



**GREATER ORLANDO AVIATION AUTHORITY**

September 16, 2021

Gonzo Marketing Services, LLC  
1835 South Perimeter Road, Suite 110  
Fort Lauderdale, FL 33309

Re: This First Amendment to Space/Use Agreement by and between the Greater Orlando Aviation Authority and Gonzo Marketing Services, LLC ("Amendment")  
Effective: September 16, 2021

Dear Mr. Gonzalez:

Reference is made to the Space/Use Agreement (the "Agreement") dated September 10, 2020 by and between the Greater Orlando Aviation Authority ("GOAA") and Gonzo Marketing Services, LLC ("Company"). Capitalized terms contained in this letter and not otherwise defined herein shall have the definitions contained in the Agreement.

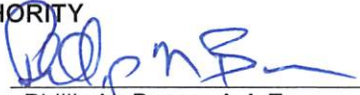
Pursuant to Paragraph 10 of the Agreement, amendments to the Agreement may be made by a revision of Attachment A and executing a numbered and dated letter of amendment. Enclosed please find revised Attachment A and Exhibit A to Attachment A, setting forth the new terms and conditions of the Agreement. All other provisions of the Agreement not changed by this Amendment shall remain in effect and shall be binding upon the parties. The Agreement is hereby amended as follows:

- A-1 SPACE TO BE OCCUPIED – see Section A-1 and Exhibit A attached hereto and incorporated herein.
- A-2 SPACE RENTAL CHARGE – see section A-2
- A-3 TERM – see Section A-3
- A-8 SPECIAL CONDITIONS – see Section A-8


Please indicate your agreement to the foregoing on behalf of the Company by signing this Amendment in the space provided below. The parties acknowledge that the Agreement is hereby amended to reflect the space shown on the revised Attachment A and Exhibit A hereof.

ACCEPTED AND AGREED TO:


**GREATER ORLANDO AVIATION AUTHORITY**

By:   
Phillip N. Brown, A.A.E.  
Chief Executive Officer  
Date: 10-1-2021

**GONZO MARKETING SERVICES, LLC**

By:   
Name: Edward Gonzalez  
Title: CEO  
Date: 9-21-21

ATTEST:

By:   
Assistant Secretary

**ATTACHMENT A**  
**SPACE/USE AGREEMENT**  
**(GONZO MARKETING SERVICES, LLC)**

**A-1. SPACE TO BE OCCUPIED.** As depicted on the attached Exhibit "A"

<b><u>Shopping Center</u></b>	<b><u>Unit #</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>Permitted Use</u></b>
Colonial Promenade Shopping Center	4600	5,549	Office – call center
4300 – 4678 East Colonial Drive	4608; 4616; 4620	6,894	Office – call center
	Total	12,443	

**A-2. Space Rental Charge**

<b><u>Unit #</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>Rate PSF</u></b>	<b><u>Annual Rent</u></b>	<b><u>Monthly Rent</u></b>
4600	5,549	\$12.50	\$ 69,362.50	\$ 5,780.21
4608-4620	6,894	\$12.50	86,175.00	7,181.25
Total	12,443		\$155,537.50	\$ 12,961.46

**A-3. Term**

The Initial Term of use and occupancy permitted under this Agreement will commence on September 16, 2021 (the "Effective Date") and expire on September 30, 2022. Renewal term shall be for a period of twelve months commencing October 1, subject to all rights of renewal and termination set forth herein.

**A-4. Insurance Requirements**

In accordance with Authority's policy and procedures the minimum coverage required is:

Automobile liability	\$1,000,000
Commercial General Liability	\$4,000,000 (\$3,000,000 of which may be in excess umbrella coverage)
Workers Compensation	As required by the laws of Florida.
Employer's Liability	Not less than \$100,000 "each accident", \$500,000 "disease-policy limit" and \$100,000 "disease-policy – each employee"

Evidence of current coverage is to be kept on file with the Authority or its designated agents.

**A-5. Amount of Security Deposit** \$3,195.00  
 (Transfer Security Deposit on account from Retail Lease expired 9/15/2021)

**A-6. Amount of Turn-In Fee** N/A

**A-7. Utility & Service Charges**

Utility/Service	Company	Authority	Comments
Electricity	✓		
Telephone	✓		
Water	✓		
Sewer	✓		
Janitorial	✓		
Trash Removal	✓		
Pest Control	✓		

**A-8. Special Conditions**

1. Company shall have the nonexclusive right to use the Common Area subject to such reasonable rules and regulations governing the use as the Authority may from time to time prescribe (the "Rules and Regulations"). Authority shall at all times have the right to change such Rules and Regulations or to promulgate other Rules and Regulations. The initial Rules and Regulations are attached hereto as Exhibit C. Authority may temporarily close any part of the Common Area for such periods of time as may be necessary and to use same for such matters which in Authority's sole judgement tends to attract customers or benefit tenants.

**EXHIBIT "A"**  
**SPACE TO BE OCCUPIED**

<u>Shopping Center</u>	<u>Unit #</u>	<u>Sq. Ft.</u>
Colonial Promenade Shopping Center	4600	5,549
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