

**THIRD AMENDMENT TO AMENDED AND RESTATED LEASE AGREEMENT**  
**BETWEEN**  
**THE CITY OF CORAL GABLES AND CORAL GABLES CINEMATEQUE, INC.**

This Third Amendment ("Amendment") to the Amended and Restated Lease Agreement entered into as of this \_\_\_ day of July 2022 by and between the City of Coral Gables (the "Landlord") and Coral Gables Cinemateque, Inc., a Florida Not-For-Profit Corporation, (the "Tenant") provides for the early exercise of Tenant's option to renew the lease term (the "Term") of the Amended and Restated Agreement (the "Agreement"). The Landlord and Tenant shall be collectively referred to as "Parties."

**RECITALS**

**WHEREAS**, the Landlord and Tenant entered into an Amended and Restated Agreement on September 28, 2010, as amended by an Amendment dated November 4, 2015 (collectively the "Lease"), concerning the real property at 260 Aragon Avenue, Coral Gables, Florida, and as is more particularly described in the Lease as the "Premises"; and

**WHEREAS**, the initial term of the Agreement was October 1, 2010 through September 30, 2020; and

**WHEREAS**, the Agreement provided Tenant with the option to renew the Agreement for two (2) successive periods of five (5) years each, upon the same terms and conditions set forth in the Agreement, by giving the Landlord written notice of the intent to renew; and

**WHEREAS**, Tenant submitted such written notice of its intent to exercise early its option to renew the term of the Agreement, for its first successive term of five (5) years to the Landlord on March 4, 2016; and

**WHEREAS**, pursuant to Resolution 2016-60, the City Commission approved a Second Amendment to the Agreement for the Tenant to exercise its first option for a five (5) year renewal early, thus extending the Lease term until September 30, 2025; and

**WHEREAS**, Tenant submitted such written notice of its intent to exercise early its option to renew the term of the Agreement, for its second successive term of five (5) years to the Landlord on April 4, 2022; and

**WHEREAS**, the Landlord, in accordance with the terms of the Agreement, determined that the Tenant has observed and performed all of the covenants, agreements and other obligations, as required by the Agreement; and

**WHEREAS**, based on the above, the Landlord agrees to allow Tenant to exercise its second five (5) year renewal option early; and

**WHEREAS**, as a result of the early exercise of Tenant's option to renew, the new lease term is through September 30, 2030; and

**WHEREAS**, section XLIV of the Agreement allows modification to its terms where in writing and executed by the Parties;

**NOW THEREFORE**, the Parties agree to modify the Agreement to allow the Tenant to exercise its second five (5) year renewal to the Agreement as set forth below:

1. Tenant exercises its second five (5) year renewal option with the Landlord's consent. The Parties agree to allow the renewal option to be exercised earlier than the Agreement would otherwise permit.
2. The Term of the Agreement now ends on September 30, 2030.
3. Except as otherwise provided herein, all terms and conditions of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have executed this Amendment on the date first written above.

**CITY:**  
 CITY OF CORAL GABLES,  
 a Florida Municipal Corporation

**ATTEST:**

\_\_\_\_\_  
 Peter J. Iglesias  
 City Manager

\_\_\_\_\_  
 Billy Y. Urquia  
 City Clerk


APPROVED AS TO FORM  
 AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
 Miriam Soler Ramos  
 City Attorney

**ATTEST/WITNESS:**

**TENANT:**  
 CORAL GABLES CINEMATEQUE, INC.

\_\_\_\_\_  
 Name: \_\_\_\_\_

By:   
 Name: Steven H. Krams

\_\_\_\_\_  
 Name: \_\_\_\_\_

Title: President