

EXTENSION ADDENDUM

This Addendum ("Addendum") is attached to and made part of the Lease Agreement by and between Lime Bay Phase 4 Condominium Association, Inc., ("Lessor") and COINMACH CORPORATION (by succession in interest to CSC ServiceWorks, Inc.) ("Lessee") dated April 5th, 2010 for the property located at 9300,9330,9360,9400 and 9401 LIME BAY BLVD TAMARAC, FL 33321 ("Lease Agreement").

The current Term originally scheduled to terminate on April 4th 2017 is extended for an additional period of 84 months, beginning 3/01/2017 or the date of installation of the equipment, whichever is later.

Lessee agrees to pay Lessor as rent (the "Rent") from the income of the 30 NEW Speed Queen Quantum washing machine(s) and 30 NEW Speed Queen Quantum dryer(s) (the "Equipment") an amount equal to Flat Amount of \$680 per month, paid Monthly, having first deducted the cost of smart cards, refunds, costs of vandalism, all applicable fees and/or taxes, including, but not limited to, sales, use, excise, personal property, or real estate taxes payable by Lessee in connection with the use and possession of the Leased Premises, as set forth in the Lease Agreement, and the operation of the Equipment.

The machines shall continue to operate on the same card system with no change of cards needed.

Lessee and Lessor shall comply with all other terms and conditions of the Lease Agreement, which are to remain in full force and effect, and not be modified, altered, or amended in any manner by this Addendum except as expressly set forth herein.

In the event of any conflict between the provisions of the Lease Agreement and the provisions of this Addendum, this Addendum shall govern in all respects.

LESSOR: Lime Bay Phase 4 Condominium Association, Inc.

BY: 
SIGNATURE, AUTHORIZED AGENT

DATE: 2/10/2017

NAME: EDWIN S. OVIYAS, PRESIDENT
PRINT NAME, AUTHORIZED AGENT

LESSEE: COINMACH CORPORATION
(by succession in interest to CSC ServiceWorks, Inc.)

NAME: 
SIGNATURE, SALES REP.

DATE: 2/10/2017

NAME: Carlos Sessarego
PRINT NAME, SALES REP


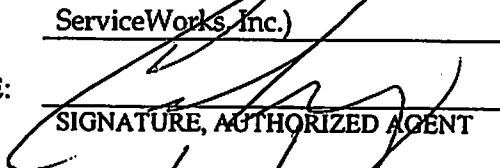
PRO-RATA ADDENDUM

This Addendum ("Addendum") is attached to and made part of the Lease Agreement by and between Lime Bay Phase 4 Condominium Association, Inc., ("Lessor") and COINMACH CORPORATION (by succession in interest to CSC ServiceWorks, Inc.) ("Lessee") dated April 5th, 2010 for the property located at 9300,9330,9360,9400 and 9401 LIME BAY BLVD TAMARAC, FL 33321 ("Lease Agreement").

Lessee shall make a one-time payment to Lessor in the amount of \$5,000.00 ("Allowance") within 30 days of installation completion. In the event that the Lease Agreement is terminated by Lessor prior to the expiration of its term, Lessor warrants that the unearned pro rata share of the Allowance will be refunded to Lessee within ten (10) days following termination of the Lease Agreement. The term of this Addendum is 84 months. The monthly value of this Addendum is \$59.52 for pro rata determination. Lessee's acceptance of the pro rata refund shall not preclude further exercise of other rights and remedies to which it is entitled under the Lease Agreement. The Allowance is paid for the Original Term only and does not renew with the Lease Agreement.

Lessee and Lessor shall comply with all other terms and conditions of the Lease Agreement which are to remain in full force and effect, and not be modified, altered, or amended in any manner by this Addendum except as expressly set forth herein.

In the event of any conflict between the provisions of the Lease Agreement and the provisions of this Addendum, this Addendum shall govern in all respects.

LESSOR: Lime Bay Phase 4 Condominium Association, Inc.	LESSEE: COINMACH CORPORATION (by succession in interest to CSC ServiceWorks, Inc.)
BY:  SIGNATURE, AUTHORIZED AGENT	NAME:  SIGNATURE, AUTHORIZED AGENT
DATE: <u>2/10/2017</u>	DATE: <u>2/10/2017</u>
NAME: <u>EDW S. OSIAS, President</u> PRINT NAME, AUTHORIZED AGENT	NAME: <u>Carlos Sessarego</u> PRINT NAME, AUTHORIZED AGENT

COINMACH CORPORATION
LEASE AGREEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

DATE: 4.5. 2010
LOCATION # P4308

This Lease Agreement ("Lease"), entered into this 5th day of April 2010, by and between COINMACH CORPORATION, located at 2701 SW 145th Avenue, Miramar, FL 33027 (hereinafter referred to as "LESSEE") and Lime Bay Phase 4 Condominium Association, Inc., (hereinafter referred to as "LESSOR"), the owners and/or, authorized agents for the owners of the real property located at 9300, 9330, 9360, 9400 and 9401 Lime Bay Blvd. Tamarac, FL 33321, or acting with full authority as the owners' agent, of the real property currently consisting of 210 units and common elements commonly known as Lime Bay 3 Condominium, located at 9300, 9330, 9360, 9400 and 9401 Lime Bay Blvd. Tamarac, FL 33321, (the 'Real Property').

In consideration of the mutual covenants contained in this Lease, LESSEE and LESSORS agree to the following:

1. LESSOR hereby lease to LESSEE, on a sole and exclusive basis, and LESSEE hereby rents from LESSOR all of the laundry rooms and other laundry facilities situated on the Real Property for the use, installation and operation of laundry equipment (the "Leased Premises") commencing on the date of the lease and continuing for a term of eighty four (84) months ending on April 4, 2017. The Leased Premises shall include all laundry rooms and other laundry facilities (as described above) of which construction has already been completed, are under construction or will be constructed during any term of this Lease.
2. LESSEE shall be entitled to the right of exclusive installation and operation of laundry equipment on the Leased Premises for which LESSEE shall, beginning after the installation of all laundry equipment pay to LESSOR as monthly rent Five hundred and fifty eight dollars and zero cents (\$558.00), less the then current rental tax, any state and local surcharges or fees. LESSEE and LESSOR further agree that the LESSEE shall pay the LESSOR 100% of gross receipts, less the then current rental tax, any state and local surcharges or fees and refunds to residents for the first 12 months of the Lease term. The rental payments will be mailed by the fifth business day of the month in which they are due.

3. LESSOR shall, at its own expense, provide and maintain all necessary electric, gas, water, sewer, and all other facilities required to properly operate the equipment, including utility connections. LESSOR shall clean and maintain the Leased Premises and promptly notify LESSEE if and when the equipment ceases to operate in a normal manner. LESSEE shall own and maintain the equipment that is installed, without expense to LESSOR. LESSEE agrees to make periodic inspections of the equipment, no less frequently than once a month.

LESSOR agrees to provide sufficient size laundry room(s) with adequate space, which will allow the LESSEE to install thirty (30) New Speed Queen washers (model number SWTY20) and thirty (30) New Speed Queen electric dryers (model number SDEY07).

4. During the term of this Lease, the prices to utilize the laundry machines are as follows: Washers will initially be set at a vend price of \$1.25 per wash and dryers will initially be set at a vend price of \$ 1.25 per dry. LESSEE shall not increase the vend prices during the term of the Lease Agreement unless LESSEE receives the prior written approval of the LESSOR.
5. LESSEE agrees to respond to a minimum of 95% of service calls within 48 hours and to pay LESSOR the equivalent of two cycles per day, per inoperative machine if the specific washer or dryer is not operative within forty eight hours of said response (exclusive of weekends and holidays).
6. If LESSOR experiences continuous and unusual problems with any specific washer or dryer due to machine malfunctioning and the problem is not corrected by LESSEE within three (3) business days of written notification, LESSEE will then replace that specific washer or dryer with a different machine within five (5) business days of the date of the initial notification to LESSEE. During the first 2 ½ years of the term, such machine shall be replaced with a brand new machine of equal or better quality than the machine it is replacing. For the remainder of the term it shall be replaced with a machine of equal or better quality and of the same or newer model year. ~~Continuous and unusual problems~~ with a specific washer or dryer. ~~If a washer or dryer needs to be replaced due to user error or vandalism, the machine will be replaced with a used one of equal quality as the machine it is replacing.~~
8. LESSOR shall not be responsible to LESSEE for any service requested and performed by LESSEE for any damages caused by obvious misuse, unnecessary calls for service or interruption in the supply of water, gas or electricity. LESSEE may require LESSOR to take reasonable measures to insure that the Leased Premises are secure.
9. For the entire term of this Lease, LESSEE shall purchase and maintain such insurance as will protect it from claims under workmen's compensation acts and other employee benefit acts, from claims for damages because of bodily injury, including death, and from claims for damages to property and the equipment which may arise out of or result from the LESSEE's operations under this Lease. LESSEE shall purchase and maintain the following insurance for LESSEE's performance of this Lease:

a. Workmen's Compensation Insurance for all employees, in accordance with statutory limits.

b. Comprehensive general liability insurance with limits of at least One Million Dollars (\$1,000,000.00) covering bodily injury, property damage and automobile coverage, in which the LESSOR shall be named as an additional insured. Certificates of such insurance and an additional insured endorsement with respect to the general liability insurance shall be filed with the LESSOR and shall provide that coverage will not be cancelled without a thirty (30) day prior written notice to LESSEE and LESSOR.

10. LESSEE shall have exclusive and quiet use, possession and enjoyment of the premises leased herein during the Lease.

The undersigned hereby certify that the above is a true and correct copy of the original as shown to the undersigned in the appropriate place.

COMMISSIONER TO BE SENT TO:

STATE OF TEXAS

COUNTY OF DALLAS

[Handwritten signature]

STATE OF TEXAS

COUNTY OF DALLAS

[Handwritten signature]

STATE OF TEXAS

COUNTY OF DALLAS

[Handwritten signature]

STATE OF TEXAS

COUNTY OF DALLAS

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STATE OF TEXAS

COUNTY OF DALLAS

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STATE OF TEXAS

COUNTY OF DALLAS

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A TRUE COPY OF THE ORIGINAL AS SHOWN TO THE UNDERSIGNED

**COINMACH CORPORATION
ADDENDUM TO LEASE AGREEMENT**

THIS ADDENDUM made on April 5, 2010 and entered into by and between **Coinmach Corporation**, (hereinafter referred to as "**LESSEE**"), located at 2701 SW 145th Avenue, Suite 200, Miramar, FL 33027 and **Lime Bay Phase 4 Condominium Association, Inc.**, (hereinafter referred to as "**LESSOR**"), for the 168 unit community known as Lime Bay 4 Condominium, located at 9300, 9330, 9360, 9400 and 9401 Lime Bay Blvd. Tamarac, FL 33321, this 5th day of April, 2010, amends the Lease Agreement between Lessor and Lessee dated 4.5.2010 as follows:

LESSEE agrees to install one Value Transfer Machine – High Security ("The Machine"), in the community clubhouse located at 9190 Lime Bay Blvd., Tamarac, FL, which will allow residents to purchase laundry cards, add value to laundry cards and check the balance on laundry cards. The VTM shall be for the combined use of the residents of Phases 2, 3 and 4. **LESSEE** shall be responsible for the repair, maintenance and any vandalism to "the Machine". **LESSEE** and **LESSOR** shall both be liable for the loss of monies due to theft and/or vandalism in proportion to their share of the revenue lost as determined by the rental to revenue ratio.

LESSEE agrees to provide 210 initial laundry cards prior to the installation of the VTM at no charge to the **LESSOR** or residents. Each laundry card shall have a credit of five dollars (\$5.00).

LESSEE shall purchase and provide to the "community" a security camera and DVR system to be installed and maintained by **LESSOR** in the Community Clubhouse located at 9190 Lime Bay Blvd., Tamarac, FL as additional security for the VTM(s). Any and all VTMs installed by **LESSEE** shall be covered by at least one camera of the system. Any additional cameras shall cover the common area surrounding the VTMs or the access to them. **LESSEE** shall not be responsible for any maintenance, repair, upgrades or monitoring in anyway of or for the security system. The "community" shall be considered the common grounds of the clubhouse and all Phases and Associations that use the facility.

All of the terms and conditions of the above mentioned lease not specifically changed by this Addendum shall remain in full force and effect for the term of the Lease and addenda or any renewal thereof.

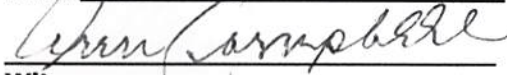
IN WITNESS WHEREOF, the parties hereto have, each by its authorized signatory, signed and executed this Lease as of the date first written above.

Lessor

for

BY: RUSS RUSSO

Title: PRESIDENT


Witness

Lessee
Coinmach Corporation


BY:

P. Christian Sachleben

Title: Regional Vice President


Witness

EXHIBIT "A"**ADDENDUM/MODIFICATION TO CONTRACT BETWEEN
COINMACH CORPORATION ("LESSEE" or "COINMACH") AND
LIME BAY CONDOMINIUM INC. NO. 4 ("LESSOR" or "ASSOCIATION")**

This Addendum/Modification shall be incorporated into the terms of the Contract referenced above, and shall be considered a part of the Contract itself. In the event of a conflict between the terms contained in the Contract referenced above and the terms contained in this Addendum/Modification, this Addendum/Modification shall supersede and prevail.

The following sentences on Page 1, Article 3 of the Contract between Coinmach and the Association (the "Contract") shall be amended as follows (additions indicated by "underlining"; deletions "stricken"):

3. LESSOR shall, at its own expense, provide and maintain all necessary electric, gas, water, sewer, and all other facilities required to properly operate the equipment, including utility connections. Should the aforementioned electric, gas, water, sewer, and all other facilities be currently unacceptable or unable to meet the requirements under this contract, Lessee shall notify Lessor, in writing, no later than five business (5) days after the execution of this contract and Lessor than at its own option may choose either to cancel the contract or effectuate modifications to provide the necessary electric, gas, water, sewer, and other facilities. LESSOR shall clean and maintain the Leased Premises and promptly notify LESSEE if and when the equipment ceases to operate in a normal manner. LESSEE shall own and maintain the equipment that is installed, without expense to LESSOR. LESSEE agrees to make periodic inspections of the equipment, no less frequently than once a month.

The following sentences on Page 2, Article 12 of the Contract between Coinmach and the Association (the "Contract") shall be amended as follows (additions indicated by "underlining"; deletions "stricken"):

12. Notices: All notices required under this lease shall be by certified mail, return receipt request, in writing, to the addresses of the LESSOR and LESSEE and shall be effective upon the first documented delivery attempt by the United States mail. Notice to the LESSOR shall be as follows:

President of Lime Bay Condominium, Inc. No. 3 as listed on the Florida Secretary of State when sent AND Registered Agent of Lime Bay Condominium, Inc. No. 3 as listed on the Florida Secretary of State when sent.

The following sentences on Page 2, Article 13 of the Contract between Coinmach and the Association (the "Contract") shall be amended as follows (additions indicated by "underlining"; deletions "stricken")

13. LESSOR and LESSEE agree that in consideration of the provisions of this Lease, LESSEE shall be entitled to the right of exclusive installation and rental of any non-metered laundry equipment in the

Initialed by Association: RR

1

Initialed by Lessee: PS

apartment units on the above-described premises as directed or approved by the Association or its Board of Directors, in writing and subject to any limitations on material alterations of the Association's common elements as found in the Association's governing documents. This installation and rental shall either be where LESSEE leases the laundry equipment to the owners/owner's agent or where LESSEE leases directly to the resident.

The following sentences on Page 2, Article 16 of the Contract between Coinmach and the Association (the "Contract") shall be amended as follows (additions indicated by "underlining"; deletions "stricken")

16. LESSEE agrees to promptly refund any monies lost within the equipment. Further, LESSEE agrees to reimburse the depreciated and reasonable value of any clothing claims by LESSOR'S residents, upon submission of verification that such claims are related to a malfunction in the equipment. Verification of the value of the clothing need not be in the form a receipt for the original clothing and may be in the form of an affidavit attesting to the original value of the clothing. In the event that LESSEE 's equipment caused physical damage to LESSOR's laundry room, LESSEE shall be responsible to either repair such damages within thirty (30) days of the damage or to pay LESSOR for such damages in accordance with any reasonable repair estimate obtained by LESSOR. The Association shall obtain three (3) estimates for the repair of the damage with the lowest of the three(3) estimates being that paid by the Lessee. To the fullest extent permitted by law, Lessee shall indemnify and hold harmless the Association its agents, employees, officers and directors, from and against claims, damages, losses, injuries and expenses, including but not limited to attorney's fees, arising out of or resulting from the installation and operation of the equipment provided in the contract.

The following sentences on Page 2, Article 22 of the Contract between Coinmach and the Association (the "Contract") shall be amended as follows (additions indicated by "underlining"; deletions "stricken")

22. This Lease shall be interpreted under, and governed by, the laws of the State of Florida. The parties here to agree that any actions relating to this Lease shall be instituted and prosecuted in the courts of the County of Miami-Dade Broward, State of Florida and each party hereto waives the right to change of venue. This Lease may not be modified except in writing, signed by a duly authorized representative of both parties. If any provision of this Lease is held invalid by a court of competent jurisdiction, it shall be automatically deleted and all remaining provisions shall remain in full force and effect.

The following terms and conditions shall be added to the Contract:

1. Lessee warrants to the Association that the materials and equipment furnished under the Contract will be of good quality and new and free of defects.
2. Lessee shall secure and pay for any and all governmental fees, licenses and inspections necessary for proper execution and completion of the installation of the machines under this contract. If Lessee performs work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Association, Lessee shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction of same.
3. Lessee shall supervise and direct the installation of the machines needed under this Contract, using Lessee's best skill and attention. Lessee shall enforce strict discipline and good order among Lessee's employees and other persons carrying out the Contract. Lessee shall not permit employment of unfit persons or persons not skilled in tasks assigned to them. Lessee shall be responsible to the Association for any negligence, acts and omissions of Lessee's employees.

Initialed by Association: RR

2

Initialed by Lessee: PJ

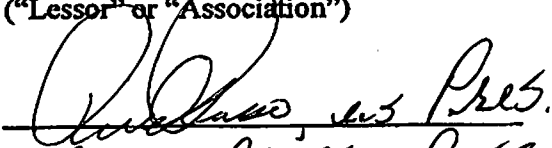
4. Lessee shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for proper execution and completion of the work whether temporary or permanent and whether or not incorporated or to be incorporated in the work.

5. Neither party to the Contract shall assign the Contract without written consent of the other.

6. All actions and decisions of the Association under the terms of this Contract shall be made and/or decided by the Association's Board of Directors acting on behalf of the Association.

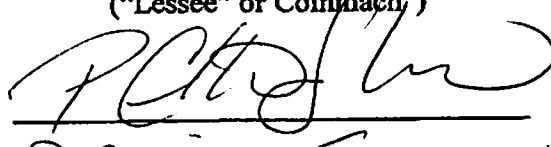
This Addendum/Modification is entered into as of this 5th day of April, 2010.

Lime Bay Condominium, Inc. No 4
("Lessor" or "Association")



RUSS RUSSO PRES.
(Printed name and title)

Coinmach Corporation
("Lessee" or Coinmach")



P. CHRISTIAN SAKLEREN
(Printed name and title)