

June 17, 2024

Lashonda Henderson
Vice President
Lincoln Park Professionals
Post Office Box 3982
Fort Pierce, FL

RE: Notice of Termination of Lease

Via Registered Mail

Dear Ms. Henderson:

This letter serves a written notice of termination pursuant to the Agreement to Lease and Improve 1134 Avenue D and 1138 Avenue D (“Lease”) between the Fort Pierce Redevelopment Agency, a dependent special district of the City of Fort Pierce, Florida (“FPRA”), joined by the City of Fort Pierce, a Florida municipal corporation (“City”), (hereafter collectively “Landlord”) and Rooted in Change, Incorporated, Doing Business as Lincoln Park Young Professionals (“Tenant”), dated October 27, 2020.

On April 29, 2024, Landlord’s staff met with Tenant and was informed of Tenant’s decision to terminate the Lease. On April 2, 2024, an email was sent to the Landlord indicating Tenant’s intent to “end the progress of the project” and “dissolve this project.”

On May 14, 2024 the FPRA Board met and voted to terminate this Lease due to Tenant’s violation, default, and breach of Paragraph 16(a) of the Lease.

On May 20, 2024, the City Commission met and voted to terminate this Lease due to Tenant’s violation, default, and breach of Paragraph 16(a) of this Lease.

Termination of this Lease will be effective **immediately** (“Termination Date”). The Landlord will allow Tenant **five (5) calendar days** from the Termination Date to vacate the Demised Premise, whereafter the Landlord shall retake possession of the Demised Premises.



Website
www.cityoffortpierce.com



Phone
772-465-4170



Address
100 North US 1, Fort Pierce, FL 34950

Tenant shall comply with all terms of the Lease, to include, but not limited to:

1. "Title to any building, structure, or other improvements (other than movable trade fixtures)... constructed, installed, or placed upon the Land [are] vested in Landlord upon the termination of this Lease." Tenant has "no right to remove such fixed and permanent improvements and any fixed appliances, apparatus, or equipment related to the improvements, including all replacements, accessories and modifications thereof from the Demised Premises."
2. "All alterations and fixtures (other than movable trade fixtures)... made or installed upon the Demised Premises... [are] the property of Landlord upon installation and shall remain upon and be surrendered with the Demised Premises at the termination of the Lease unless Landlord requests their removal, in which event Tenant shall remove the same and restore the Demised Premises to the original condition at Tenant's expense." The Landlord hereby informs Tenant all alterations and fixtures made or installed are to be removed by Tenant and Tenant shall restore the Demised Premises to the original condition at the Tenant's expense.

Please feel free to contact Nicholas Mimms, City Manager, at 772-465-4170 if you have comments or inquiries on this matter.

Sincerely,



Linda Hudson,
Mayor of the City of Fort Pierce
Chair of the Fort Pierce Redevelopment Agency

cc: Nicholas C. Mimms, City Manager and FPRA Director
Linda Cox, City Clerk
Sara Hedges, City Attorney
Audria Moore, Special Projects Coordinator



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