

RESOLUTION NO. 2025-3427

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA APPROVING THE LEASE AGREEMENT BETWEEN VERDEX CONSTRUCTION, LLC AND THE TOWN; AUTHORIZING THE TOWN MANAGER TO ENTER INTO THE LEASE AGREEMENT; AND PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside (Town") is the owner of the property located at 9333 Harding Avenue, Surfside, FL 33154 ("Property");

WHEREAS, Verdex Construction, LLC ("Tenant") has provided a Proposed Lease Agreement attached hereto as Exhibit "A" to lease the Property for a one (1) year term at a monthly rent of five-thousand dollars (\$5,000.00) ("Lease Agreement");

WHEREAS, the Town now wishes to authorize the Town Manager to lease the Property to the Tenant, and enter into the Lease Agreement in substantially the form attached hereto as Exhibit "A"; and

WHEREAS, the Town Commission finds that the Lease Agreement is in the best interest and welfare of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. Approval of Lease Agreement. The Lease Agreement between Verdex Construction, LLC and the Town attached hereto as Exhibit "A" is hereby approved as of the Effective Date.

Section 3. Implementation of Agreement. The Town Manager is hereby authorized to take any and all necessary or further action to execute and implement said Lease Agreement.

Section 4. Effective Date. This Resolution and Lease Agreement shall be effective immediately upon adoption and as of the Effective Date.

PASSED AND ADOPTED on this 12th day of August, 2025.

Motion By: Commissioner Velasquez

Second By: Commissioner Coto

FINAL VOTE ON ADOPTION:

Commissioner Ruben A. Coto	<u>Yes</u>
Commissioner Nelly Velasquez	<u>Yes</u>
Commissioner Gerardo Vildostegui	<u>Yes</u>
Vice Mayor Tina Paul	<u>No</u>
Mayor Charles W. Burkett	<u>Yes</u>

Charles W. Burkett, Mayor

Attest:



Sandra N. McCready, MMC
Town Clerk



Approved as to Form and Legal Sufficiency:



Thais Hernandez, Town Attorney



Headquarters
1501 Belvedere Road/Suite 200
West Palm Beach, FL 33406
561.440.1600
info@verdex.com
www.verdex.com
Lic. No. CGC1519424

Lease Agreement

This Lease Agreement ("Agreement") is entered into this 13 day of August, 2025, by and between the Town of Surfside, a Florida municipal corporation ("Landlord"), and Verdex Construction, LLC, a Florida limited liability company ("Tenant"). The parties agree as follows:

1. Premises

Landlord hereby leases to Tenant the property located at 9333 Harding Avenue, Surfside, Florida 33154 ("Premises").

2. Term

The lease term shall begin on August 13, 2025, and shall continue for a period of twelve (12) months. Thereafter, the lease shall continue on a month-to-month basis unless terminated in accordance with Section 9.

3. Rent

Tenant shall pay to Landlord monthly rent in the amount of Five Thousand Dollars (\$5,000.00), payable in advance on the first day of each month. Rent shall be paid by check, electronic transfer, or another mutually agreed-upon method.

4. Condition of the Premises.

All building systems are AS IS. Any building system inclusive of but not limited to HVAC, Electric, Plumbing, Roofing, Doors, Windows, etc., shall be reasonably repaired (as needed) at the Tenant's expense.

Tenant shall not be required to repair existing damage documented in Exhibit A.

5. Maintenance and Repairs.

a. Services Provided by Landlord.

i. None.

b. Tenant's Repairs and Maintenance.

- i.** Notwithstanding the foregoing, Tenant shall, at all times during the term of this lease, and at its own cost and expense, keep and maintain or cause to be kept and maintained in repair and good condition (ordinary wear and tear excepted) the Premises, and shall use all reasonable precautions to prevent waste, damage or injury. All specialty equipment installed by Tenant shall be kept in proper working order and Tenant shall be solely responsible for the proper operation of that



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equipment. Tenant shall be responsible for all cleaning, pest control and janitorial services for the Premises as well as sweeping of the sidewalk outside the Premises. This section also relates to the rear walkway and patio/parking lot of the Premises.

c. **Tenant's Negligence.**

Notwithstanding the foregoing, any repairs and maintenance which are the responsibility of the Landlord, if caused intentionally or by the negligence of the Tenant, its agents, employees, guests and/or invitees, shall be paid for by Tenant.

6. Utilities and Maintenance

Tenant shall be responsible for payment of all utilities, including but not limited to electricity, water, gas, internet, trash collection, and any other services used on the Premises during the term of this lease. Tenant shall maintain the Premises in good, clean, and operable condition and promptly report any necessary repairs to the Landlord.

7. Use of Premises

The Premises shall be used solely by Tenant in connection with its construction operations at 9300 Collins Avenue. The Premises shall not be used for residential purposes, nor shall it be subleased, assigned, or otherwise transferred without the prior written consent of the Landlord at its sole and absolute discretion.

8. Termination by Landlord – Required Notice

If at any time during the lease or month-to-month period the Landlord requires the Tenant to vacate the Premises, the Landlord must provide Tenant with at least thirty (30) days' prior written notice.

9. Holdover

If Tenant remains in possession after the expiration of the initial 12-month term without a new written lease, such possession shall be deemed a month-to-month tenancy and subject to the same terms and conditions set forth herein, unless modified in writing and signed by the parties.

10. Compliance with Law

Tenant shall comply with all applicable laws, ordinances, and regulations in connection with its use and occupancy of the Premises.



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11. Termination by Tenant

Tenant may terminate this Agreement at the end of the 12-month term or during the month-to-month period by providing thirty (30) days' written notice to the Landlord.

12. Entire Agreement

This Agreement represents the entire understanding between the parties. No oral statements or prior written material not specifically incorporated herein shall be of any force or effect. Any modifications to this Agreement must be in writing and signed by both Landlord and Tenant.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

LANDLORD

Town of Surfside

By: _____

Name: Mark Blumstein

Title: Town Manager, Town of Surfside

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

By: _____

Name: Thais Hernandez, Esq.

Title: Town Attorney, Town of Surfside, FL

TENANT

Verdex Construction, LLC

DocuSigned by:

By: Rex Kirby

Name: Rex B Kirby

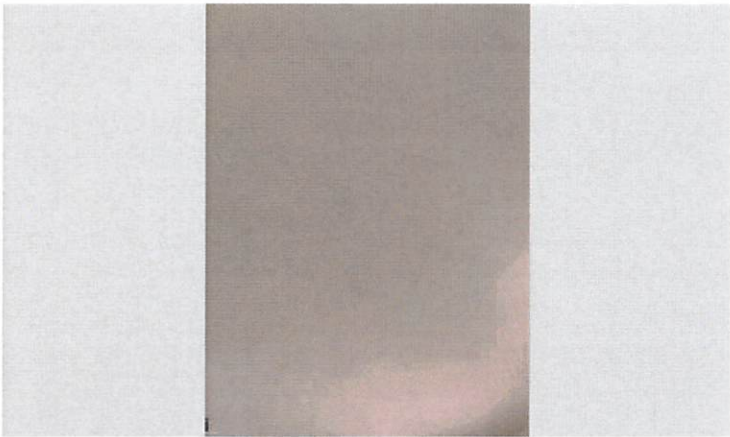
Title: President & CEO

Printed on Wed Jul 23, 2025 at 06:55 pm EDT



Verdex Construction

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9300 Collins Ave
Surfside, Florida 33154



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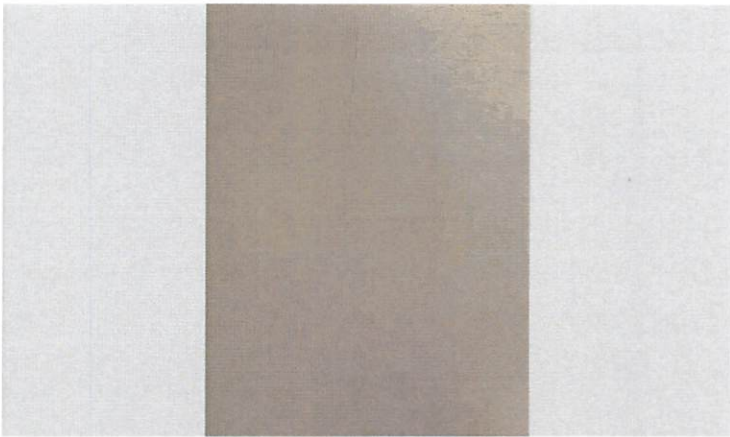
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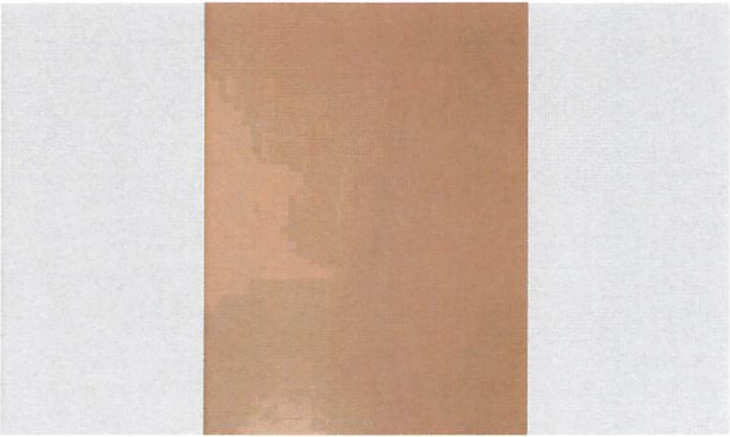
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Surfside, Florida 33154



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Surfside, Florida 33154



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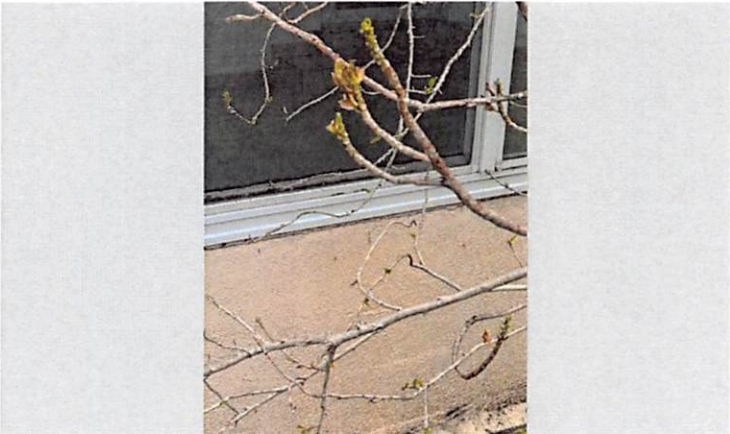
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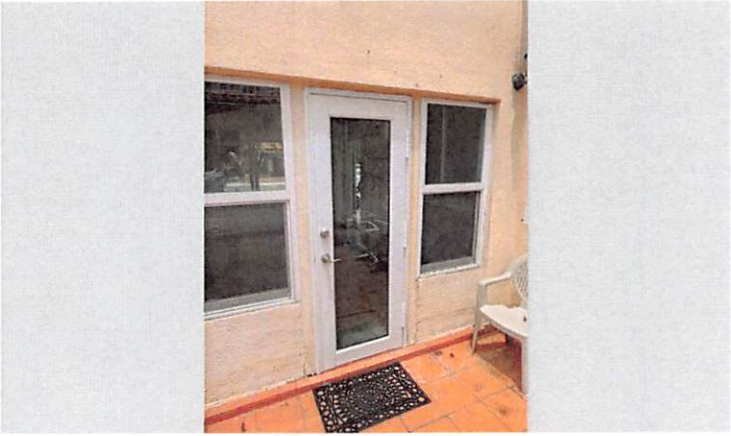
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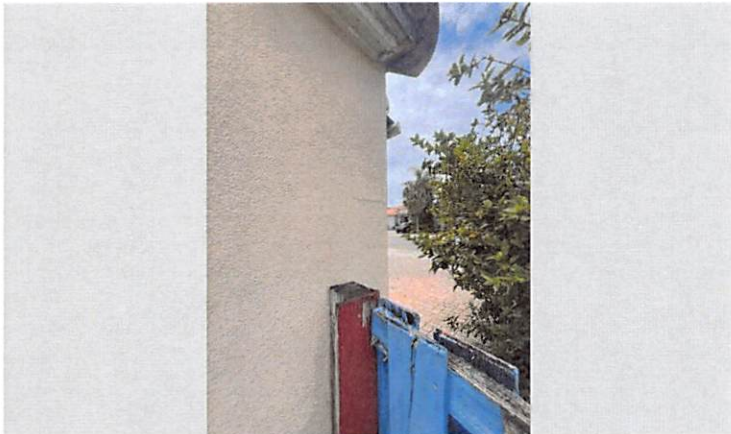
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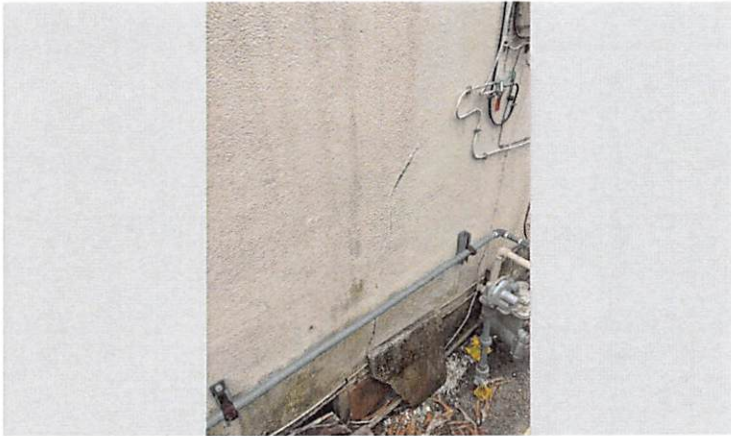
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Verdex Construction

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Surfside, Florida 33154



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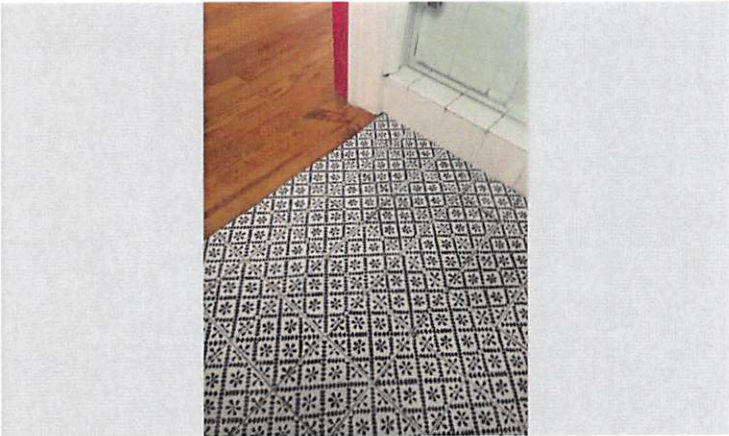
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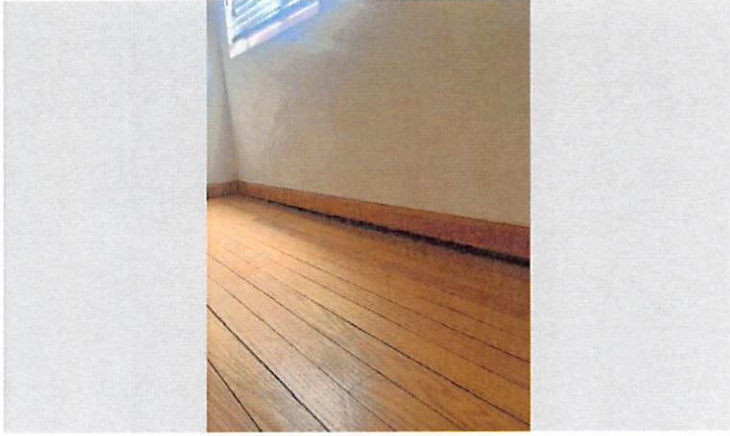
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Job #: 25-005 9300 Collins Ave
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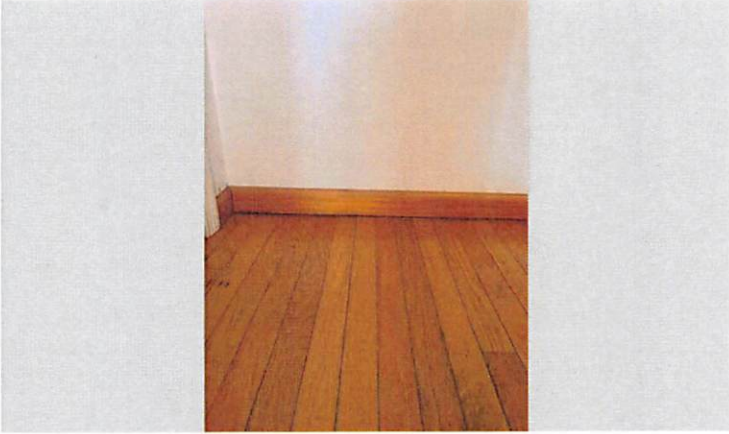
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Verdex Construction

Job #: 25-005 9300 Collins Ave
9300 Collins Ave
Surfside, Florida 33154



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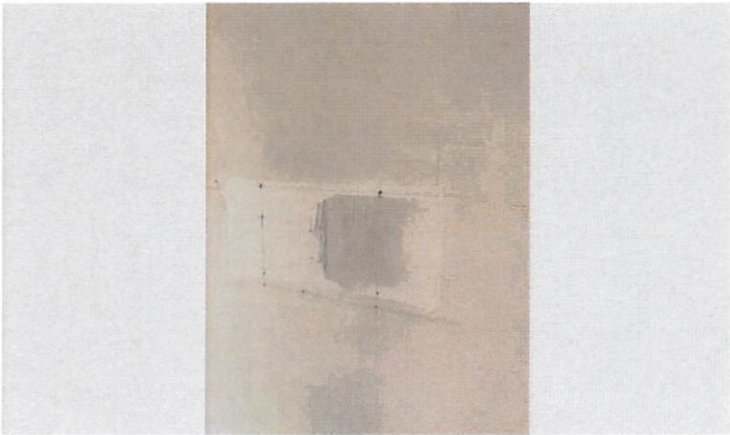
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Verdex Construction

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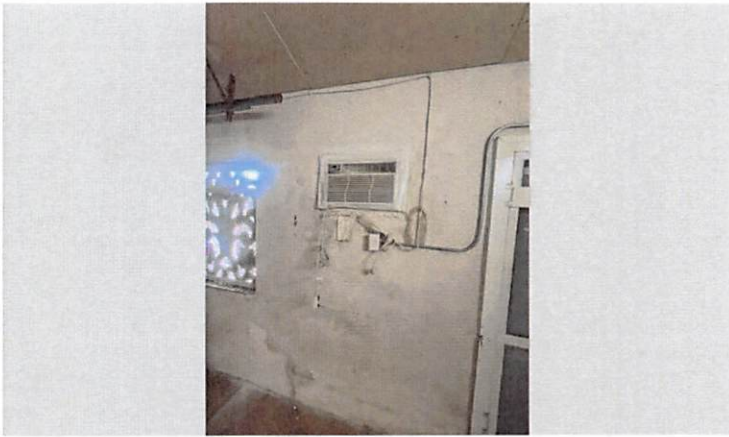
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Verdex Construction

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Job #: 25-005 9300 Collins Ave
9300 Collins Ave
Surfside, Florida 33154



Description



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Existing House

Taken Date
07/23/2025 at 12:24 pm

Uploaded By
Humberto Briceno

Upload Date
07/23/2025 at 12:34 pm

File Name
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Album
Existing House



Description

Taken Date
07/23/2025 at 12:24 pm

Uploaded By
Humberto Briceno

Upload Date
07/23/2025 at 12:33 pm

File Name
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Album
Existing House