

**SEVENTH AMENDMENT TO LEASE BETWEEN CITY OF
CORAL GABLES, FLORIDA AND PATIO & THINGS, INC.**

THIS SEVENTH AMENDMENT TO LEASE BETWEEN CITY OF CORAL GABLES, FLORIDA AND PATIO & THINGS, INC. (this “**Seventh Amendment**”) is made and entered into as of the ____ day of _____, 2026 (the “**Effective Date**”), by and between the CITY OF CORAL GABLES, a municipal corporation existing under the laws of the State of Florida, (“**Landlord**”), and PATIO & THINGS, INC., a Florida corporation, (“**Tenant**”).

W I T N E S S E T H:

WHEREAS, Landlord and Tenant entered into that certain Lease, dated as of September 15, 2005, as amended by the letter agreement dated September 9, 2012 (collectively, as amended, the “**Lease**”) whereby Landlord agreed to lease to Tenant certain property described in the Lease, having a physical address of 240 Aragon Avenue, Coral Gables, Florida 33134 (the “**Premises**”); and

WHEREAS, on August 6, 2020, Landlord and Tenant entered into a First Amendment to the Lease, pursuant to which the term of the Lease expired on August 31, 2021; and

WHEREAS, on September 9, 2021, Landlord and Tenant entered into a Second Amendment to the Lease, pursuant to which the term of the Lease expired on August 31, 2022; and

WHEREAS, on July 1, 2022, Landlord and Tenant entered into a Third Amendment to the Lease, pursuant to which the current term of the Lease is set to expire on August 31, 2023; and

WHEREAS, on July 14, 2023, Landlord and Tenant entered into a Fourth Amendment to the Lease, pursuant to which the current term of the Lease is set to expire on August 31, 2024; and

WHEREAS, on June 1, 2024, Landlord and Tenant entered into a Fifth Amendment to the Lease, pursuant to which the current term of the Lease is set to expire on August 31, 2025; and

WHEREAS, on July 1, 2025, Landlord and Tenant entered into a Sixth Amendment to the Lease, pursuant to which the current term of the Lease is set to expire on August 31, 2026; and

WHEREAS, Landlord and Tenant have agreed to extend the term of the Lease for an additional one (1) year, subject to City Commission approval, and subject to and in accordance with the terms and provisions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants provided herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties, for themselves and their successors and assigns, hereby covenant and agree to amend the Lease as follows:

1. **Incorporation of Recitals.** The above recitals are true and correct and are incorporated herein as if set forth in full.

2. **Defined Terms.** All capitalized terms not defined in this Amendment shall have the same meanings as set forth in the Lease. All references in the Lease to the term “Lease” shall mean the Lease, as amended by this Amendment.

3. **Term of the Lease.** Landlord and Tenant acknowledge and agree that the Term of the Lease, as referenced under Section II of the Lease, is hereby extended for an additional one (1) year, commencing on September 1, 2026 (the “Extension Commencement Date”) and terminating on August 31, 2027, unless sooner terminated as provided herein. Either party shall have the right to terminate this Lease (“Termination Right”) at any time after the Extension Commencement Date (“Early Termination Date”), so long as it delivers to the other party a written notice (“Termination Notice”), of its election to exercise its Termination Right no less than ninety (90) days in advance of the Early Termination Date. Upon either party timely and properly exercising its Termination Right, Tenant shall vacate the Premises and deliver possession to Landlord in the condition required by the Terms of this Lease on or before the Early Termination Date and Tenant shall have no further obligations under this Lease with respect to the Premises except for those accruing prior to the Early Termination Date, and those which, pursuant to the terms of the Lease, survive the expiration or early termination of this Lease with respect to the Premises.

4. **Base Rent.** Base Rent will be at a rate of \$30.00 per rentable square feet (2,987) in the amount of \$89,610.00 per year, charged in monthly installments with all applicable taxes, fees, and common area expenses.

5. **Governing Law.** This Seventh Amendment shall be governed by the laws of the State of Florida.

6. **Regulatory Authority.** Landlord and Tenant agree that notwithstanding and without limiting the terms of this Amendment, the Landlord retains its regulatory authority and will enforce its Zoning Code and take all action necessary to protect the public safety.

7. **Ratification.** Except as modified by this Seventh Amendment, all of the terms, covenants and conditions of the Lease, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, and Sixth Amendment are confirmed and approved and shall remain in full force and effect.

8. **Conflict.** In the event of a conflict between the terms of this Seventh Amendment and the Lease, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, or Sixth Amendment, the terms of this - Seventh Amendment shall control.

9. **Negotiations of Amendment.** The drafting and negotiation of this Seventh Amendment have been participated in by each of the parties, and for all purposes, therefore, this Seventh Amendment shall be deemed to have been drafted jointly by each of the parties.

10. **Counterparts.** This Seventh Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document. This Seventh Amendment may be executed by each party upon a separate copy, and one or more execution pages may be detached from one copy of this Seventh Amendment and attached to another copy in order to form one or more counterparts. Signature pages exchanged by facsimile or electronic transmission shall be fully binding.

IN WITNESS WHEREOF, the parties below have caused this Seventh Amendment to Lease Agreement to be executed under seal as of the date and year first above written.

LANDLORD:

**CITY OF CORAL GABLES, a
municipal corporation of the State of Florida**

By: _____
Peter Iglesias, City Manager

ATTEST:

By: _____
Billy Y. Urquia
City Clerk

Approved as to form and legal sufficiency

By: _____
Cristina M. Suarez
City Attorney

TENANT:

**PATIO & THINGS, INC., a Florida
corporation**

By: Maria Santaferrera
Name: MARIA SANTAFERRERA
Title: PRES.

ATTEST/WITNESS:

By: Celia F. Green
Name: CELIA F. GREEN

By: _____

Name: _____