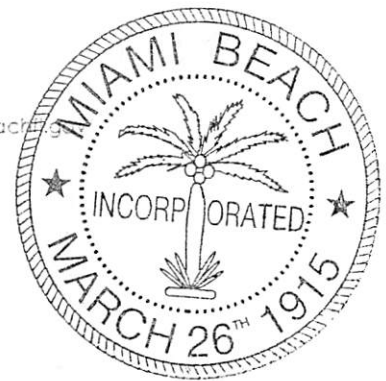


City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeach.org
ECONOMIC DEVELOPMENT DEPARTMENT
Real Estate Division
Tel: 305-673-7193 / Fax: 786-394-4539



March 21, 2019

Mr. Dana Keith Weekly
Miami Beach Film Society, Inc.
P.O. Box 19-1876
Miami Beach, Florida 33119

Amendment No. 2

Re: Lease Agreement between the City of Miami Beach ("City") and Miami Beach Film Society, Inc. d/b/a Miami Beach Cinematheque ("Tenant") dated December 9, 2009, as amended by Amendment No. 1 to the Lease Agreement dated April 2, 2015 (collectively referred to herein as the "Agreement") for approximately 2,523 square feet of space, located at 1130 Washington Avenue, 1st Floor South, Miami Beach, Florida ("Demised Premises")

Dear Mr. Weekly:

We are in receipt of your December 17, 2018 non-renewal notice requesting an extension and rent reduction of the Agreement, which expired on its own terms on February 28, 2019. Pursuant to City Commission Resolution No. 2019-30730 dated March 13, 2019, the City hereby approves the extension of the Agreement, commencing on March 1, 2019, on a month-to-month basis, until the new tenant occupies the Demised Premises, or until August 31, 2019, whichever occurs first (the "Extension Period").

Throughout the Extension Period, Sections 3.1 ("Base Rent") and 3.2 ("Additional Rent") of the Agreement are hereby modified to reduce the Base Rent and Additional Rent to reflect a total collective gross payment of **\$2,500.00 monthly**. Further, the City and Tenant shall have the right to terminate the Agreement upon 30 days prior written notice to the other party. All other terms and conditions of the Agreement shall remain in full force and effect.

Your signature below indicates acceptance of the terms of this Amendment. Please return this original document with your signature and we will provide you with a fully-executed copy. If you have any questions, please do not hesitate to contact me at (305) 673-7000 ext. 6443.

Sincerely,

Mark Milisits, RPA
Real Estate Division Director

This Amendment acknowledged and agreed to this 2 day of April, 2019.

MIAMI BEACH FILM SOCIETY, INC.

Dana Keith Weekly, President

CITY OF MIAMI BEACH, FLORIDA

Jimmy L. Morales, City Manager
APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

F:\RHCD\SALE\CON\SALE\ASSET\Historic City Hall\MB Film Society\Cinematheque Amendment No. 2.docx

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical historic community.

ATTEST:

4/4/19
Rafael E. Granado, City Clerk

2001-3-25-19
Date