

**THIRD AMENDMENT TO BUSINESS INCENTIVE GRANT PROGRAM  
AGREEMENT**

**THIS THIRD AMENDMENT TO THE BUSINESS INCENTIVE GRANT AGREEMENT** (“Third Amendment”) is made as of this \_\_\_\_ day of April, 2020, by and between VO AN VIETNAMESE RESTAURANT, 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 25<sup>th</sup> Street, Plantation, FL 33323, TRUONG PROPERTY MANAGEMENT, with its principal place of business located at P.O. Box 452292, Sunrise, FL, 33345, 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 Business Incentive Grant 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 parties entered into the First Amendment to the Original Agreement on September 24, 2019 in order to provide the RECIPIENT with additional time to complete the improvements (the “First Amendment”); and

**WHEREAS**, the parties entered into the Second Amendment to the Original Agreement on November 13, 2019 in order to provide the RECIPIENT with additional time to complete the improvements (the “Second Amendment”); and

**WHEREAS**, the RECIPIENT advised the MCRA that additional parties contributed to the improvements required pursuant to the Original Agreement, and the MCRA and RECIPIENT desire to enter into this Third Amendment to provide for additional parties and additional Grantees under the Original Agreement; and

**WHEREAS**, the MCRA recognizes that Universal Nails and Spa, LLC and Truong Property Management, 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 and Truong Property

Management, LLC can be acknowledged as grant recipients 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 and Truong Property Management, LLC as authorized grant recipients under the terms and conditions of the Original Agreement, as amended.

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, and the Original Agreement, as amended by the First Amendment, the Second Amendment, and this Third Amendment, 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, the First Amendment, the Second Amendment, and this Third Amendment, the terms and provisions of this Third Amendment shall control to the extent of any such conflict or ambiguity.

**(SIGNATURE PAGE TO FOLLOW)**

**SIGNATURE PAGE FOR THIRD AMENDMENT TO BUSINESS INCENTIVE GRANT  
AGREEMENT FOR VO AN VIETNAMESE RESTAURANT**

**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.

VO AN VIETNAMESE RESTAURANT, LLC

By: \_\_\_\_\_  
Phong Truong, Manager

UNIVERSAL NAILS & SPA, LLC

By: \_\_\_\_\_  
Phong Truong, Manager

TRUONG PROPERTY MANAGEMENT, LLC

By: \_\_\_\_\_  
Phong Truong, Manager