

**OFFICE OF THE ATTORNEY GENERAL
CRIME STOPPERS TRUST FUND**

Check the Appropriate Box		Modification Number: #9(Mar.)
10% Emergency Transfer Notice <input type="checkbox"/>	Budget Modification <input checked="" type="checkbox"/>	
BUDGET MODIFICATION		
Agency Name:	Crime Stoppers of Northeast Florida, Inc.	Grant Number:
Grant Funding Period:	7/1/2015 Through 6/30/2016	007-15

Budget Modification Notice/Request	Current Approved Budget	%	Amount of Change (+ or -)	Proposed Budget	%
Rewards & Public Education	\$130,015.06	65.78%	\$0.00	\$130,015.06	65.78%
Operating Expenses	\$12,722.00	6.44%	\$0.00	\$12,722.00	6.44%
Salary Expenses	\$54,921.14	27.79%	\$0.00	\$54,921.14	27.79%
TOTAL:	\$197,658.20	100.00%	\$0.00	\$197,658.20	100.00%

**If any percentages are highlighted in red, your Budget Modification will not be processed.*

Indicate the Budget Line Item number monies will be taken from and list which Budget line item number monies will be transferred to. (Additional Pages may be added)						
From Line Item #		Amount		To Line Item #		Amount
73	✓	\$400.00		43	✓	\$400.00
76	✓	\$1,000.00		43	✓	\$1,000.00
77	✓	\$800.00		43	✓	\$800.00
57	✓	\$600.00		43	✓	\$600.00
55	✓	\$700.00		43	✓	\$700.00
53	✓	\$150.00		44	✓	\$150.00
74	✓	\$200.00		44	✓	\$200.00
Total:		\$3,850.00		Total:		\$3,850.00

RECEIVED

MAR 17 2016

CRIMINAL JUSTICE PROGRAM

FCPT

RECEIVED

MAR 17 2016

CRIMINAL JUSTICE PROGRAMS

FCPTL

Complete the box below if requesting a Budget Modification. You must provide justification.

OFFICE OF THE ATTORNEY GENERAL
CRIME STOPPERS TRUST FUND

Indicate in the box below what impact this modification will have on your program.

See Attachment

Indicate in the box below what impact this modification will have on your program.

See Attachment

Aleynia Teitz

Signature of Crime Stopper Program Project Director

3-16-16

Signature Date

Ka A O'Brien

Signature OAG Research & Training Specialist

3/18/16

Signature Date

Edna Smith

Approved by OAG Program Administrator

3-18-16

Signature Date

[Signature]

Approved by Bureau Chief, Criminal Justice Programs

3/18/16

Signature Date

MAIL TO: Office of the Attorney General, Crime Stoppers, The Capitol, PL-01, Tallahassee, FL 32399-1050

Budget Modification (January)
Crime Stoppers of Northeast Florida
Grant #007-15

Our program is requesting a budget modification in order to cover the cost of rent and utilities at a new office space for the remainder of the 2015-16 fiscal year.

Justification:

For the last six years, our program has been utilizing free office space at 250 N. Beach Street in the Volusia County Administration Building. Though the free space was greatly appreciated, it did not offer adequate space or meeting room for the Crime Stoppers program. In addition to this, recent, immediate safety concerns arose that forced the Board and the Executive Director to begin looking for alternative office space.

The Board and Executive Director looked over available office space in the Daytona Beach, Ormond Beach and Holly Hill areas and found one that met the needs of the program by providing adequate space and a safe location. The Board reviewed several properties at the February Board meeting, discussed the issue in detail and voted to move the office to 555 W. Granada Boulevard, Suite 10A as soon as possible. The office was available for lease beginning 2/15/16. The Board President and Executive Director signed the contract to begin leasing the space as of 2/15/16.

The rent amount is \$700 per month including water. Estimated utilities (electricity) are \$70 per month.

Moving \$400 from Line #73 (Travel) to line item 43 (Rent) will still leave enough for Board members to attend the February and June FACS conferences and will contribute towards paying the rent at our new office.

Moving \$1000 from Line #76 (Computer Tech Support) to line item 43 (Rent) will contribute towards office rent. We have not used computer tech support in the last several years and have volunteers to assist with tech support if an emergency is to arise before the end of June.

Moving \$800 from Line #77 (Design Services) to line item 43 (Rent) will contribute towards the office rent. We do not anticipate needing design services before the end of June and will use discretionary funds to cover these services if necessary.

Moving \$600 from Line #57 (Additional Software) to line item 43 (Rent) will contribute towards office rent. We do not anticipate needing to purchase additional software before the end of June.

Moving \$700 from Line #55 (Computer Hardware and Accessories) to line item 43 (Rent) will contribute towards office rent. We do not anticipate needing to purchase any of these items before the end of June and will use discretionary funds if necessary.

Moving \$150 from Line #53 (Office Supplies) to line #44 (Utilities) will allow us to pay for electricity for the remainder of the Fiscal Year.

Moving \$200 from Line #74 (Accounting) to line #44 (Utilities) will allow us to pay for electricity for the remainder of the year. Our 990 preparation has been completed for the current fiscal year for a cost of \$400, leaving \$200 in this line item.

Impact Statement:

Moving the CS office to the new location will benefit the program for several reasons. First and foremost, the new office location is a much safer location for the Director, volunteers, sponsors and others who visit the office. Additionally, the new office space has adequate space for Crime Stoppers office equipment and storage of materials such as banners,

files, event tent, and promotional items when necessary. The new office space will also allow for committee meetings to be held on site. This will assist our organization in better helping the citizens in the counties we serve.



Budget Modification - Denied - Please Make Corrections and Resubmit

Karen O'Bryan to: Crime Stoppers

03/15/2016 09:52 AM

Cc: Edna Smith, Shayla Crumity, Adrian Dillon

Dear Ms. Lentz:

Your organization's Budget Modification #7(Jan) has been denied for the following technical reason(s)

- Your organization's request has been placed on the incorrect form, please utilize the #9 (Mar) form as it was submitted on March 6, 2016
- Your organization wishes to transfer \$950.00 from line item 57, Additional Software - this line item only has \$600.00 of available monies to transfer and therefore the \$950.00 would overextend that line item by \$350.00 - you will need to determine which line item you are able to move the \$350.00 from
- Please place in the justification and impact boxes "see attachment"
- Please review your organization's attachment below for changes to that need to be made



Budget Modification-Rent.docx

Please make any corrections noted and resubmit your request. Thank you in advance for your assistance.

Karen L. O'Bryan, Research and Training Specialist
Crime Stoppers Trust Fund
Office of the Attorney General
Division of Victim Services
and Criminal Justice Programs
PL-01, The Capitol
Tallahassee, Florida 32399-1050
Telephone: (850) 414-3362
Fax: (850) 413-0633
fcpti.com

OFFICE OF THE ATTORNEY GENERAL
CRIME STOPPERS TRUST FUND

30-day

Check the Appropriate Box		Modification Number: #7(Jan.)
10% Emergency Transfer Notice <input type="checkbox"/>	Budget Modification <input checked="" type="checkbox"/>	
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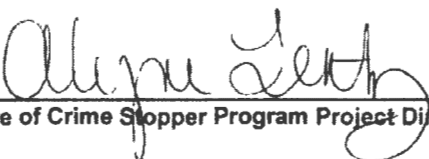
requested
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CRIMINAL JUSTICE PROGRAMS
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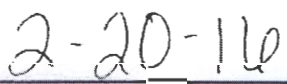
OFFICE OF THE ATTORNEY GENERAL
CRIME STOPPERS TRUST FUND

Complete the box below if requesting a Budget Modification. You must provide justification.

Indicate in the box below what impact this modification will have on your program.



Signature of Crime Stopper Program Project Director



Signature Date

Signature OAG Research & Training Specialist

Signature Date

Approved by OAG Program Administrator

Signature Date

Approved by Bureau Chief, Criminal Justice Programs

Signature Date

MAIL TO: Office of the Attorney General, Crime Stoppers, The Capitol, PL-01, Tallahassee, FL 32399-1050

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Moving \$350 from Line #57 (Additional Software) to line #44(Utilities) will allow us to pay for electricity for the remainder of the Fiscal Year. There will be \$250 remaining for additional software if an emergency is to arise.

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to line item # 43, Office Rent

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into on the 4th day of February, 2016 between the parties and upon the terms and conditions hereinafter set forth:

(a) Effective Date of Lease: February 15, 2016 through April 14, 2018

(b) LESSOR: HF Commercial Investments, LLLP
2379 Beville Road
Daytona Beach, FL 32119

(c) LESSEE: Crime Stoppers of Northeast Florida, Inc.

(d) Term of Lease: 24 Months

a) The lease payment for the months of February and March 2016 will be waived.

b) Option to extend: Provided Lessee is not in default in the performance of this lease, Lessee shall have the option to extend the terms of this lease for (2) two consecutive(2) year terms on the same terms except for the basic rent which will increase annually by 3%. This extension option shall be exercised by Lessee giving written notice to Lessor not less than 60 days prior to the expiration of the initial term.

c) Early termination: This Lease can be terminated by Lessee after the first lease year if Crime Stoppers of Northeast Florida, Inc. fail to receive ongoing Grant funds.

(e) Description of Premises: 711 square feet office space located at
555 W. Granada Blvd. Unit A-10
Ormond Beach, FL 32174

(f) Purpose: Lessee shall use the premises only for Business office

(g) Rental: Rate of Seven Hundred Dollars .00/100 (\$700.00)

Lessee will provide Lessor a copy of Florida Sales Tax Exempt 501C3 document annually.

First month's rent and security deposit shall be paid upon execution of the Lease. All payments shall be paid promptly when due and without demand, and shall be paid at the office of Lessor's agent.

[CL] [ade]

Payments payable to:
HF Commercial Investments, LLLP
Mail to:

Selby Realty, Inc.
200 E. Granada Blvd. Suite 304
Ormond Beach, FL 32176

or such other place and to such other person as the Lessor may from time to time designate in writing.

It is acknowledged that rental payments are triple net to Lessor.

(h) Base Year: 2015

(i) Real Property Taxes and Insurance:

(1) The real estate taxes for 2014 were \$ 776.05

will not reimburse

(2) Lessee shall pay for 100% of any increase in the real property taxes assessed against the property during the term of this lease (see Paragraph 7).

(3) Lessee shall pay for all liability insurance; workmen's compensation insurance if required by law and other insurance coverages excepting property damage (discussed below) and shall cause Lessor to be named as a loss payee in said policies. Liability coverage shall have minimum limits of \$350,000.00 per person and \$750,000.00 per incident. Lessee agrees to procure coverage from a reputable insurance carrier and agrees to promptly furnish Lessor with copies of all policies and proof of payment upon commencement of the 1st year of this lease agreement.

Lessee shall further be responsible for procuring property damage insurance, insuring all real property and fixtures owned by Lessor in an amount not less than \$35,000.00. Lessee agrees to procure said insurance coverage from a reputable insurance carrier and agrees to furnish Lessor with copies of said insurance policies and proof of payment.

(4) Lessee shall pay for all Lessee's "Personal" property taxes assessed against the Equipment if applicable.

(j) Security Deposit: \$700.00

This lease includes the Terms and Conditions attached hereto.

TERMS AND CONDITIONS

1. **Premises.** Lessor, in consideration of the rents to be paid and agreements to be performed by the Lessee, hereby leases unto Lessee the premises described above together with the right to use any parking or signage areas which Lessor may designate for the use by Lessee, his employees and invitees.

2. **Purpose.** Said premises shall be used solely for the purposes set forth above and not for any unlawful purpose.

3. **Rental.** Lessee shall pay the rent set forth above in consecutive monthly installments in advance to Lessor on the first business day of each month during the initial term or any renewal term. The rent for a calendar month during which rent shall begin to accrue and for the last calendar month of the term, if either is not a full month, shall be apportioned. A late charge of \$25.00 or 5% of the lease amount, which ever is greater, shall be assessed for each lease payment made more than 10 days after the due date.

4. **Use of the Premises.** Lessee shall keep the interior of the premises, Including all plumbing, wiring, piping, fixtures and appurtenances, together with the glass and windows and doors; in as good order and repair as the same are in at the commencement of this Lease, ordinary wear and use and damage by fire or unavoidable casualty excepted. Lessee shall not cause or permit any waste or injury to the premises and shall keep the premises free from any and all objectionable noises, odor, rubbish and debris inconsistent with the proper operation of Lessee's usual business therein.

Lessee shall comply with and observe all statutes, ordinances, regulations, rules and orders of federal, state and city governments or any departments, bureaus or agencies thereof or of any insurance inspection or rating bureau in any way affecting the use and maintenance of the premises. Lessee shall continuously comply with the provisions of the Occupational Safety and Health Act of 1970 and the regulations thereunder as they may be amended or promulgated from time to time and any expense resulting from such compliance, relating to the premises, the use hereof or the conduct of Lessee's business therein, shall be borne by Lessee. Lessee shall forever hold and keep Lessor harmless and indemnified on account of any loss, cost, damage or liability resulting from the violation by Lessee of any such statute, ordinance, regulation, order or decree, in any way arising out of the use and occupancy of the premises by Lessee.

Lessee shall not store any merchandise nor do or permit to be done any act or thing in the premises which may make void or voidable or increase the rate or premium of any insurance on the premises or the building or of other tenants of the building against fire or

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other casualty.

Lessee shall not make any alteration of the premises without the written consent of Lessor and if such consent be granted, any such alteration shall be in accordance with all applicable laws, rules and regulations.

All partitions or other permanent installations and improvements to the premises made by the Lessee shall become a part of the realty and title thereto shall be vested in Lessor. Lessee shall not make any such improvements without prior written consent of Lessor.

Lessee shall place no sign or placard on any exterior portion of the building, including the roof, walls and glass windows, or upon the land or grounds appurtenant to the building nor permit any hole to be made or drilled in the stone or brickwork of the building without having first obtained the approval thereof in writing of Lessor. Lessor shall have the right to enter said premises at all reasonable times to remove any placard or signs affixed in violation of this Lease.

Upon the expiration or other termination of this Lease, Lessee shall remove from the premises all goods and effects, and peaceably and quietly surrender to Lessor the possession of the premises and of all additions made to same whether made in replacement, substitution, or in addition to the existing facilities, commercially cleaned and in good repair, order and condition in all respects, reasonable use and wear and damage by fire or other casualty only excepted.

Lessee will not obstruct or permit to be obstructed the sidewalks, drives or commercial parking areas of the premises.

Lessee will, at his expense, make all repairs and improvements to the exterior of the premises and parking areas necessitated by the negligence of Lessee, his employees, customers and business invitees.

Lessor may place "for rent" signs on the premises at any time during the last 30 days of the initial or any renewal term of this lease.

5. **Heat and Air Conditioning.** Lessor shall not be required to provide heat and air conditioning to the premises and Lessee expressly acknowledges that Lessor assumes no responsibility of whatever nature and shall not be liable to Lessee for any inconvenience or loss or expense to which Lessee may be put as a result of Lessor not being required to provide such to the premises. Nothing herein contained shall prohibit Lessee, at his expense, from purchasing and installing a heating and air conditioning unit or units provided, however, the installation of same shall not be performed without the prior written consent of

Boulevards Terms & Cond.

Lessor. In the event heating and air conditioning units are furnished with the building, Lessor is not required to maintain same in operating condition but Lessee may do so at Lessee's expense. If for any reason, the HVAC unit becomes functionally obsolete for any reason not as a result of the Lessee, the Lessor will replace the unit at the Lessor's expense. In return, Lessee agrees to maintain monthly maintenance or to change filters monthly.

6. **Electricity and Other Utilities.** Lessor shall be obligated to provide electrical service and water only to the leased premises provided, however, Lessor assumes no responsibility of whatever nature and shall not be liable to Lessee for any inconvenience or loss or expense to which Lessee may be put as a result of the failure of Lessor to furnish electricity or water service or other utilities when prevented from doing so by acts of God, breakdowns or repairs which may from time to time be required or for any other unavoidable reasons or circumstances out of or beyond the control of Lessor. In no event shall Lessor be liable for indirect or inconsequential damages resulting from its failure to furnish electricity or other utilities.

Lessee shall pay promptly and directly, all charges and rentals for gas, electricity, and other services and utilities used in or consumed on the premises, appurtenant thereto, or in connection therewith. Lessee shall be responsible for any and all deposits required with regard to said utility services.

7. **Pro-ration of Expense Increases.** Notwithstanding any provisions hereof, if, with respect to any calendar year falling within the lease term or any renewal thereof, or fraction of any calendar year falling within the lease term or any renewal thereof at the beginning or end thereof:

(a) There shall be an increase over those for the Base Tax year, of real estate taxes upon the parcel of real estate on which the building containing the premises is located or upon the building, resulting either from an increase in valuation or rate of tax, Lessee shall pay in addition to the rent, 100% of any land tax and/or building tax increase. Such taxes shall include all taxes and special assessments of every kind and nature assessed and levied against the building and land. Such taxes shall be prorated between the tenants of the leased building based upon the square footage occupied by each tenant; and or

(b) There shall be an increase over those for the Base Tax year of the Lessor's premiums for insurance of the kind normally carried by the owners of similar commercial rental properties (including fire, casualty and liability insurance); Lessee shall pay in addition to the rent, 100% of any such increase in Lessor's insurance. Such increased insurance shall be prorated between the tenants of the leased building based upon the square footage occupied by each tenant.

Lessee shall pay such charges at Lessor's option either in one lump sum upon presentation to Lessee of an invoice or amortized in 12 monthly payments, due when rent is

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due, over the calendar year to which such increased costs relate or the next succeeding calendar year. Lessor shall have the right from time to time to change the periods of accounting hereunder to any other annual period other than a calendar year and upon such change, all items referred to above shall be appropriately apportioned.

8. **Fire and Casualty.** In case the premises or the building of which they are a part shall be destroyed or damaged by fire or other casualty, this Lease may be terminated at the election of the Lessor or the Lessee, but if not so terminated and said premises are rendered unfit for habitation on account of fire or casualty, the rent herein before reserved or a just and proportionate part thereof according to the nature and extent of the premises sustained, shall be abated until said premises have been put in habitable condition by Lessor. Otherwise, this Lease shall continue in force and effect under its terms.

9. **Property Loss or Damage.** All merchandise, furniture and property of any kind, nature and description belonging to Lessee or any person claiming by, through or under them, which may be in or about the premises during the continuance of this Lease or an extension or renewal thereof is to be at the full risk and hazard of Lessee. If the whole or any part thereof shall be destroyed or damaged by fire, water or in any way or manner, no part of said loss or damage is to be charged to or borne by Lessor in any case whatsoever.

10. **Indemnity and Insurance.** Lessee agrees to save Lessor harmless from and indemnify Lessor against any and all injury, loss or damage of whatever nature to person or property arising out of the use or occupancy of the premises or out of any act of omission or negligence of Lessee, their agents, servants, employees, licensees and invitees or anyone claiming under Lessee. Lessee will maintain general comprehensive public liability insurance naming Lessor as an insured party with respect to the premises issued by an insurance company authorized to do business in the State of Florida in the amounts not less than \$350,000.00 with respect to injuries to any one person and not less than \$750,000.00 with respect to injuries suffered in any one accident and not less than \$350,000.00 with respect to property damage. Lessee shall deliver to Lessor certificates of such insurance certifying the same is in full force and effect. Lessee hereby releases Lessor to the extent of any insurance coverage from any and all liability for any loss or damage caused by fire or any other extended coverage casualty even if such fire or other casualty shall be brought about by the fault or negligence of Lessor, their servants or agents.

11. **Condemnation.** If the whole or any part of the demised premises or any interest therein shall be taken or condemned by any authority, the term of the Lease shall cease and terminate on the date when the possession of the part or interest so taken shall be required for such use or purpose or on the date of such taking or condemnation (at Lessor's option).

12. **Subordination.** This Lease is subject and subordinate to all mortgages Which may now or hereafter affect the real property of which the premises form a part and to

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all renewals, modifications, consolidations, replacements and extensions thereof. This clause shall be self operative and no further instrument or subordination shall be required of any mortgagee. In confirmation of such subordination, Lessee shall execute promptly any certificate that Lessor may request.

13. **Exterior Repairs and Quiet Enjoyment.** Upon receiving written notice by Lessee of the need for repairs to the exterior of the premises, and except as provided in paragraph 8 above, Lessor shall make such repairs as Lessor shall deem necessary as soon as practicable; provided, however, the liability of the Lessor for any breach of this clause shall be limited to the cost of making such repairs. Lessee, paying rent and performing all of the covenants, terms and conditions of this Lease herein contained to be performed on the part of the Lessee, may peacefully hold and enjoy the premises during the term hereof without any lawful hindrance by Lessor or any person claiming by, through or under Lessor. Lessor further agrees to maintain the lawn.

14. **Representation by Lessor.** No representations or promises, with respect to the premises or the building or which the same are a part except as expressly set forth herein, have been made by Lessor, and Lessee agrees that he has examined the premises and takes the same in its present condition and state of repair. The taking of possession of the premises by Lessee shall be conclusive evidence that the premises and the building and grounds were in satisfactory condition at the time such possession was so taken.

15. **Assignment.** Lessee shall not assign, mortgage, pledge or otherwise encumber this Lease or his interest therein or sublet the whole or any part of the premises without first obtaining, in writing, the consent of Lessor.

16. **Defaults of Lessee and Remedies of Lessor.** In case of the failure on the part of Lessee to pay the rent and all other charges herein provided within ten (10) business days subsequent to the time when the same shall become due and payable, no demand being required for same; or in case Lessee shall neglect or fail to perform or observe any of the other covenants, terms or conditions imposed upon Lessee by this Lease and fail to remedy and/or remove the breach within five (5) days of receipt of notice thereof from Lessor, or in the event Lessee filed or there is filed against Lessee a petition under the Bankruptcy Act, then and in any of the above cases it shall be lawful for Lessor at any time thereafter at his option, to enter into and upon the premises or any part thereof and repossess the same and expel Lessee and to exercise each and every right and remedy provided to Lessor under the provision of Chapter 83, Part 1, as amended from time to time:

(i) Terminate this Lease, resume possession of the property for his account and recover immediately from the Lessee the remainder of the rent provided for this Lease for the remainder of the lease term, reduced to present worth, together with any other damages as occasioned by or resulting from the abandonment or breach of default in payment of rent; or

(ii) Resume possession and re-lease or rent the leased premises for the remainder of the lease term for the account of the Lessee and recover from Lessee at the end of the lease term or at any time each payment of rent comes due under this lease, the difference between the rent provided for in this lease and the rent received on the re-leasing or re-renting, together with all costs and expenses of the Lessor in connection with the re-leasing or re-renting and collection of rent and the cost of all repairs or renovations reasonably necessary in connection with the re-renting or re-leasing; if this option is exercised, the Lessor shall in addition be entitled to recover from Lessee immediately any other damages occasioned by or resulting from the abandonment or breach or default other than a default in payment of rent.

(iii) The remedies provided for above shall not be exclusive and in addition thereto Lessor may pursue such other remedies as are provided by law in the event of any breach, default or abandonment by Lessee. In all events and notwithstanding which options may be exercised or remedy pursued, Lessee agrees to pay and the Lessor shall be entitled to recover all costs and expenses incurred by Lessor, including a reasonable attorney fees, in connection with collection of rental or damages or enforcing other rights of the Lessor in the event of any breach, default or abandonment by Lessee. Lessee hereby expressly waives any and all rights or redemption, if any, granted by or under any present or future laws in the event Lessee shall be evicted or dispossessed for any cause or in the event Lessor shall obtain possession of the premises by virtue of the provisions of this Lease or otherwise.

17. **Lessor's Lien.** All fixtures, furniture, machinery, equipment and improvements of whatever kind and nature, goods, wares and merchandise of every kind and nature that may be in, about or upon the premises, hereby are and shall be and shall stand pledge for the fulfillment of the covenants, terms and conditions herein contained to be left and performed on the part of the Lessee, and shall not be taken down or removed from the premises during the term of this Lease or any continuance thereof without the written consent of Lessor except so far as the stock-in-trade, goods, wares, and merchandise are concerned in the regular course of business of Lessee.

18. **Security Deposit.** Lessee has deposited with Lessor the sum set forth above as security for the full and faithful performance and observance by Lessee of the covenants, terms and provisions herein contained to be performed and observed by Lessee and Lessor may use, apply or retain the whole or any part of the security to the extent required for the payment of any rent or any sums as to which Lessee is in default in respect to any of the covenants, terms or conditions of this lease. The security deposit, without interest, or any balance thereof, shall be returned to Lessee after the time fixed as the expiration of this lease provided the Lessee shall have fully performed all of the covenants, terms and conditions herein. In the event of the sale of the land and building of which the demised premises form a part during the term of this lease or any extension thereof, Lessor shall have the right to transfer the security to the vendee and Lessor shall thereupon be released from any and all liability for the return of such security to Lessee.

19. **Access to Premises.** Lessor, his servants and agents, shall have the right to enter upon the premises or any part thereof without charge, at all reasonable times to inspect the same, to show the premises to prospective purchasers or tenants or to make or facilitate any repairs or alterations to the premises or the building in which the same are a part.

20. **Non Waiver.** No waiver of any portion of this agreement by the Landlord shall be deemed a future waiver.

21. **Entire Agreement.** This is the entire agreement between the parties. No other agreement exists. Any modification in the agreement must be reduced to writing and signed by both parties.

22. **Notice.** All notices and other communications authorized or required hereunder shall be in writing and shall be given by mailing the same by certified mail, return receipt requested, postage prepaid to the addresses set forth above or, in the case of Lessee, to the demised premises.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date set forth above.

LANDLORD

HF Commercial Investments, LLLP

BY: 
SELBY REALTY, INC
(Agent for Landlord)

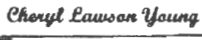
WITNESSES:



WITNESSES:

TENANT:

Authentication

BY: 
2/11/2016 2:33:44 PM

Authentication

BY: 
2/11/2016 10:02:40 AM



RE: Copy of Lease

Crime Stoppers

to:

'Karen O'Bryan'

03/15/2016 09:06 AM

Hide Details

From: "Crime Stoppers" <crimestoppers@cfl.rr.com>

To: "'Karen O'Bryan'" <Karen.OBryan@myfloridalegal.com>

1 Attachment



Granada Office Lease.pdf

Hi Karen,

Our office lease is attached.

Thank you! Have a great week.

Alyson D. Lentz

Executive Director

Crime Stoppers of Northeast Florida

visit: www.WeStopCrime.com

386-212-6543 phone

386-254-4647 fax

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From: Karen O'Bryan [<mailto:Karen.OBryan@myfloridalegal.com>]

Sent: Wednesday, March 09, 2016 4:49 PM

To: Crime Stoppers

Cc: Edna Smith; Shayla Crumity; Adrian Dillon

Subject: Copy of Lease

Ms. Lentz,

Please submit a copy of the lease on your organization's new office space.

Thanks!

Karen L. O'Bryan, Research and Training Specialist
Crime Stoppers Trust Fund
Office of the Attorney General
Division of Victim Services
and Criminal Justice Programs
PL-01, The Capitol
Tallahassee, Florida 32399-1050
Telephone: (850) 414-3362
Fax: (850) 413-0633
fcpti.com