

**FIRST AMENDMENT TO COMMERCIAL AND INDUSTRIAL PROPERTY
IMPROVEMENT GRANT PROGRAM AGREEMENT**

THIS FIRST AMENDMENT TO THE COMMERCIAL AND INDUSTRIAL PROPERTY IMPROVEMENT GRANT PROGRAM AGREEMENT (“First Amendment”) is made as of this ____ day of April, 2020, by and between TRUONG PROPERTY MANAGEMENT, LLC, with its principal place of business located at 1821 N. State Road 7, Margate, FL 33063 (hereinafter referred to as “RECIPIENT”), UNIVERSAL NAILS AND SPA, LLC, with its principal place of business located at 12202 NW 25th Street, Plantation, FL 33323, and the MARGATE COMMUNITY REDEVELOPMENT AGENCY, a Florida public agency created pursuant to Chapter 163, Florida Statutes, with an address of 5790 Margate Blvd., Margate, FL 33063 (hereinafter referred to as the “MCRA”).

W I T N E S S E T H:

WHEREAS, on May 8, 2019, the MCRA and RECIPIENT entered into a Commercial and Industrial Property Improvement Grant Program Agreement for operating space renovations at the RECIPIENT’s property located at 1821 N. State Road 7, Margate, FL 33063 (hereinafter referred to as the “Original Agreement”); and

WHEREAS, the RECIPIENT advised the MCRA that an additional party contributed to the improvements required pursuant to the Original Agreement, and the MCRA and RECIPIENT desire to enter into this First Amendment to provide for an additional Grantee under the Original Agreement; and

WHEREAS, the MCRA recognizes that Universal Nails and Spa, LLC did contribute funds to pay the cost of the improvements to the RECIPIENT’s property in a manner consistent with the terms and conditions of the Original Agreement, and the MCRA acknowledges that Universal Nails and Spa, LLC can be acknowledged as a grant recipient pursuant to the terms and conditions of the Original Agreement.

NOW, THEREFORE, in consideration of the promises, mutual covenants, provisions, and undertakings hereinafter contained, and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. That the recitals set forth above are true and correct and are incorporated herein by reference.

2. That the MCRA and RECIPIENT agree to amend the Original Agreement to include Universal Nails and Spa, LLC as an authorized grant recipient under the terms and conditions of the Original Agreement.

3. That Universal Nails and Spa, LLC, agrees to comply with, and be bound by all of the terms and conditions of the Original Agreement as amended.

4. That except as amended herein, the MCRA, RECIPIENT, and Universal Nails and Spa, LLC ratify, approve and reaffirm the terms of the Original Agreement which shall remain in full force and effect.

5. In the event of any conflict or ambiguity by and between the terms and provisions of the Original Agreement and this First Amendment, the terms and provisions of this First Amendment shall control to the extent of any such conflict or ambiguity.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

MARGATE COMMUNITY
REDEVELOPMENT AGENCY

BY: _____
TOMMY RUZZANO, CHAIR

ATTEST:

CALE CURTIS, INTERIM EXEC. DIR.

TRUONG PROPERTY MANAGEMENT, LLC

By: _____
Phong Truong, Manager

UNIVERSAL NAILS & SPA, LLC

By: _____
Phong Truong, Manager