26, 27, 28, 29 and the west 650 feet of tracts 31 and 32, Section 21, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75;

Together with the west 600 feet of tracts 31 and 32, Section 21, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75;

Together with the portion of tract 2, Section 21, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75 lying south of Florida Drive;

Together with tract 5, less the north 530 feet, Section 21, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75;

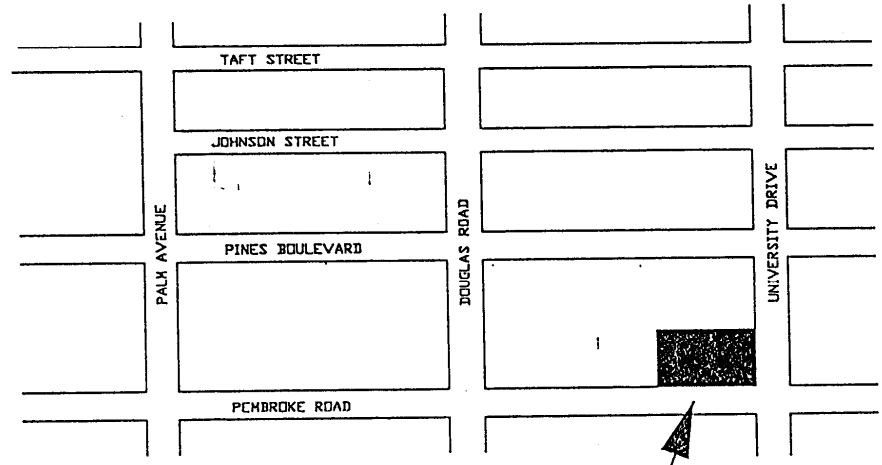
Together with tract 6, less the north 530 feet of the east 140 feet, Section 21, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75;

Together with all of tracts 49, 50, 51, 52, 53, 54, 55 and 56, Section 16, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75; less Parcel "A" South Broward Hospital District Ancillary Facility, Plat Book 134, Page 48, Broward county Records) and the Pathways Plat, Plat Book 152, Page 15, Broward County Records;

Together with the south 400 feet of tract 57, Section 16, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75;

Together with the portion of tracts 57 and 58, Section 16, Township 51 South, Range 41 East, Everglades Sugar & Land Sub., Plat Book 2, Page 75 lying south of Cypress Drive;

All lands lying and being in Pembroke Pines, Broward County, Florida.



FLORIDA STATE HOSPITAL

E X H I B I T A

ATL1

(1.50 Acres)

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT NUMBER ONE TO LEASE NUMBER 2628

THIS LEASE AMENDMENT is entered into this 19th day of March, 20⁰⁴, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR" and the STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES (successor in interest to the State of Florida Department of Health and Rehabilitative Services), hereinafter referred to as "LESSEE";

W I T N E S S E T H

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 4, 1973, LESSOR and LESSEE entered into Lease Number 2628; and

WHEREAS, on August 31, 2001, LESSEE and LESSOR executed a partial release of lease document covering a parcel of property containing 14.333 acres, more or less, for use by the Department of Corrections (DOC) under subsequent Lease Number 4335; and

WHEREAS, the DOC and the City of Pembroke Pines (City) have agreed to transfer 1.50 acres under DOC's Lease Number 4335 to the City to become part of Sublease No. 2628-14; and

WHEREAS, LESSOR and LESSEE desire to amend the lease accordingly to add the land and real property associated with the 1.50 acres back into the leased property under Lease Number 2628.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Lease Number 2628 again includes the real property described in Exhibit "A," attached hereto, and by reference made a part hereof.

2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of the Lease Number 2628, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have caused this Lease Amendment to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

Judy Woodard
Witness
Judy Woodard
Print/Type Witness Name
Lisa Sparkman
Witness
Lisa Sparkman
Print/Type Witness Name

By: Gloria C. Nelson (SEAL)
GLORIA C. NELSON, OPERATIONS AND MANAGEMENT CONSULTANT MANAGER, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, DEPARTMENT OF ENVIRONMENTAL PROTECTION

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 19th day of March, 2004 by Gloria C. Nelson, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

Diane C. Rogowski
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:



Diane C. Rogowski
MY COMMISSION # DD113320 EXPIRES
May 24, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

Approved as to Form and Legality

By: Scott Hesse
DEP Attorney

STATE OF FLORIDA DEPARTMENT OF
CHILDREN AND FAMILY SERVICES

Doria Moody
Witness

By: [Signature] (SEAL)

Doria Moody
Print/Type Witness Name

For Jerry Regier
Print/Type Name

Paul L. McPherson
Witness

Title: Secretary

Ariel L. McPherson
Print/Type Witness Name

"LESSEE"

Approved as to Form and Legality

BY: [Signature]
DCF Attorney

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16th day of March, 2004, by Robert F. Regier as Deputy Secretary, on behalf of the State of Florida Department of Children and Family Services. He/she is personally known to me.

Frenchie M. Yon
Notary Public, State of Florida
FRENCHIE M. YON
Print/Type Notary Name

Commission Number:

Commission Expires:



Frenchie M. Yon
MY COMMISSION # DD269420 EXPIRES
December 14, 2007
BONDED THRU TROY FARM INSURANCE, INC

EXHIBIT "A"

LEGAL DESCRIPTION

Being a portion of Tracts 55 and 56, in the Southwest Quarter of Section 16, Township 51 South, Range 41 East, plat of EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, as recorded in Plat Book 2, Page 75, Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 16, proceed North $02^{\circ} 08' 49''$ West, along the West line of said Section 16, a distance of 1,320.28 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence North $87^{\circ} 47' 13''$ East, departing said West line, and along the North line of the South One-Half of the South One-Half of said Section 16, a distance of 2,031.09 feet; thence South $02^{\circ} 08' 42''$ East, a distance of 727.11 feet to the POINT OF BEGINNING. Thence North $87^{\circ} 51' 18''$ East, a distance of 335.68 feet; thence South $02^{\circ} 08' 42''$ East, for a distance of 195.00 feet; thence South $87^{\circ} 51' 24''$ West, a distance of 335.68 feet; thence North $02^{\circ} 08' 42''$ West, a distance of 195.00 feet, to the POINT OF BEGINNING.

Said parcel containing 1.50 acres, more or less.

ATL1

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT NUMBER TWO TO LEASE NUMBER 2628 TO
THE STATE OF FLORIDA DEPARTMENT OF CHILDREN
AND FAMILY SERVICES

THIS LEASE AMENDMENT is entered into this 9th day of September 2008, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR", and the STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES, hereinafter referred to as "LESSEE".

WITNESSETH

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 4, 1973, LESSOR and LESSEE entered into Lease Number 2628 (the "LEASE"); and

WHEREAS, ON March 19, 2004, LESSOR and LESSEE entered into Amendment Number One to the LEASE (the "First Amendment"); and

WHEREAS, LESSOR and LESSEE desire to further amend the LEASE to allow a certain portion of the leased premises to be used for an additional purpose.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. Paragraph 8 of the LEASE is hereby replaced, revised and superseded by the following:

"8. Except as provided in the next sentence, this agreement is for health and rehabilitative purposes and LESSEE shall have the right to enter into further agreements or to sublease all or any part of the within land so long as the agreement and/or sublease shall effectively carry out and further the general purposes herein described after written notice to and right of rejection by the LESSOR. In addition, LESSEE may use and manage, or enter into further agreements or to sublease the portion of the within land commonly known as Pines Place and more particularly described and identified as Tower I, Tower II, and Tower III in Exhibit "A-1" attached hereto and made a part hereof, to use as senior, workforce, and affordable housing in accordance with Resolution No. 3189 of the City of Pembroke Pines and the eligibility and other requirements of the Code of Ordinances of the City of Pembroke Pines, including without limitation, Ordinance 1575, passed 3-21-07, and Chapter 158

thereof, Florida Statutes, and any other laws and governmental rules and regulations; along with other related uses necessary for the accomplishment of this purpose as designated by the Land Use Plan required by and submitted to and approved by LESSOR in accordance with Section 253.034, Florida Statutes. The living units within Pines Place shall only be offered for rent, and not for sale. LESSEE or its subtenant shall forthwith submit the form of the rental agreement to be used in order to rent the living units within Pines Place to LESSOR for its review and approval. Once approved in writing by LESSOR, so long as such form of the rental agreement is used in order to rent the living units within Pines Place no further approval of the form of rental agreement for the living units from LESSOR shall be required. No substantive changes to the form of such rental agreement approved by LESSOR shall hereafter be made and no other form of rental agreement to rent the living units within Pines Place shall hereafter be used without the prior written approval of LESSOR."

2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of the Lease, except as amended hereby and by the First Amendment, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.

3. It is understood and agreed by LESSOR and LESSEE that this Amendment Number Two to the Lease is hereby binding upon the parties hereto and their successors and assigns.

THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK. THE SIGNATURES AND ACKNOWLEDGEMENTS OF THE PARTIES ARE CONTAINED ON THE FOLLOWING PAGES.

IN WITNESS WHEREOF, the parties have caused this LEASE Amendment to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

Joseph Duncan
Witness

Joseph Duncan
Print/Type Name

Judy Woodard
Witness

Judy Woodard
Print/Type Name

By: Gloria C. Barber (SEAL)
GLORIA C. BARBER, OPERATIONS AND MANAGEMENT CONSULTANT MANAGER
BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 9th day of September, 2008, by Gloria C. Barber, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

Sylvia S. Roberts
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

Approved as to Form and Legality

By: [Signature]
DEP Attorney



STATE OF FLORIDA DEPARTMENT OF CHILDREN
AND FAMILY SERVICES

By: Don Winstead (SEAL)

Don Winstead
Print/Type Name

Title: Deputy Secretary

"LESSEE"

Witness
Joseph C. Edwards
Print/Type Witness Name

Witness
William R. Stelling
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of August 2008, by Don Winstead, as Deputy Secretary, State of Florida Department of Children and Family Services, who is/are personally known to me or who produced _____ as identification.

Christopher C. Goodman
Notary Public, State of Florida

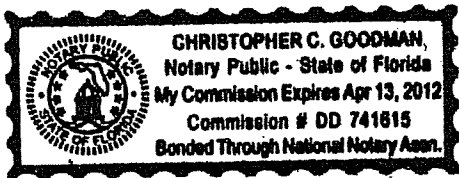
Christopher C. Goodman
Print/Type Notary Name

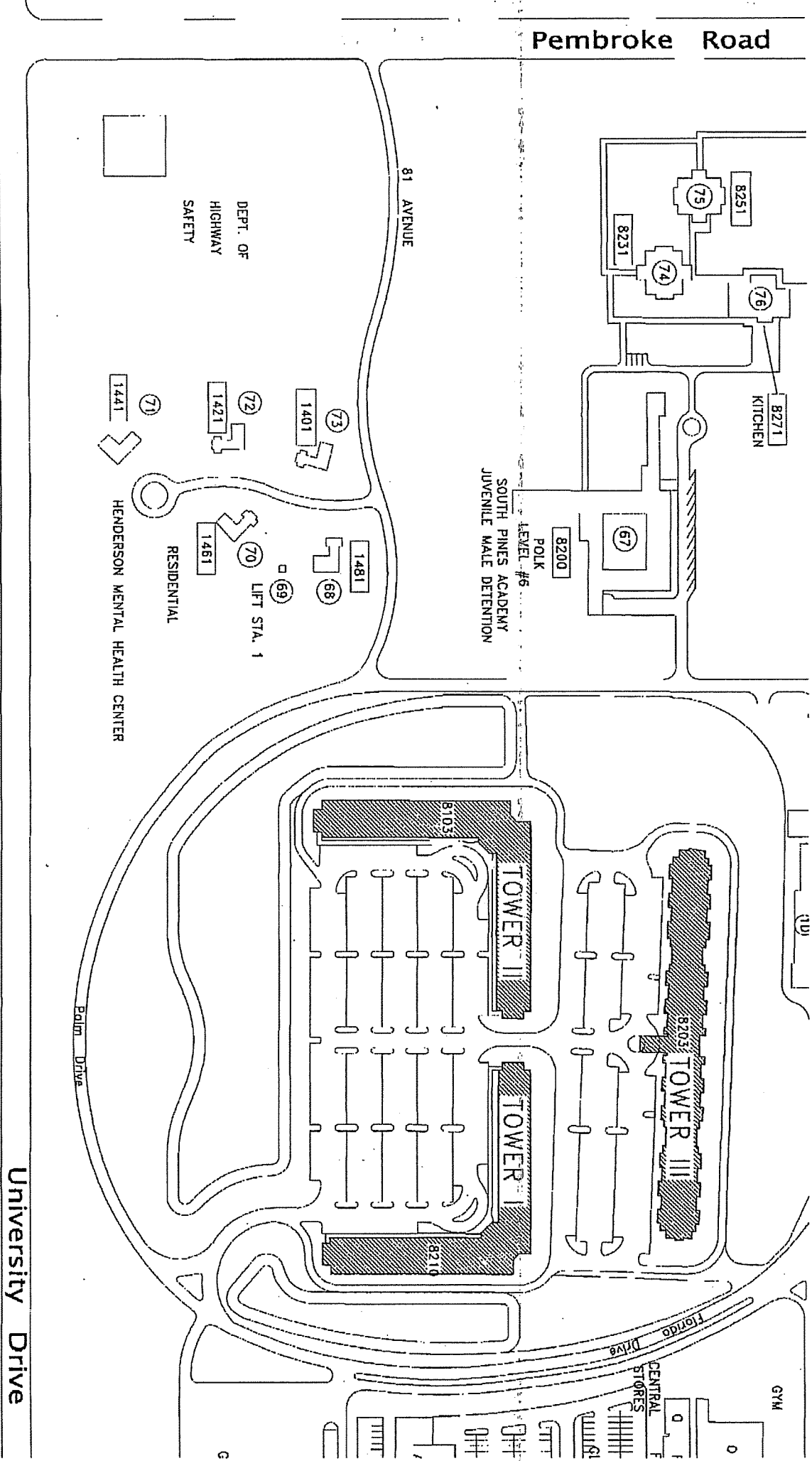
Commission Number: DD 741615

Commission Expires: April 13, 2012

Approved as to Form and Legality

By: [Signature]
DCF Attorney





This instrument prepared by:
Diane L. McKenzie,
Department of Environmental Protection
Bureau of Public Administration
Division of State Lands
3900 Commonwealth Blvd. MS 130
Tallahassee, Florida 32399-3000
AID: 27662

ATL1
[5.564 acres]

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA**

AMENDMENT NUMBER THREE TO LEASE NUMBER 2628

THIS LEASE AMENDMENT is entered into this 10th day of June, 2016, by and between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "LESSOR" and **STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES** as successors in interest to **STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES**, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 4, 1973, LESSOR and LESSEE entered into Lease Number 2628 (the "lease"); and

WHEREAS, LESSOR and LESSEE desire to amend the lease to add land from Lease Number 4560, which is being contemporaneously released, to these leased premises.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Lease Number 2628 is hereby amended to include the real property described in Exhibit "A" attached hereto and by reference made a part hereof.
2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of Lease Number 2628, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.
3. It is understood and agreed by LESSOR and LESSEE that this Amendment Number Three to Lease Number 2628 is hereby binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this lease amendment to be executed on the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

By: Scott Stewart (SEAL)
Scott Stewart
Assistant Secretary for Administration

Paula L Duncan
Witness
Paula L Duncan
Print/Type Witness Name

Brittany Golden
Witness
Brittany Golden
Print/Type Witness Name

"LESSEE"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 25th day of May, 2016, by Scott Stewart, as Assistant Secretary for Administration, on behalf of the State of Florida Department of Children and Families, who is personally known to me or who has produced _____ as identification.

Dawn Reichmuth
Notary Public, State of Florida

Dawn Reichmuth
Print/Type Notary Name



Commission Number: FF 179824

Commission Expires: 3-21-19

WITNESSES:

David Lee Fewell
Original Signature

DAVE FEWELL
Print/Type Name of Witness

Kelly C Griffin
Original Signature

Kathy C Grath
Print/Type Name of Witness

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

BY: Cheryl C McCall (SEAL)
Cheryl C. McCall, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the
Board of Trustees of the Internal Improvement Trust Fund of the
State of Florida

"LESSOR"

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me this 6th day of JUNE, 2016, by Cheryl C. McCall, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

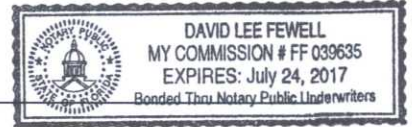
APPROVED SUBJECT TO PROPER EXECUTION:

[Signature] 4.20.16
DEP Attorney Date

David Lee Fewell
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires:



Commission/Serial No. _____

EXHIBIT "A"

DESCRIPTION:

DESCRIPTION: APARTMENT PARCEL

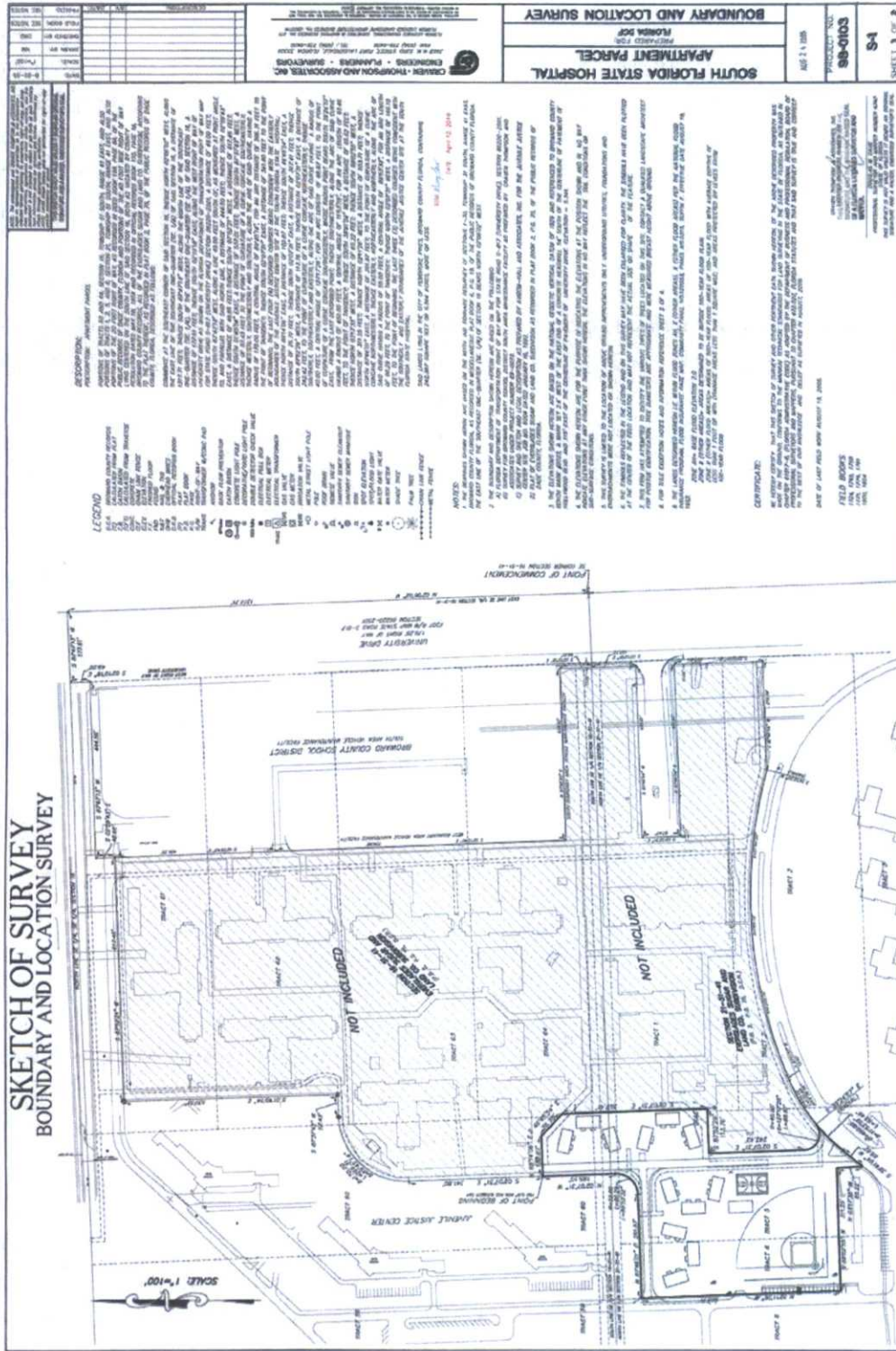
PORTIONS OF TRACTS 60 AND 64, SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND ALSO PORTIONS OF TRACTS 1, 2, 5, AND 6, SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND ALSO PORTIONS OF THE 20 FOOT RIGHT OF WAY, AS RECORDED IN DEED BOOK 198, PAGE 83, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND PORTIONS OF THE 40 FOOT WIDE RIGHT OF WAY LYING CENTERED ON THE SOUTH LINE OF SAID SECTION 16, BOTH AS VACATED BY COUNTY RESOLUTION DATED MAY 18, 1954 AND RECORDED IN OFFICIAL RECORDS BOOK 155, PAGE 14, BROWARD COUNTY RECORDS, ALL OF THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 16, THENCE NORTH 02°06'02" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SAID SECTION 16, A DISTANCE OF 1317.71 FEET; THENCE SOUTH 87°47'13" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE. 1/4), OF THE SOUTHEAST ONE-QUARTER (SE. 1/4), OF SAID SECTION 16, A DISTANCE OF 177.61 FEET; THENCE SOUTH 02°10'18" EAST, ALONG THE WEST RIGHT OF WAY OF UNIVERSITY DRIVE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD S-817 (UNIVERSITY DRIVE) SECTION 86220-2501, A DISTANCE OF 49.00 FEET; THENCE SOUTH 87°47'13" WEST, ALONG A LINE 49.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 444.50 FEET; THENCE SOUTH 02°09'43" EAST, A DISTANCE OF 48.66 FEET; THENCE SOUTH 87°52'21" WEST, A DISTANCE OF 617.45 FEET; THENCE SOUTH 01°45'54" EAST, A DISTANCE OF 537.01 FEET; THENCE SOUTH 87°37'43" WEST, A DISTANCE OF 57.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 89°45'14", FOR AN ARC DISTANCE OF 266.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°07'31" EAST, A DISTANCE OF 341.80 FEET TO THE POINT OF BEGINNING; THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARIES OF THE JUVENILE JUSTICE CENTER SITE AT THE SOUTH FLORIDA STATE HOSPITAL; THENCE NORTH 88°14'06" EAST, A DISTANCE OF 102.87 FEET; THENCE SOUTH 46°45'54" EAST, A DISTANCE OF 76.70 FEET; THENCE SOUTH 02°07'31" EAST, A DISTANCE OF 367.41 FEET; THENCE SOUTH 87°52'29" WEST, A DISTANCE OF 113.76 FEET; THENCE SOUTH 02°07'31" EAST, A DISTANCE OF 242.42 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 127°17'26", FOR AN ARC LENGTH OF 88.87 FEET, TO THE POINT OF CUSPATURE OF A CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 39°24'57" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 11°53'59", FOR AN ARC LENGTH OF 93.46 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 38°41'04" WEST, A DISTANCE OF 65.62 FEET; THENCE NORTH 03°17'33" WEST, A DISTANCE OF 65.22 FEET; THENCE SOUTH 88°02'55" WEST, A DISTANCE OF 311.25 FEET; THENCE NORTH 02°11'26" WEST, A DISTANCE OF 503.71 FEET; THENCE NORTH 87°46'01" EAST, A DISTANCE OF 261.87 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY. THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 89°53'32", FOR AN ARC LENGTH OF 86.29 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 02°07'31" WEST, A DISTANCE OF 185.10 FEET, TO THE POINT OF BEGINNING. THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARIES OF THE JUVENILE JUSTICE CENTER SITE AT THE SOUTH FLORIDA STATE HOSPITAL;

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY FLORIDA, CONTAINING 242,387 SQUARE FEET OR 5.564 ACRES, MORE OR LESS.

BSM APPROVED
BY Ray Law
DATE 4/11/2016

EXHIBIT "A"
(continued)



This instrument prepared by:
Victoria F. Thompson
Department of Environmental Protection
Division of State Lands
3900 Commonwealth Blvd. MS 100
Tallahassee, Florida 32399-3000
AID# 42780

ATL1
[225 acres]

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA**

AMENDMENT NUMBER 4 TO LEASE NUMBER 2628

THIS LEASE AMENDMENT is entered into this 8th day of December, 2020, by and between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "LESSOR" and **STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES**, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 4, 1973, LESSOR and LESSEE entered into Lease Number 2628, (the "lease"); and

WHEREAS, LESSOR and LESSEE desire to amend the lease to extend the term of the lease.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The second sentence of Paragraph 1. of the lease is hereby revised, replaced and superseded by the following:

TO HAVE AND TO HOLD the above described land for a period of 117 years commencing on January 4, 1973, and ending on January 3, 2090, for the purposes of developing, improving, operating, maintaining and otherwise managing said land for public purposes.

2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of Lease Number 2628, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.

3. It is understood and agreed by LESSOR and LESSEE that this Amendment Number 4 to Lease Number 2628 is hereby binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Lease Amendment to be executed on the day and year first above written.

WITNESSES:

[Signature]
Original Signature

Andrew S. Fleener
Print/Type Name of Witness

[Signature]
Original Signature

Brad Richardson
Print/Type Name of Witness

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

(SEAL)

BY: [Signature]

Callie DeHaven, Director,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of
the Board of Trustees of the Internal Improvement Trust Fund
of the State of Florida

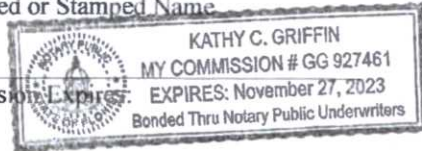
“LESSOR”

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of December, 2020, by Callie DeHaven, Director, Division of State Lands, State of Florida Department of Environmental Protection for, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

[Signature]
Notary Public, State of Florida

Printed, Typed or Stamped Name



My Commission Expires

Commission/Serial No.

Approved Subject to Proper Execution:

By: [Signature] 10-19-2020
DEP Attorney Date

WITNESSES:

[Handwritten Signature]
Original Signature

Matthew T. Howard
Print/Type Name of Witness

[Handwritten Signature]
Original Signature

Pete Shirah
Print/Type Name of Witness

STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

(SEAL)

BY: T. B. Lloyd
Tony B. Lloyd, Assistant Secretary for Administration

"LESSEE"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 17 day of November, 2020, by Tony B. Lloyd, as Assistant Secretary for Administration, on behalf of the State of Florida Department of Children and Families. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires: _____

Commission/Serial No. _____



Allison Mathews

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA**

AMENDMENT NUMBER 1 TO SUBLEASE NUMBER 2628-14

THIS AMENDMENT NUMBER 1 TO SUBLEASE NUMBER 2628-14 is entered into this 14 day of March, 2001, by and between the DEPARTMENT OF CHILDREN AND FAMILY SERVICES OF THE STATE OF FLORIDA, hereinafter referred to as "SUBLESSOR", and CITY OF PEMBROKE PINES, a political subdivision of the State of Florida, hereinafter referred to as "SUBLESSEE":

WITNESSETH

WHEREAS, on March 15, 2001, SUBLESSOR AND SUBLESSEE entered into Sublease No. 2628-14; and

WHEREAS, SUBLESSOR and SUBLESSEE desire to amend paragraph 11 of the sublease, regarding Insurance, to provide for the SUBLESSOR to maintain insurance under the Florida Fire Insurance Trust Fund for the existing improvements and facilities on the Site, with SUBLESSEE reimbursing SUBLESSOR for the costs of such insurance; and,

WHEREAS, SUBLESSOR and SUBLESSEE desire to amend the sublease to include the exact legal description in accordance with Paragraph 40.D. of the original sublease document,

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The recitations set forth above in the WHEREAS clauses of this Agreement are ratified as true and correct and incorporated herein by this reference.
2. Paragraph 11 of Sublease 2628-14 is amended as follows:

During the term of the sublease, SUBLESSOR shall continue to maintain insurance coverage under the Florida Fire Insurance Trust Fund in an amount equal to the "actual cash value" of any existing buildings and fixtures located on

the subleased premises as of July 1, 2001, less those subsequently demolished or removed. SUBLESSEE shall reimburse SUBLESSOR for the costs of such insurance. SUBLESSEE further agrees to immediately notify SUBLESSOR, and the TRUSTEES of any scheduled demolition or removal of any structure or other fixed improvement on the subleased premises and any changes affecting the value of any improvements in order to enable SUBLESSOR to make adequate changes in the coverage to reflect the reduction in value. SUBLESSEE shall procure and maintain all other required insurance in accordance with paragraph 11 of the original sublease.

3. The legal description of the subleased premises set forth in Exhibit "A", attached hereto, and by reference made a part hereof, shall be effective from July 1, 2001 until the termination or expiration of Sublease Number 2628-14, unless subsequently modified by written amendment.
4. It is understood and agreed by SUBLESSOR and SUBLESSEE that in each and every respect the terms and conditions of Sublease Number 2628-14, except as modified herein, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by SUBLESSOR and SUBLESSEE.
5. This First Amendment shall be effective July 1, 2001, notwithstanding the date set forth above.

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IN WITNESS WHEREOF, the parties have cause this Sublease Amendment to be executed on
the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF
CHILDREN AND FAMILY SERVICES

[Signature]
Witness
Joseph Camparile
Print/Type Witness Name

Joan L Morgan
Witness
Joan L Morgan
Print/Type Witness Name

By: Kathleen A. Kearney (SEAL)
Kathleen A. Kearney
Print/Type Name

Title: Secretary

"SUBLESSOR"

Approved as to Form and Legality:

By: [Signature]
DCF Attorney

STATE OF Florida
COUNTY OF Levy

The foregoing instrument was acknowledged before me this 28th day of February,
2002 by Kathleen A. Kearney, as Secretary,
State of Florida Department of Children and Family Services, whom is/are personally known to
me or who produced _____ as identification.

Mary Beth Pridgeon
Notary Public, State of Florida
Mary Beth Pridgeon
Print/Type Notary Name

Commission Number: _____

Commission Expires: _____



CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

Eileen M. Tesh
Eileen M. Tesh
City Clerk

By: Alex G. Fekete (SEAL)
Alex G. Fekete, Mayor

Approved as to Form:

"SUBLESSEE"

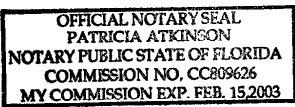
Samuel J. ...
Office of the City Attorney

Executed this 18 day of Jan, 2002

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18 day of January 2002 by Alex G. Fekete, and Eileen M. Tesh as Mayor and City Clerk, respectively, on behalf of the City of Pembroke Pines, Florida. They are personally known to me or produced as identification.

Patricia Atkinson
Notary Public, State of Florida



PATRICIA ATKINSON
Print/Type Notary Name

Commission Number: CC 809626

Commission Expires: FEB. 15, 2003

Consented to by the TRUSTEES on 14 day of March, 2002.

Gloria C. Nelson
Gloria C. Nelson, Operations and Management
Consultant Manager
Bureau of Public Land Administration
Division of State Lands,
Department of Environmental Protection

Approved as to Form and Legality

By: Samuel J. Hill
DEP Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF THE SUBLEASED PREMISES

TRACTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, AND 64 OF THE SUBDIVISION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST; AND TRACTS 1, 2, 3, 4, 5, 6, 7, 26, 27, 28, 29, 30, 31, AND 32 OF THE SUBDIVISION OF SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST ACCORDING TO PLAT OF THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33 IN TOWNSHIP 51 SOUTH, RANGE 41 EAST, RECORDED IN PLAT BOOK 2, AT PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THEREFROM (UNIVERSITY DRIVE AND PEMBROKE ROAD):

THE RIGHT-OF-WAY OF STATE ROAD 817 (UNIVERSITY DRIVE) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86220-2501 AND ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NUMBER 86220-2514; TOGETHER WITH THE RIGHT-OF-WAY OF STATE ROAD 824(PEMBROKE ROAD) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86508-2603 AND ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NUMBER 86220-2514; TOGETHER WITH THE RIGHT-OF-WAY OF DOUGLAS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1763, PAGE 472 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS THEREFROM (SOUTH BROWARD HOSPITAL DISTRICT):

A PORTION OF TRACTS 49, 50 AND 51, SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, OF "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 49 LYING 50 FEET EAST OF THE WEST LINE OF SAID SECTION 16; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACTS 49, 50 AND 51 A DISTANCE OF 714 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SECTION 16 A DISTANCE OF 1220.17 FEET TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF SECTION 16; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 714 FEET; THENCE NORTHERLY PARALLEL WITH AND 50 FEET EAST OF THE

WEST LINE OF SECTION 16 A DISTANCE OF 1220.20 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 20.000 ACRES.

ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL (FLORIDA DEPARTMENT OF JUVENILE JUSTICE):

A PARCEL OF LAND LYING IN A PORTION OF TRACTS 59, 60, 61, 62, 63, AND 64, SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND TRACTS 1, 5, AND 6, SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 02°06'02" WEST ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 1219.13 FEET; THENCE SOUTH 87°52'21" WEST, 1239.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°45'55" EAST, 537.01 FEET; THENCE SOUTH 87°37'43" WEST, 57.43 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 89°45'14", A DISTANCE OF 266.31 FEET; THENCE SOUTH 02°07'31" EAST 514.83 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16, SAID POINT BEING SOUTH 87°45'29" WEST, 1469.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE CONTINUE SOUTH 02°07'31" EAST, 12.07 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 89°53'32", A DISTANCE OF 86.29 FEET; THENCE SOUTH 87°46'01" WEST, 261.87 FEET; THENCE NORTH 02°01'09" WEST, 864.99 FEET; THENCE NORTH 43°02'26" EAST, 550.72 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 44°49'55", A DISTANCE OF 97.81 FEET; THENCE NORTH 87°52'21" EAST, 66.57 FEET TO THE POINT OF BEGINNING.

(BEARINGS USED IN THE ABOVE LAND DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST HAVING A BEARING OF NORTH 02°06'02" WEST).

SAID LANDS CONTAINING 10.20 ACRES, MORE OR LESS.

ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL (FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES):

A PORTION OF TRACTS 31 AND 32, SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, SAID POINT LYING 615 FEET NORTH OF THE EAST-WEST ¼ SECTION LINE AND 179.25 FEET WEST OF THE EAST LINE OF SAID SECTION 21; THENCE ON AN ASSUMED BEARING OF WEST, PARALLEL WITH SAID EAST-WEST ¼ SECTION LINE, A DISTANCE OF 480.47 FEET TO A POINT ON A LINE 25 FEET EAST OF THE CENTERLINE OF AN EXISTING PAVED ROAD; (THE FOLLOWING SIX (6) COURSES MEANDER APPROXIMATELY 25 FEET EAST OF THE CENTERLINE OF AN EXISTING ROAD); THENCE SOUTH 09°46'50" WEST, 95 FEET; THENCE SOUTH 13°35'53" WEST, 105 FEET; THENCE SOUTH 05°57'59" WEST, 90 FEET; THENCE SOUTH 09°00'25" EAST, 100 FEET; THENCE SOUTH 14°38'36" EAST, 95 FEET; THENCE SOUTH 05°52'20" EAST, 82.16 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3635, PAGES 923 AND 924; THENCE NORTH 88°00'00" EAST ALONG SAID RIGHT-OF-WAY LINE 150.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3869.72 FEET AND CENTRAL ANGLE OF 02°00'00" AN ARC DISTANCE OF 135.08 FEET TO A POINT OF TANGENCY, THENCE EAST ALONG SAID RIGHT-OF-WAY LINE 175 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET A CENTRAL ANGLE OF 55°56'17" AN ARC DISTANCE OF 24.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE; THENCE NORTH 00°09'38" EAST PARALLEL WITH AND 179.25 FEET WEST OF THE EAST LINE OF SECTION 21 A DISTANCE OF 539.00 FEET TO THE POINT OF BEGINNING.

(BEARINGS USED IN THE ABOVE DESCRIPTION ARE RELATIVE TO THE EAST-WEST QUARTER SECTION LINE OF SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST HAVING AN ASSUMED BEARING OF DUE WEST)

SAID LANDS CONTAINING 6.407 ACRES, MORE OR LESS.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL (FLORIDA DEPARTMENT OF VETERANS AFFAIRS)

A PORTION OF TRACTS 57, 58, 59, AND 60 IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 16 WITH AN ASSUMED BEARING OF NORTH 02°8'42" WEST, A DISTANCE OF 1320.28 TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 16; THENCE NORTH 87°47'13" EAST ALONG THE NORTH LINE OF PARCEL "A" OF THE SOUTH BROWARD HOSPITAL DISTRICT ANCILLARY FACILITY, AS PER PLAT BOOK 134, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 764.00 FEET; THENCE SOUTH 02°08'42" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 87°47'13" EAST, ALONG THE NORTH LINE OF TRACT "A", ACCORDING TO THE PLAT OF PATHWAYS AS RECORDED IN PLAT BOOK 152, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1267.09 FEET; THENCE CONTINUE NORTH 87°47'13" EAST, A DISTANCE OF 679.49 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION: THENCE CONTINUE NORTH 87°47'13" EAST, A DISTANCE OF 1210.03 FEET; THENCE SOUTH 42°58'53" WEST, A DISTANCE OF 1267.10 FEET; THENCE SOUTH 87°47'13" WEST, A DISTANCE OF 317.73 FEET; THENCE NORTH 01°46' 13" WEST, A DISTANCE OF 893.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 15.66 ACRES, MORE OR LESS.

ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL (SOUTH FLORIDA STATE HOSPITAL FINANCING CORPORATION)

PORTIONS OF TRACTS 60, 61, 62, 63, AND 64, SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND ALSO PORTIONS OF TRACTS 1, 2, 3, 5, AND 6 SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND ALSO PORTIONS OF THE 40 FOOT WIDE RIGHT OF WAY LYING CENTERED ON THE SOUTH LINE OF SAID SECTION 16, AS VACATED BY COUNTY RESOLUTION DATED MAY 18, 1954, AND RECORDED IN OFFICIAL RECORDS BOOK 155, PAGE 14, BROWARD COUNTY RECORDS, ALL OF THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 16, THENCE NORTH 02°06'02" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE. ¼) OF SAID SECTION 16, A DISTANCE OF 1317.71 FEET; THENCE SOUTH 87°47'13" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE. ¼), OF THE SOUTHEAST ONE-QUARTER (SE. ¼), OF SAID SECTION 16, A DISTANCE OF 177.61 FEET; THENCE SOUTH 02°10'18" EAST, ALONG THE WEST RIGHT OF WAY OF UNIVERSITY DRIVE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD S-817 (UNIVERSITY DRIVE) SECTION 86220-2501, A DISTANCE OF 49.00 FEET; THENCE SOUTH 87°47'13" WEST, ALONG A LINE 49.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 444.50 FEET; THENCE SOUTH 02°09'43" EAST, A DISTANCE OF 48.66 FEET TO THE POINT OF BEGINNING THENCE CONTINUE SOUTH 02°09'43" EAST, A DISTANCE OF 404.73 FEET, THENCE SOUTH 02°10'40" EAST, A DISTANCE OF 734.98 FEET; THENCE NORTH 87°45'33" EAST, A DISTANCE OF 433.50 FEET, THE LAST FOUR (4) DESCRIBED COURSES BEING ALONG THE WEST AND SOUTH BOUNDARIES OF THE BROWARD COUNTY SCHOOL DISTRICT SOUTH AREA VEHICLE MAINTENANCE FACILITY; THENCE SOUTH 02°10'18" EAST, ALONG A LINE 11.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, SAID WEST RIGHT OF WAY OF UNIVERSITY DRIVE, A DISTANCE OF 84.61 FEET; THENCE SOUTH 02°02'01" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 107.73 FEET; THENCE SOUTH 87°46'54" WEST. A DISTANCE OF 432.81 FEET; THENCE SOUTH 02°32'31" EAST, A DISTANCE OF 97.47 FEET; THENCE NORTH 87°46'54"

EAST, A DISTANCE OF 431.94 FEET; THENCE SOUTH 02°02'01" EAST, ALONG A LINE 11.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID WEST RIGHT OF WAY, A DISTANCE OF 223.91 FEET; THENCE SOUTH 87°46'54" WEST, A DISTANCE OF 272.79 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS SOUTH 14°52'20" WEST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1200.00 FEET A CENTRAL ANGLE OF 37°40'23", FOR AN ARC DISTANCE OF 789.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67°11'57" WEST, A DISTANCE OF 13.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 28°30'53", FOR AN ARC DISTANCE OF 223.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°41'04" WEST, A DISTANCE OF 65.62 FEET; THENCE NORTH 03°17'33" WEST, A DISTANCE OF 65.21 FEET; THENCE SOUTH 88°02'55" WEST, A DISTANCE OF 311.25 FEET THENCE NORTH 2°11'26" WEST, A DISTANCE OF 503.71 FEET; THENCE NORTH 87°46'01" EAST, A DISTANCE OF 261.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 89°53'32", FOR AN ARC DISTANCE OF 86.29 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°07'31" WEST, A DISTANCE OF 526.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 89°45'14", FOR AN ARC DISTANCE OF 266.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°37'43" EAST, A DISTANCE OF 57.43 FEET; THENCE NORTH 01°45'54" WEST, A DISTANCE OF 537.01 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARIES OF THE JUVENILE JUSTICE CENTER SITE AT THE SOUTH FLORIDA STATE HOSPITAL; THENCE NORTH 87°52'21" EAST, A DISTANCE OF 617.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 37.022 ACRES, MORE OR LESS.

ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL (FLORIDA DEPARTMENT OF CORRECTIONS)

BEING A PORTION OF TRACTS 55,56,57, IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, PLAT OF EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 75, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, PROCEED NORTH 02°08'49" WEST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1320.28 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 87°47'13" EAST, DEPARTING SAID WEST LINE, AND ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 16, A DISTANCE OF 2031.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°47'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 679.72 FEET; THENCE SOUTH 01°46'57" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 972.66 FEET; THENCE SOUTH 87°51'24" WEST, A DISTANCE OF 673.88 FEET; THENCE NORTH 02°08'42" WEST, A DISTANCE OF 922.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14.333 ACRES, MORE OR LESS.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 7,590,502 SQUARE FEET OR 174.254 ACRES, MORE OR LESS.

ATSL1

(1.50 Acres)

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT TWO TO SUBLEASE NUMBER 2628-14

THIS SUBLEASE AMENDMENT is entered into this 19th day of
March, 2004, by and between the STATE OF FLORIDA DEPARTMENT OF
CHILDREN AND FAMILY SERVICES, hereinafter referred to as "SUBLESSOR" and
the CITY OF PEMBROKE PINES, hereinafter referred to as "SUBLESSEE";

W I T N E S S E T H

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds
title to certain lands and property for the use and benefit of the State of
Florida; and

WHEREAS, on March 15, 2001, SUBLESSOR and SUBLESSEE entered into
Sublease Number 2628-14; and

WHEREAS, SUBLESSOR and SUBLESSEE desire to amend the sublease to add
land to the subleased property.

NOW THEREFORE, in consideration of the mutual covenants and
agreements contained herein, the parties hereto agree as follows:

1. The legal description of the subleased premises set forth in Exhibit
"A" of Sublease Number 2628-14 is hereby amended to include the real
property described in Exhibit "A", attached hereto, and by reference made a
part hereof.
2. It is understood and agreed by SUBLESSOR and SUBLESSEE that in each
and every respect the terms of the Sublease Number 2628-14, except as
amended, shall remain unchanged and in full force and effect and the same
are hereby ratified, approved and confirmed by SUBLESSOR and SUBLESSEE.

IN WITNESS WHEREOF, the parties have caused this Sublease
Amendment to be executed on the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF
CHILDREN AND FAMILY SERVICES

Doria Moody
Witness
Doria Moody
Print/Type Witness Name
April L. McPherson
Witness
April L. McPherson
Print/Type Witness Name

By: [Signature] (SEAL)
For Jerry Reager
Print/Type Name:
Secretary
Title:

"SUBLESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16th day of March, 2004, by Robert F. Reager as Deputy Secretary of the State of Florida Department of Children and Family Services. He/she is personally known to me or who has produced _____ as identification.

Frenchie M. Yon
Notary Public, State of Florida
FRENCHIE M. YON
Print/Type Notary Name

Commission Number:

Commission Expires:



Frenchie M. Yon
MY COMMISSION # DD369420 EXPIRES
December 14, 2007
BONDED THRU TROY FARM INSURANCE, INC.

Approved as to Form and Legality

By: [Signature]
DCF Attorney

APPROVED AS TO FORM

W. P. J. 1-26-04
Witness

Print/Type Witness Name

Witness

Print/Type Witness Name

STATE OF Florida
COUNTY OF Broward

CITY OF PEMBROKE PINES

By: Charles F. Dodge (SEAL)

Charles F. Dodge
Print/Type Name

Title: City Manager

"SUBLESSEE"

The foregoing instrument was acknowledged before me this 12th day of July, 2004, by Charles F. Dodge as City Manager, on behalf of the City of Pembroke Pines. He/she is personally known to me.

TERRI L. BURZO
Notary Public, State of Florida

TERRI L. BURZO
Print/Type Notary Name

Commission Number:

Commission Expires:



Consented to by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on 14th day of March 2004.

Gloria C. Nelson
Gloria C. Nelson, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection

Approved as to Form and Legality

By: [Signature]
DEP Attorney

EXHIBIT "A"

Being a portion of Tracts 55 and 56, in the Southwest Quarter of Section 16, Township 51 South, Range 41 East, plat of EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, as recorded in Plat Book 2, Page 75, Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 16, proceed North 02° 08' 49" West, along the West line of said Section 16, a distance of 1,320.28 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence North 87° 47' 13" East, departing said West line, and along the North line of the South One-Half of the South One-Half of said Section 16, a distance of 2,031.09 feet; thence South 02° 08' 42" East, a distance of 727.11 feet to the POINT OF BEGINNING. Thence North 87° 51' 18" East, a distance of 335.68 feet; thence South 02° 08' 42" East, for a distance of 195.00 feet; thence South 87° 51' 24" West, a distance of 335.68 feet; thence North 02° 08' 42" West, a distance of 195.00 feet, to the POINT OF BEGINNING.

Said parcel containing 1.50 acres, more or less.

ATSI

AMENDMENT NUMBER 3 TO SUBLEASE NUMBER 2628-14
FROM THE STATE OF FLORIDA DEPARTMENT OF CHILDREN
AND FAMILY SERVICE TO THE CITY OF PEMBROKE PINES

THIS SUBLEASE AMENDMENT is entered into this 9th day of September 2008, by and between the STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES, hereinafter referred to as "SUBLESSOR", and the CITY OF PEMBROKE PINES, a political subdivision of the State of Florida, hereinafter referred to as "SUBLESSEE".

WITNESSETH

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (hereinafter referred to as the "TRUSTEES"), by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 4, 1973, the TRUSTEES and SUBLESSOR entered into Lease Number 2628; and

WHEREAS, ON March 15, 2001, SUBLESSOR and SUBLESSEE entered into Sublease Number 2628-14 (the "SUBLEASE"); and

WHEREAS, ON March 14, 2002, SUBLESSOR and SUBLESSEE entered into Amendment Number 1 to the SUBLEASE (the "First Amendment"); and

WHEREAS, ON March 19, 2004, SUBLESSOR and SUBLESSEE entered into Amendment Number Two to the SUBLEASE (the "Second Amendment"); and

WHEREAS, on June 4, 2004, SUBLESSOR and SUBLESSEE entered into Amendment Number Three to the SUBLEASE, but said amendment has been cancelled and is null and void; and

WHEREAS, SUBLESSOR and SUBLESSEE desire to further amend the SUBLEASE to allow a certain portion of the subleased premises to be used for an additional purpose.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The foregoing recitals are incorporated herein as agreements of the parties.
2. All references in the SUBLEASE to the term "Management Plan" are changed to read and refer to "Land Use Plan".
3. Paragraph 4 of the SUBLEASE is hereby replaced, revised and superseded by the following:

"4. PURPOSE: Except as provided in the next sentence, SUBLESSEE shall manage the subleased premises only for the establishment of a Health Care Park, along with other related uses necessary for the accomplishment of this

purpose as designated by the Land Use Plan required by Paragraph 7 of this SUBLEASE. In addition, the SUBLESSEE may use and manage the portion of the subleased premises commonly known as Pines Place and more particularly described and identified as Tower I, Tower II, and Tower III in Exhibit "A-1" attached hereto and made a part hereof, as senior, workforce, and affordable housing in accordance with Resolution No. 3189 of the City of Pembroke Pines and the eligibility and other requirements of the Code of Ordinances of the City of Pembroke Pines, including without limitation, Ordinance 1575, passed 3-21-07, and Chapter 158 thereof, Florida Statutes, and any other laws and governmental rules and regulations; along with other related uses necessary for the accomplishment of this purpose as designated by the Land Use Plan required by Paragraph 7 of this SUBLEASE. The living units within Pines Place shall only be offered for rent, and not for sale. SUBLESSEE shall forthwith submit the form of the rental agreement to be used in order to rent the living units within Pines Place to SUBLESSOR and the TRUSTEES for their review and approval. Once approved in writing by SUBLESSOR and the TRUSTEES, so long as such form of the rental agreement is used in order to rent the living units within Pines Place no further approval of the form of rental agreement for the living units from SUBLESSOR or the TRUSTEES shall be required. No substantive changes to the form of such rental agreement approved by SUBLESSOR and the TRUSTEES shall hereafter be made and no other form of rental agreement to rent the living units within Pines Place shall hereafter be used without the prior written approval of SUBLESSOR and the TRUSTEES."

4. It is understood and agreed by SUBLESSOR and SUBLESSEE that in each and every respect the terms of the SUBLEASE, except as amended hereby and by the First Amendment and the Second Amendment, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by SUBLESSOR and SUBLESSEE as of the date of this amendment.

5. It is understood and agreed by SUBLESSOR and SUBLESSEE that this Amendment Number 3 to the SUBLEASE is hereby binding upon the parties hereto and their successors and assigns.

THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK. THE SIGNATURES AND ACKNOWLEDGEMENTS OF THE PARTIES ARE CONTAINED ON THE FOLLOWING PAGES.

IN WITNESS WHEREOF, the parties have caused this SUBLEASE Amendment to be executed on the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES

By: Don Winstead (SEAL)

Don Winstead
Print/Type Name

Title: Deputy Secretary

"SUBLESSOR"

Witness
Joseph C. Edwards
Print/Type Witness Name

Witness
William R. Stallings
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of August, 2008, by Don Winstead, as Deputy Secretary, State of Florida Department of Children and Family Services, who is/are personally known to me or who produced as identification.



Christopher C. Goodman
Notary Public, State of Florida

Christopher C. Goodman
Print/Type Notary Name

Commission Number: DD 741615

Commission Expires: April 13, 2012

Approved as to form and Legality

By: [Signature]
DCF Attorney

CITY OF PEMBROKE PINES, a political subdivision of the State of Florida

Karen Richards
Witness
Karen Richards
Print/Type Witness Name

Julia Lakosky
Witness
Julia Lakosky
Print/Type Witness Name

By: Charles F. Dodge (SHAL)
Charles F. Dodge
Print/Type Name
Title: City Manager

(OFFICIAL SEAL)

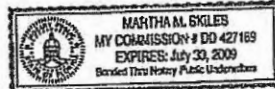
"SUBLESSEE"

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of July 2008, by Charles F. Dodge as City Manager on behalf of the City of Pembroke Pines, a political subdivision of the State of Florida. He/She is personally known to me or produced as identification.

Martha M. Skiles
Notary Public, State of Florida
Martha M. Skiles
Print/Type Notary Name

Commission Number:
Commission Expires:



Approved as to Form and Legality

By: [Signature]
Office of the City Attorney

Consented to by the TRUSTEES on 9th day of September, 2008.

Gloria C. Barber
Gloria C. Barber, Operations
and Management Consultant Manager
Bureau of Public Land Administration
Division of State Lands, State of
Florida Department of Environmental
Protection

Approved as to form and legality

By: [Signature]
D&P Attorney

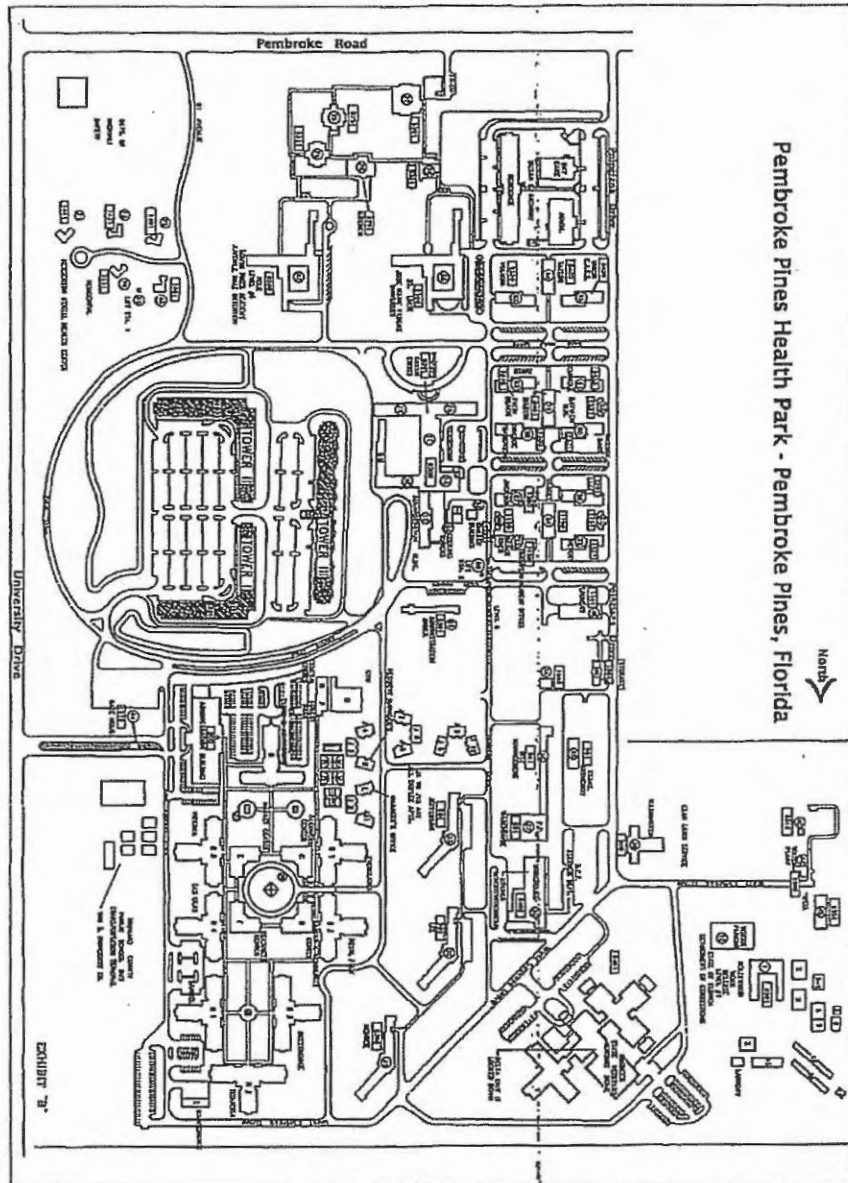


Exhibit A-1
Page 7 of 7

This instrument prepared by:
Diane L. McKenzie,
Department of Environmental Protection
Bureau of Public Administration
Division of State Lands
3900 Commonwealth Blvd. MS 130
Tallahassee, Florida 32399-3000
AID: 27663

ATS1
[5.564 acres]

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA**

AMENDMENT NUMBER FOUR TO SUBLEASE NUMBER 2628-14

THIS SUBLEASE AMENDMENT is entered into this 21st day of June, 2016, by and between the **DEPARTMENT OF CHILDREN OF CHILDREN AND FAMILY SERVICES OF THE STATE OF FLORIDA**, hereinafter referred to as "SUBLESSOR" and the **CITY OF PEMBROKE PINES, FLORIDA**, a Florida municipal corporation, hereinafter referred to as "SUBLESSEE";

WITNESSETH

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on March 15, 2001, SUBLESSOR and SUBLESSEE entered into Sublease Number 2628-14; and

WHEREAS, SUBLESSOR and SUBLESSEE desire to amend this Sublease to add land to the subleased premises.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the subleased premises set forth in Exhibit "A" of Sublease Number 2628-14 is hereby amended to include the real property described in Exhibit "A" attached hereto and by reference made a part hereof.
2. It is understood and agreed by SUBLESSOR and SUBLESSEE that in each and every respect the terms of the Sublease Number 2628-14, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by SUBLESSOR and SUBLESSEE as of the date of this amendment.
3. It is understood and agreed by SUBLESSOR and SUBLESSEE that this Amendment Number Four to Sublease Number 2628-14 is hereby binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this sublease amendment to be executed on the day and year first above written.

STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

[Signature]
Witness
Paula Duncan
Print/Type Witness Name

By: [Signature] (SEAL)
Scott Stewart
Assistant Secretary for Administration

[Signature]
Witness
Brittany Gardner
Print/Type Witness Name

"SUBLESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 25th day of May, 2016, by Scott Stewart, as Assistant Secretary for Administration, on behalf of the State of Florida Department of Children and Families, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public, State of Florida



[Signature]
Print/Type Notary Name

Commission Number: FF 179824

Commission Expires: 3-21-19

Approved as to Form and Legality

By: [Signature] 6/6/16
DCF Attorney Date

CITY OF PEMBROKE PINES, FLORIDA,
a Florida municipal corporation

By: Charles F. Dodge (SEAL)
Charles F. Dodge
City Manager

[Signature]
Witness
ANER BONZALIZ
Print/Type Witness Name

[Signature]
Witness
Michelle Dawson
Print/Type Witness Name

"SUBLESSEE"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 9 day of June, 2016, by Charles F. Dodge, as City Manager, on behalf of the City of Pembroke Pines, Florida, a Florida municipal corporation, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Karen Richards
Print/Type Notary Name

Commission Number:
Commission Expires:



Approved as to Form and Legality
[Signature] 6/8/16
By: _____ Date
Office of City Attorney

Consented to by the TRUSTEES on 21st day of JUNE, 2016.

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

(SEAL)

BY: Cheryl C. McCall
Cheryl C. McCall, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the
Board of Trustees of the Internal Improvement Trust Fund of the
State of Florida

APPROVED SUBJECT TO PROPER EXECUTION:

[Signature] 4.20.16
DEP Attorney Date

EXHIBIT "A"

DESCRIPTION:

DESCRIPTION: APARTMENT PARCEL

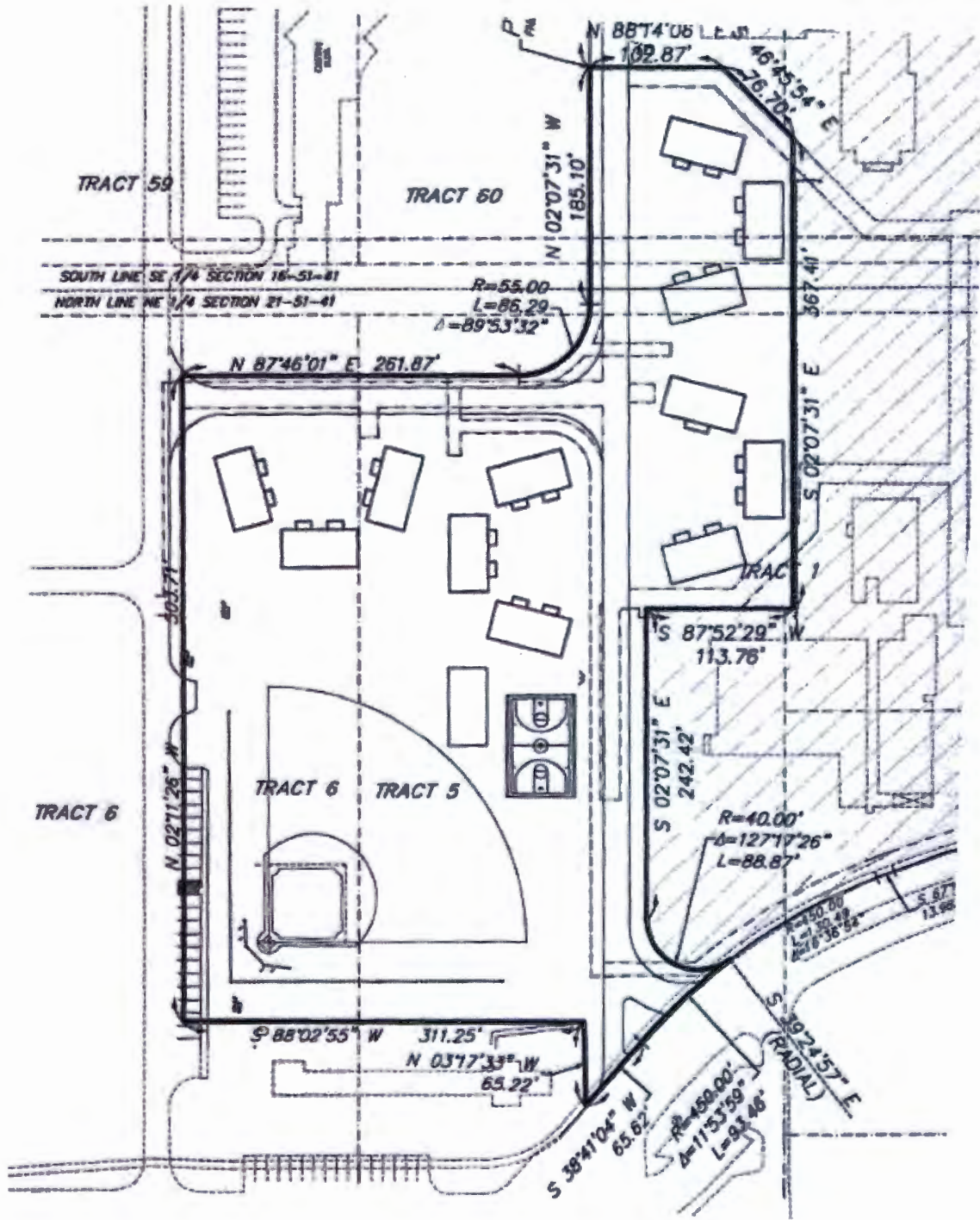
PORTIONS OF TRACTS 60 AND 64, SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND ALSO PORTIONS OF TRACTS 1, 2, 5, AND 6, SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND ALSO PORTIONS OF THE 20 FOOT RIGHT OF WAY, AS RECORDED IN DEED BOOK 198, PAGE 83, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND PORTIONS OF THE 40 FOOT WIDE RIGHT OF WAY LYING CENTERED ON THE SOUTH LINE OF SAID SECTION 16, BOTH AS VACATED BY COUNTY RESOLUTION DATED MAY 18, 1954 AND RECORDED IN OFFICIAL RECORDS BOOK 155, PAGE 14, BROWARD COUNTY RECORDS, ALL OF THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 16, THENCE NORTH 02°06'02" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SAID SECTION 16, A DISTANCE OF 1317.71 FEET; THENCE SOUTH 87°47'13" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE. 1/4), OF THE SOUTHEAST ONE-QUARTER (SE. 1/4), OF SAID SECTION 16, A DISTANCE OF 177.61 FEET; THENCE SOUTH 02°10'18" EAST, ALONG THE WEST RIGHT OF WAY OF UNIVERSITY DRIVE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD S-817 (UNIVERSITY DRIVE) SECTION 86220-2501, A DISTANCE OF 49.00 FEET; THENCE SOUTH 87°47'13" WEST, ALONG A LINE 49.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 444.50 FEET; THENCE SOUTH 02°09'43" EAST, A DISTANCE OF 48.66 FEET; THENCE SOUTH 87°52'21" WEST, A DISTANCE OF 617.45 FEET; THENCE SOUTH 01°45'54" EAST, A DISTANCE OF 537.01 FEET; THENCE SOUTH 87°37'43" WEST, A DISTANCE OF 57.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 89°45'14", FOR AN ARC DISTANCE OF 266.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°07'31" EAST, A DISTANCE OF 341.80 FEET TO THE POINT OF BEGINNING; THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARIES OF THE JUVENILE JUSTICE CENTER SITE AT THE SOUTH FLORIDA STATE HOSPITAL; THENCE NORTH 88°14'06" EAST, A DISTANCE OF 102.87 FEET; THENCE SOUTH 46°45'54" EAST, A DISTANCE OF 76.70 FEET; THENCE SOUTH 02°07'31" EAST, A DISTANCE OF 367.41 FEET; THENCE SOUTH 87°52'29" WEST, A DISTANCE OF 113.76 FEET; THENCE SOUTH 02°07'31" EAST, A DISTANCE OF 242.42 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 127°17'26", FOR AN ARC LENGTH OF 88.87 FEET, TO THE POINT OF CUSPATURE OF A CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 39°24'57" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 11°53'59", FOR AN ARC LENGTH OF 93.46 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 38°41'04" WEST, A DISTANCE OF 65.62 FEET; THENCE NORTH 03°17'33" WEST, A DISTANCE OF 65.22 FEET; THENCE SOUTH 88°02'55" WEST, A DISTANCE OF 311.25 FEET; THENCE NORTH 02°11'26" WEST, A DISTANCE OF 503.71 FEET; THENCE NORTH 87°46'01" EAST, A DISTANCE OF 261.87 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY. THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 89°53'32", FOR AN ARC LENGTH OF 86.29 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 02°07'31" WEST, A DISTANCE OF 185.10 FEET, TO THE POINT OF BEGINNING. THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARIES OF THE JUVENILE JUSTICE CENTER SITE AT THE SOUTH FLORIDA STATE HOSPITAL;

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY FLORIDA, CONTAINING 242,387 SQUARE FEET OR 5.564 ACRES, MORE OR LESS.

BSM APPROVED
BY *Ray Law*
DATE 4/11/2016

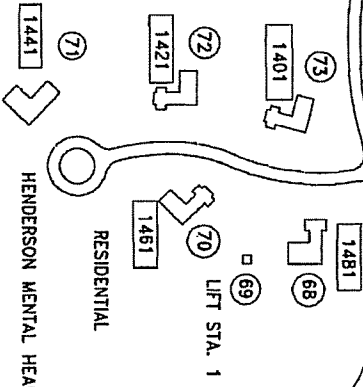
EXHIBIT "A"
(continued)



Pembroke Road

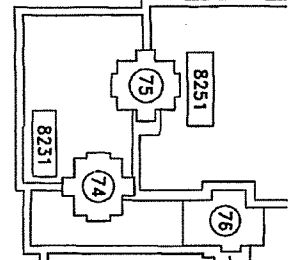
81 AVENUE

DEPT. OF
HIGHWAY
SAFETY



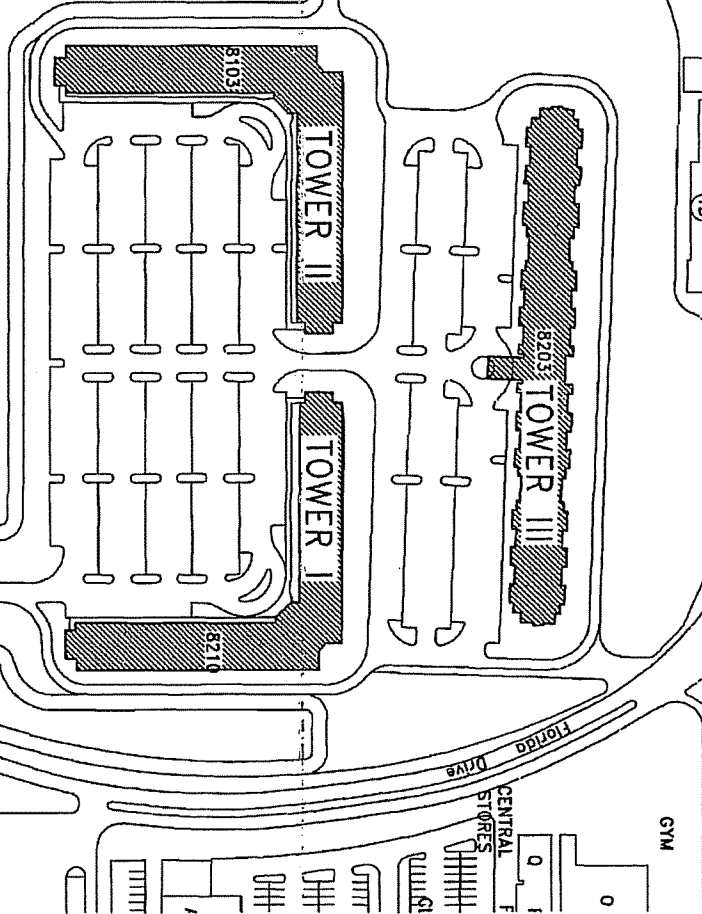
SOUTH PINES ACADEMY
JUVENILE MALE DETENTION
POLK #6
LEVEL #5

8271
KITCHEN



Palm Drive

University Drive



This Amendment was prepared by:
Michele Stevens
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection, MS 130
3900 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000
AID# **42828**

ATS1
[5.564 +/- acres]

STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

AMENDMENT NUMBER 5 TO SUBLEASE NUMBER 2628-14

THIS SUBLEASE AMENDMENT is entered into this 26th day of January, 2021, by and between the **STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES**, hereinafter referred to as "SUBLESSOR" and the **CITY OF PEMBROKE PINES, FLORIDA. a Florida municipal corporation**, hereinafter referred to as "SUBLESSEE";

W I T N E S S E T H

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on March 15, 2001, SUBLESSOR and SUBLESSEE entered into Sublease Number 2628-14; and

WHEREAS, SUBLESSOR and SUBLESSEE desire to amend Sublease Number 2628-14 to extend the term of the sublease.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. Paragraph 3. of Sublease Number 2628-14 is hereby revised, replaced and superseded by the following:
 3. **SUBLEASE TERM:** The term of this sublease shall commence on July 1, 2001, and end on January 3, 2090, unless sooner terminated pursuant to the provisions of this sublease.
2. It is understood and agreed by SUBLESSOR and SUBLESSEE that in each and every respect the terms of Sublease Number 2628-14, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by SUBLESSOR and SUBLESSEE as of the date of this amendment.
3. It is understood and agreed by SUBLESSOR and SUBLESSEE that this Amendment Number 5 to Sublease Number 2628-14 is hereby binding upon the parties hereto and their successors and assigns.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the parties have caused this Amendment 5 to Sublease 2628-14 to be executed on the day and year first above written.

WITNESSES:

Allison Mathew
Original Signature

Allison Mathew
Print/Type Name of Witness

Matthew T. Howard
Original Signature

Matthew T. Howard
Print/Type Name of Witness

STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILIES

BY: T. B. Lloyd (SEAL)
Tony B. Lloyd, Assistant Secretary of Administration

“SUBLESSOR”

STATE OF FLORIDA
COUNTY OF LEON

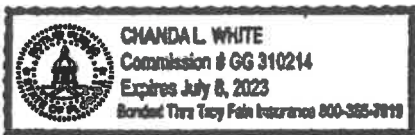
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of January, 2021, by Tony B. Lloyd, as Assistant Secretary of Administration, on behalf of the State of Florida Department of Children and Families. He is personally known to me.

Chanda L. White
Notary Public, State of Florida

Chanda L. White
Printed, Typed or Stamped Name

My Commission Expires: July 8, 2023

Commission/Serial No. GG 310214



WITNESSES:

[Handwritten Signature]

Original Signature

ANIEL GONZALEZ

Print/Type Name of Witness

Charles A. Dodge

Original Signature

CHARLES A. DODGE

Print/Type Name of Witness

CITY OF PEMBROKE PINES, FLORIDA, a Florida municipal corporation

(SEAL)

[Handwritten Signature]

BY:

Frank C. Ortis, Mayor



STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of December, 2020, by Frank C. Ortis, as Mayor, for and on behalf of the City of Pembroke Pines, Florida, a Florida municipal corporation. He is personally known to me or who has produced _____, as identification.

[Handwritten Signature]

Notary Public, State of Florida




Printed, Typed or Stamped Name

My Commission Expires: _____

Commission/Serial No. _____

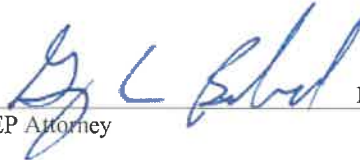
Consented to by the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA on the 26th day of January, 20 21.

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE OF
FLORIDA**



By: _____
Brad Richardson, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the
Board of Trustees of the Internal Improvement Trust Fund of the
State of Florida

APPROVED SUBJECT TO PROPER EXECUTION

By:  11-23-2020
DEP Attorney