

This instrument prepared by:  
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Bryant Miller Olive P.A.  
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Tallahassee, Florida 32308

## AGREEMENT OF TERMINATION OF PARKING AGREEMENT

THIS AGREEMENT OF TERMINATION OF PARKING AGREEMENT ("Agreement") is made as of this 8<sup>th</sup> day of November, 2021 (the "Effective Date"), by **Riviera Beach Event Center, LLC**, a Florida limited liability company, as lessor ("Landlord") and **Riviera Beach Community Redevelopment Agency**, a public body corporate and politic duly created pursuant to Part III, Chapter 163, Florida Statutes, as lessee ("RBCRA").

### WITNESSETH:

WHEREAS, Landlord is the lessee under that certain Ground Lease Agreement dated as of July 2, 2014, as amended by the First Amendment to Ground Lease dated as of June 6, 2016 (collectively the "Ground Lease") between the City of Riviera Beach, a Florida municipal corporation, as ground lessor ("Ground Lessor") and Lessor as ground lessee; and

WHEREAS, Landlord and RBCRA entered into that certain Facility Lease Agreement dated as of July 8, 2014 (the "Facility Lease Agreement"), whereby RBCRA leased the property subject to the Ground Lease (the "Premises") and the improvements to be constructed thereon; and

WHEREAS, in conjunction with the Facility Lease Agreement, Landlord and RBCRA entered into that certain Parking Agreement dated as of July 8, 2014 (the "Parking Agreement"), whereby RBCRA agreed to provide parking for the Marina Event Center to be operated by RBCRA under the Facility Lease Agreement; and

WHEREAS, Lessor has assigned its right in the Ground Lease to Lessee, and Lessee has assumed Lessor's obligations under the Ground Lease pursuant to that certain Assignment and Assumption of Ground Lease dated as of November 8, 2021, the Ground Lessor has consented to such assignment and assumption; and

WHEREAS, following such assignment, the Landlord and RBCRA interest under the Facility Lease Agreement are merged into the RBCRA; and

WHEREAS, Landlord and RBCRA now desires to terminate the Parking Agreement pursuant to this Agreement.

NOW, THEREFORE, in consideration of the premises, and for \$10.00 and other valuable consideration, the receipt and sufficiency of which is conclusively acknowledged, it is agreed as follows:

1. Termination of Parking Agreement. The Parking Agreement is terminated as of the Effective Date, and following the execution and delivery of this Agreement, the Landlord and RBCRA shall no longer have any duties or obligations owed to the other party arising out of the Parking Agreement.

2. Binding Effect. The provisions of this Agreement shall extend to, bind, and inure to the benefit of, Landlord and RBCRA and their respective legal representatives, successors, and assigns.

3. Further Assurances. From and after the execution and delivery of this Agreement, each party will execute and deliver such instruments and will take such actions as the other may reasonably request to give effect to this Agreement.

4. Counterparts. This Assignment may be executed by the parties in counterparts, each of which shall be an original but, when taken together, shall be deemed to constitute a single instrument.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, the undersigned has executed this Agreement of Termination of Parking Agreement as of this 8<sup>th</sup> day of November, 2021.

**RIVIERA BEACH EVENT CENTER, LLC**, a  
Florida limited liability company

By: Riviera Beach CDE, Inc., a Florida not-  
for-profit corporation, its sole member and  
manager

By: \_\_\_\_\_  
Jonathan Evans, President

RIVIERA BEACH COMMUNITY  
REDEVELOPMENT AGENCY, a public  
body corporate and politic

By: \_\_\_\_\_  
Name:  
Title: