

EXHIBIT 1

Prepared By and
After Recording Return To:

Seth Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408

AMENDMENT TO SOLAR LEASE AGREEMENT

THIS AMENDMENT TO SOLAR LEASE AGREEMENT (“Amendment”) is made and entered into this ____ day of June, 2019, by and between the City of Coconut Creek, a Florida municipal corporation (“**Lessor**”) and Florida Power & Light Company, a Florida corporation (“**Lessee**”).

Recitals

WHEREAS, Lessor and Lessee entered into that certain Solar Lease Agreement dated October 26, 2017, and recorded on November 15, 2017 in the public records of Broward County, Florida under Instrument Number 114721174 (“**Agreement**”); and

WHEREAS, Lessor and Lessee wish to amend the Agreement as more specifically set forth herein.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, it is mutually agreed as follows:

1. **Recitals**. The foregoing recitals are true and correct and incorporated herein by this reference. All initially capitalized terms not otherwise defined in this Amendment shall have the same meaning ascribed to such terms in the Agreement.

2. **Property**. Exhibit A to the Agreement is hereby deleted in its entirety and replaced with the following new Exhibit A, attached hereto and made a part hereof by this reference. All references to Property in the Agreement shall mean the real property described on the Exhibit A attached to this Amendment.

3. **Demised Premises**. Exhibit B to the Agreement is hereby deleted in its entirety and replaced with the following new Exhibit B, attached hereto and made a part hereof by this reference. All references to Demised Premises in the Agreement shall mean the real property depicted on the Exhibit B attached to this Amendment.

4. **Installation and Location of Equipment**. Other than the Equipment, no additional facilities will be installed on the Property hereunder without the prior written consent of Lessor. Additionally, Lessee’s connection of the Equipment into the energy grid system, shall be within Lessee’s existing or future easement areas.

5. **Memorandum of Lease.** Exhibit E to the Agreement is hereby revised to delete Exhibit A and Exhibit B attached thereto in their entirety and replace said exhibits with the following new Exhibit A and Exhibit B, attached hereto and made a part hereof by this reference. All references to Property in the Memorandum shall mean the real property described on the Exhibit A attached to this Amendment, and all references to Demised Premises in the Agreement shall mean the real property depicted on the Exhibit B attached to this Amendment.

6. **No Further Modifications.** Except as expressly modified by this Amendment, the Agreement remains in full force and effect and is unmodified. In the case of any conflicts between the terms of the Agreement and this Amendment, the terms of this Amendment shall control. This Amendment may be executed in several counterparts, each of which shall be deemed an original but together shall constitute one agreement.

[Signatures appear on following page.]

IN WITNESS WHEREOF, Lessor and Lessee has hereunto set its hands and affixed its seals as of the date first above written.

Lessor:

**CITY OF COCONUT CREEK,
FLORIDA**

ATTEST:

By: _____
Leslie W. May, City Clerk

By: _____
Sandra L. Welch, Mayor

Approved as to Legal Sufficiency
and Form:

By: _____
Terrill C. Pyburn, City Attorney

Witness:

Lessee:

Florida Power & Light Company,
a Florida corporation

Print Name: _____

Timothy Oliver, Vice President of
Corporate Real Estate

Print Name: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

On this _____ day of _____, 2019, before me, the undersigned notary public, personally appeared Timothy Oliver, as Vice President of Corporate Real Estate of Florida Power & Light Company, a Florida corporation, personally known to me to be the person who subscribed to the foregoing instrument or who has produced _____, as identification, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A

Description of the Property

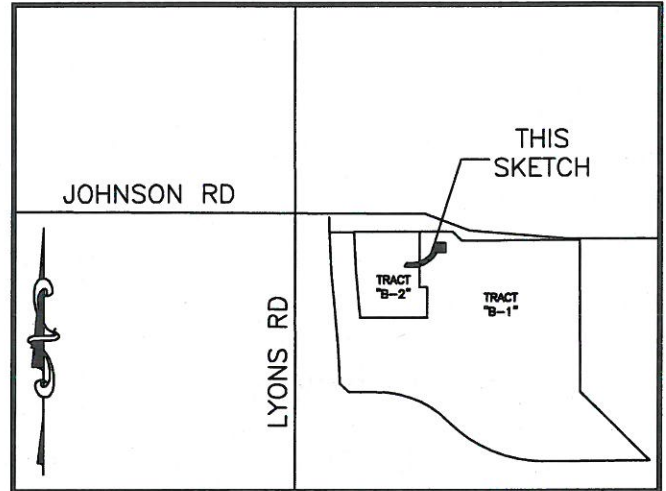
Tract "B-1" (Park Site) of WINSTON PARK SECTION THREE, according to the plat thereof recorded in Plat Book 147, Page 42, of the Public Records of Broward County, Florida, together with Winston Park Section Three 147-42 B Tract "B-2" Public Safety Complex.

EXHIBIT B

Depiction of the Demised Premises

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- FPL FLORIDA POWER AND LIGHT COMPANY
- LB LICENSED BUSINESS
- L ARC LENGTH
- (P) PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS
- Δ CENTRAL ANGLE



LOCATION SKETCH
(NOT TO SCALE)

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83/11), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) – REAL TIME KINEMATICS (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS) NETWORK AND HAVING A REFERENCE BEARING OF SOUTH 89°37'06" WEST ALONG THE NORTH LINE OF TRACT "B-1", WINSTON PARK SECTION THREE (PLAT BOOK 147, PAGE 42, BROWARD COUNTY RECORDS).
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON APRIL 23, 2019. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES INC.
ENGINEERS-PLANNERS-SCIENTISTS-CONSTRUCTION MANAGERS

Benjamin B. Hoyle 04/23/2019

BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769



DEDICATED FPL EASEMENT

Z:\PROJECTS\511900107 FPL\86 - COCONUT CREEK RECREATION COMPLEX\SURVEY\CAD\511900107-86-SD-DEDICATED ESMT.DWG

<p>SKETCH AND DESCRIPTION</p> <p>CITY OF COCONUT CREEK RECREATION COMPLEX PORTION OF SECTION 5-48S-42E CITY OF COCONUT CREEK, BROWARD COUNTY, FL</p>	DATE	4/23/2019	DATE	REVISIONS	<p>ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS</p> <p>6500 N. Andrews Avenue • Fort Lauderdale, FL 33309 954.776.1616 • www.kci.com LICENSED BUSINESS NO. 6901</p> <p>SHEET NO. <u>1</u> OF <u>3</u> SHEETS PROJECT NO. <u>511900107.86</u></p>
	SCALE	AS SHOWN			
	FIELD BK.	1530			
	DWG. BY	AIB			
	CHK. BY	BBH			

LEGAL DESCRIPTION:

A PORTION OF TRACT "B-1" WINSTON PARK SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "B-2" OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID TRACT "B-2", SOUTH 00°00'00" EAST A DISTANCE OF 85.51 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 69.69 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 30°03'57" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'30", AN ARC LENGTH OF 42.73 FEET; THENCE NORTH 00°00'27" WEST, 12.35 FEET; THENCE NORTH 89°59'33" EAST, 20.00 FEET; THENCE SOUTH 00°00'27" EAST, 28.21 FEET; THENCE SOUTH 89°59'33" WEST, 20.00 FEET; THENCE SOUTH 00°00'27" EAST, 3.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 79.69 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 52°32'46" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'41", AN ARC LENGTH OF 36.94 FEET; THENCE NORTH 00°00'00" EAST, 11.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 958 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "B-2" WINSTON PARK SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "B-2" OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID TRACT "B-2", SOUTH 00°00'00" EAST A DISTANCE OF 85.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'00" EAST, 11.32 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 79.69 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 25°59'05" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°22'25", AN ARC LENGTH OF 51.98 FEET; THENCE NORTH 30°31'24" EAST, 10.68 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 69.69 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 08°30'37" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°34'34", AN ARC LENGTH OF 46.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 494 SQUARE FEET, MORE OR LESS.

DEDICATED FPL EASEMENT

Z:\PROJECTS\511900107 FPL\86 - COCONUT CREEK RECREATION COMPLEX\SURVEY\CAD\511900107-86-SD-DEDICATED ESMT.DWG

SKETCH AND DESCRIPTION

CITY OF COCONUT CREEK
RECREATION COMPLEX
PORTION OF SECTION 5-48S-42E
CITY OF COCONUT CREEK,
BROWARD COUNTY, FL

DATE	4/23/2019
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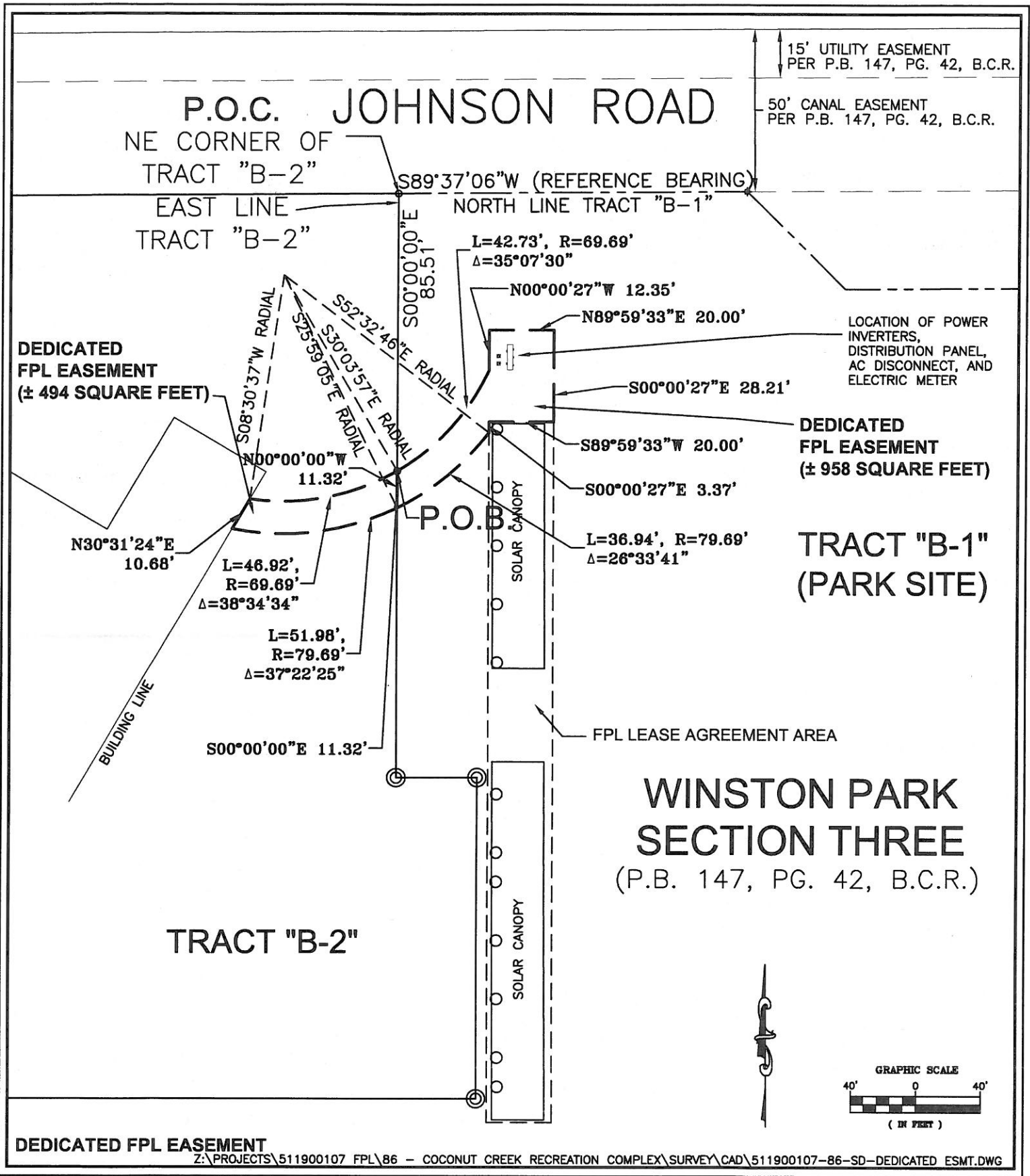
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ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS

6500 N. Andrews Avenue • Fort Lauderdale, FL 33309
954.776.1616 • www.kci.com
LICENSED BUSINESS NO. 6901

SHEET NO. 2 OF 3 SHEETS
PROJECT NO. 511900107.86



DEDICATED FPL EASEMENT
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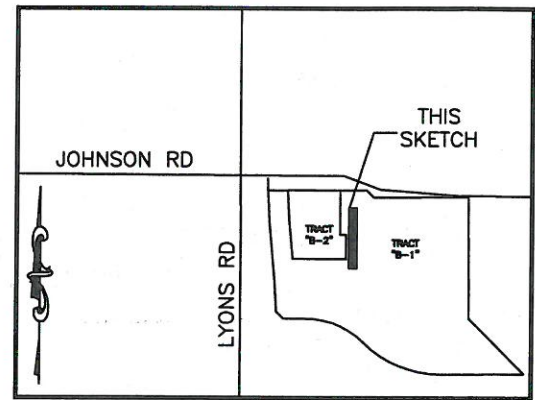
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SHEET NO. 3 OF 3 SHEETS
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- LB LICENSED BUSINESS
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- P.B. PLAT BOOK
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- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER



LOCATION SKETCH
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LEGAL DESCRIPTION:

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COMMENCE AT THE NORTHEAST CORNER OF TRACT "B-2" OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID TRACT "B-2", THENCE SOUTH 00°00'00" EAST A DISTANCE OF 70.29 FEET; THENCE NORTH 89°59'33" EAST, 28.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'33" EAST, 20.00 FEET; THENCE SOUTH 00°00'27" EAST, 216.00 FEET; THENCE SOUTH 89°59'33" WEST, 20.00 FEET; THENCE NORTH 00°00'27" WEST, 216.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 4,320 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83/11), AND ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) – REAL TIME KINEMATICS (RTK) METHODS, USING THE TRIMBLE VIRTUAL REFERENCE STATION (VRS) NETWORK AND HAVING A REFERENCE BEARING OF SOUTH 89°37'06" WEST ALONG THE NORTH LINE OF TRACT "B-1", WINSTON PARK SECTION THREE (PLAT BOOK 147, PAGE 42, BROWARD COUNTY RECORDS).
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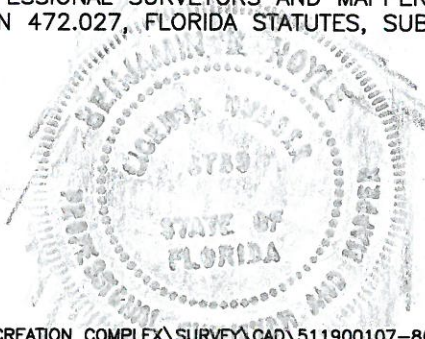
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KCI TECHNOLOGIES INC.
ENGINEERS-PLANNERS-SCIENTISTS-CONSTRUCTION MANAGERS

Benjamin B. Hoyle 04/23/2019

BY: BENJAMIN B. HOYLE, P.S.M.
FLORIDA REGISTRATION NO. 6769



LEASE AGREEMENT AREA

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PORTION OF SECTION 5-48S-42E
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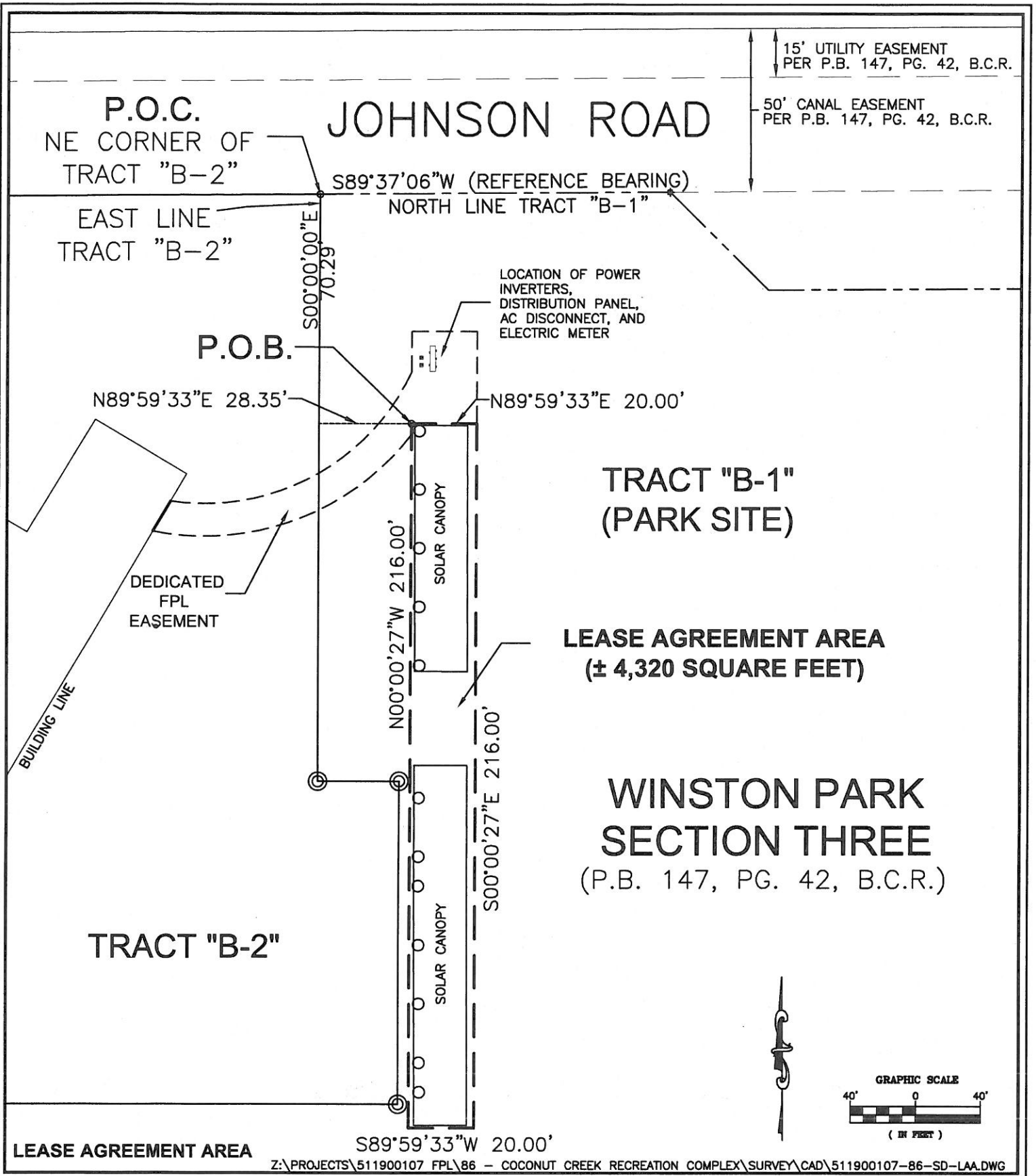
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SHEET NO. 1 OF 2 SHEETS
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SHEET NO. 2 OF 2 SHEETS
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