

SECTION A - LESSOR WARRANTS, REPRESENTS AND AGREES:

- To Lease all Laundry rooms (Premises) at the following described Complex known as Country Club Village Located at 1601 NW 13th Street, Boca Raton FL 33486, together with the exclusive right to operate laundry Equipment in the Premises described below as;
Number of Apartments: 84 Number of rooms: 6 Number of Alcoves or Spaces: _____ Sizes of rooms or spaces: _____
- To grant to Lessee the right of quiet enjoyment of the Premises, to grant to Lessee, its agents and patrons, ingress and egress at all reasonable times to the Premises, to provide all required utility connections and service at its own expense and to daily maintain and keep in good repair said Premises including all utility facilities but excluding Equipment owned by Lessee;
- Not to move or remove, disconnect or tamper with Lessee's Equipment for any reason nor permit the installation of other laundry machines, of any type, anywhere in the Complex without the written consent of the Lessee and to promptly report any machine malfunction to Lessee. A breach of the covenants contained in this paragraph or in paragraph two (2) above shall be deemed to constitute Constructive Eviction and the remedies described herein shall apply;
- That title to Lessee's installed laundry and/or auxiliary Equipment shall remain with the Lessee at all times under any and all circumstances;
- That Equipment malfunctions, under this Lease, do not cover loss or damage caused by misuse, vandalism or theft, or unnecessary calls for repair, or interruption in the supply of utilities. At its option, Lessee may charge Lessor for such repairs and/or loss of income or property, and deduct such charges from the next rental payment(s) due or terminate the Lease upon thirty(30) days notice to Lessor.
- That only zero Resident units are equipped with laundry utility connections and that there is no other lease, license, or agreement in effect covering the Premises and to save and hold Lessee harmless including its reasonable attorney's fee from all claims to the contrary.

SECTION B - LESSEE WARRANTS, REPRESENTS AND AGREES:

- To furnish and install in the demised Premises commercial washers and dryers (Equipment) in a number which is sufficient for the use of the residents of the complex, and to set Equipment use charges, all as solely determined by the Lessee;
- To promptly respond, in the event of Equipment malfunction, to request to repair and/or replace said Equipment and to collect the cash derived from the actual use of the Equipment (Gross Use Receipts), at irregular intervals in accordance with currently accepted security practices.
- To pay as rental, in arrears, the sum of -50- % of the monthly Gross Use Receipts, less any applicable sales, use or property taxes and/or license fees, provided however that Lessee shall always be entitled to earn as its minimum compensation, for each day of the rental period, the cash equivalent of one(1) loads per Equipment unit and the rental due Lessor shall be adjusted accordingly. Said rental shall be paid quarterly by check less five percent (5%) of the Gross Use Receipts for each rental period that weighing on site is requested by Lessor. Regardless of what is stated above, the accumulated rental due Lessor shall never be less than thirty dollars (\$30.00) per annum.
- To keep in force at least a \$1,000,000.00 liability insurance policy covering its operations at the above described Complex.
- Lessor agrees to pay \$10,000.00 (ten thousand dollars and no/100) as a signing bonus

SECTION C - BOTH PARTIES AGREE:

- Lessor hereby grants the right of first refusal to meet the terms of any bonafide offer from any party proposing to provide laundry equipment for tenant use at Lessor's property, either by sale or lease, to be installed by such other party or by Lessor at any time within twelve (12) months following the expiration of this Lease, whether such proposal is made before, at, or after the expiration of this Lease's term, or renewal term. Prior to agreeing to another such proposal to lease space to any competitor, or to purchase and install equipment, Lessor will give Lessee a copy of the new proposal in writing, and Lessee will have thirty(30) business days to match the new proposal, or submit a better offer. If Lessee matches the new proposal, or submits a better one, Lessor agrees to sign an agreement with Lessee reflecting the terms of the new proposal. If Lessor does not honor Lessee's right of first refusal, Lessee may declare this lease as having been renewed under the same terms for a period equal to the original lease term; such additional term to commence on the day immediately following the last day of the last effective lease term, and lessee may reinstall its equipment or Lessee may seek any other remedy allowed in this lease and/or by law.
- That in the event of constructive Eviction or any other breach of this Lease by Lessor, Lessee shall be entitled to recover from Lessor as and for liquidated damages, and not as a penalty, seventy-five percent(75%) of the actual monthly average Gross Use Receipts, multiplied by the number of months from the date of the breach to the expiration of this Lease including all remaining renewal periods.
- That in consideration of additional capital expenditure by Lessee, anytime more than fifty percent (50%) of the Equipment is replaced, at the written request of Lessor, the then current Lease term shall be extended by five (5) years in addition to all other option rights herein;
- That Lessee shall never be in default, for any reason, until thirty (30) days notice and that in the event of default or breach the prevailing party shall be reimbursed by the other party for the reasonable attorneys' fees, plus costs, incurred by it in the enforcement of its rights hereunder and that all notices under this Lease must be by certified return receipt mail. That this Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the jurisdiction of the Courts of Dade County, Florida as to any dispute. That all provisions of this Lease are severable and the invalidity of any provision(s) shall not invalidate the remaining provisions;
- That this lease incorporates all oral promises between the parties, can only be amended in writing signed by both parties, is the only agreement between the parties, and is entered into by Lessor through its duly authorized agent with full knowledge of the contents hereof and acquiescence thereto by owner of the complex and shall be transferable and binding upon and inure to the benefit of the heirs, executors, successors and assigns of each of the parties hereto. Failure of the Lessor to secure an assumption of this Lease by a purchaser or transferee shall not serve to relieve any subsequent Lessor of its obligations hereunder.

DATE OF EXECUTION:

LESSOR: [Signature]

LESEE: COMMERCIAL LAUNDRIES, INC.

BY: Fred Retico Jr

BY: [Signature]

Witness: William L. Freeborn

Witness: [Signature]

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LESSOR

LESEE: COMMERCIAL LAUNDRIES, INC.

BY: Fred Rife, Jr.

BY: [Signature]

Witness: William L. Free

Witness: [Signature]

Location Name: 1601 NW 13TH STREET

Collection History

Date:	8/19/2016	Collection:	\$2,670.00	CNR:	\$2,665.00
Date:	7/22/2016	Collection:	\$3,060.00	CNR:	\$3,060.00
Date:	6/21/2016	Collection:	\$3,240.00	CNR:	\$3,280.00
Date:	5/20/2016	Collection:	\$2,920.00	CNR:	\$2,935.00
Date:	4/21/2016	Collection:	\$3,050.00	CNR:	\$3,075.00
Date:	3/21/2016	Collection:	\$3,070.00	CNR:	\$3,090.00
Date:		Collection:		CNR:	\$0.00

output excel

Collection

Date:	2/19/2016	Collection:	\$3,415.00	CNR:	\$3,455.00
Date:	1/21/2016	Collection:	\$2,420.00	CNR:	\$2,425.00
Date:	12/28/2015	Collection:	\$3,720.00	CNR:	\$3,735.00
Date:	11/23/2015	Collection:	\$3,270.00	CNR:	\$3,290.00
Date:	10/22/2015	Collection:	\$2,945.00	CNR:	\$2,970.00
Date:	8/24/2015	Collection:	\$3,765.00	CNR:	\$3,785.00
Date:	7/22/2015	Collection:	\$3,200.00	CNR:	\$3,225.00
Date:	6/22/2015	Collection:	\$3,170.00	CNR:	\$3,200.00
Date:	5/22/2015	Collection:	\$3,045.00	CNR:	\$3,090.00
Date:	4/23/2015	Collection:	\$2,940.00	CNR:	\$2,975.00
Date:	3/24/2015	Collection:	\$3,110.00	CNR:	\$3,125.00
Date:	2/23/2015	Collection:	\$2,565.00	CNR:	\$2,595.00
Date:	1/27/2015	Collection:	\$3,380.00	CNR:	\$3,390.00
Date:	12/22/2014	Collection:	\$2,990.00	CNR:	\$2,990.00
Date:	11/21/2014	Collection:	\$2,925.00	CNR:	\$2,935.00
Date:	10/23/2014	Collection:	\$2,565.00	CNR:	\$2,590.00
Date:	9/25/2014	Collection:	\$3,030.00	CNR:	\$3,055.00
Date:	8/22/2014	Collection:	\$2,595.00	CNR:	\$2,600.00
Date:	7/25/2014	Collection:	\$2,640.00	CNR:	\$2,640.00
Date:	6/23/2014	Collection:	\$2,590.00	CNR:	\$2,590.00
Date:	5/22/2014	Collection:	\$2,960.00	CNR:	\$2,975.00
Date:	4/21/2014	Collection:	\$2,460.00	CNR:	\$2,460.00
Date:	3/24/2014	Collection:	\$2,395.00	CNR:	\$2,395.00
Date:	2/25/2014	Collection:	\$3,005.00	CNR:	\$3,005.00
Date:	1/23/2014	Collection:	\$3,015.00	CNR:	\$3,015.00
Date:	12/20/2013	Collection:	\$2,475.00	CNR:	\$2,495.00
Date:	11/21/2013	Collection:	\$3,165.00	CNR:	\$3,185.00
Date:	10/16/2013	Collection:	\$1,815.00	CNR:	\$1,860.00
Date:	9/23/2013	Collection:	\$2,925.00	CNR:	\$2,930.00
Date:	8/22/2013	Collection:	\$2,395.00	CNR:	\$2,400.00
Date:	7/24/2013	Collection:	\$2,805.00	CNR:	\$2,815.00
Date:	6/21/2013	Collection:	\$2,610.00	CNR:	\$2,620.00
Date:	5/21/2013	Collection:	\$2,775.00	CNR:	\$2,805.00
Date:	4/19/2013	Collection:	\$2,410.00	CNR:	\$2,440.00
Date:	3/21/2013	Collection:	\$2,640.00	CNR:	\$2,665.00
Date:	2/21/2013	Collection:	\$2,700.00	CNR:	\$2,750.00
Date:	1/23/2013	Collection:	\$2,895.00	CNR:	\$2,920.00
Date:	12/21/2012	Collection:	\$1,930.00	CNR:	\$1,950.00
Date:	11/27/2012	Collection:	\$3,005.00	CNR:	\$3,025.00
Date:	10/22/2012	Collection:	\$3,645.00	CNR:	\$3,655.00
Date:	9/12/2012	Collection:	\$2,865.00	CNR:	\$2,890.00
Date:	8/10/2012	Collection:	\$2,450.00	CNR:	\$2,465.00
Date:	7/13/2012	Collection:	\$2,435.00	CNR:	\$2,440.00
Date:	6/13/2012	Collection:	\$2,975.00	CNR:	\$0.00
Date:	5/11/2012	Collection:	\$2,390.00	CNR:	\$2,415.00
Date:	4/11/2012	Collection:	\$3,170.00	CNR:	\$3,185.00
Date:	3/9/2012	Collection:	\$2,660.00	CNR:	\$2,685.00
Date:	2/9/2012	Collection:	\$2,620.00	CNR:	\$2,635.00
Date:	1/12/2012	Collection:	\$2,890.00	CNR:	\$2,910.00
Date:	1/12/2012	Collection:	\$2,890.00	CNR:	\$2,910.00
Date:	12/12/2011	Collection:	\$2,780.00	CNR:	\$2,805.00
Date:	12/12/2011	Collection:	\$2,780.00	CNR:	\$2,805.00
Date:	12/12/2011	Collection:	\$2,780.00	CNR:	\$2,805.00
Date:	11/9/2011	Collection:	\$2,371.00	CNR:	\$2,365.00
Date:	10/12/2011	Collection:	\$2,215.00	CNR:	\$2,215.00
Date:	9/14/2011	Collection:	\$2,495.00	CNR:	\$2,495.00

Wednesday, September 21, 2016

3:48:28 PM

COMPANY:

CL2

EQUIP TYPE

LAUNDRY

Check Name:

COUNTRY CLUB VILLAGE APARTMENTS

Location Name

1601 NW 13TH STREET

Check Line 2:

1601 NW 13TH STREET

C/O or Memo

1601 NW 13TH STREET/CK HAND WRITTEN

Check Address:

BOCA RATON

Street Address

BROWARD

Check City:

FL 33466

County

BOCA RATON

Check State ZIP:

102

City

FL 33486

Bank Account

6/5/2008

State ZIP

Location ID:

8

Contract Start

M, M, Q, Y, E, O, 6

7/7/2018

Route Sheet:

Equip Color:

WP

Rent Cycle

Net

Rent % of Amt

0.5

Equip Brand:

Electric

Collection Areas

1

Base Net Rev/Unit:

\$0.00

Misc. Adj.:

\$0.00

Power Source:

units

vend amt

cycles

print form

Year End Month:

Cn R FEE CHARGE

Yearly Commiss:

Washers

13

\$1.50

1

1

\$0.00

Yearly Commiss:

\$0.00

dryers

13

\$1.50

1

1

\$0.00

Cn R Required

\$0.00

EQ1

0

\$0.00

1

1

\$28.00

Yearly Commiss:

\$0.00

EQ2

0

\$0.00

1

1

\$0.00

Yearly Commiss:

\$0.00

MEMO: NEW LEASE 6/05/08

1099 Required

SPL ACCT:

502-10

Notes: NE 5/1 B-12732 Lease Extension

attachment:

