





## AGREEMENT TO RENEW DEVELOPMENT SITE LEASE AGREEMENT

**THIS AGREEMENT** to Renew Development Site Lease Agreement (this "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by and between Palm Beach County, a political subdivision of the State of Florida ("County"), and Vanguard Car Rental USA, Inc., a corporation organized under the laws of the State of Delaware, having its office and principal place of business at 700 Corporate Park Drive, 3<sup>rd</sup> Floor, St. Louis, MO 63105 ("Lessee").

### WITNESSETH:

**WHEREAS**, County and National Car Rental System, Inc., entered into that certain Development Site Lease Agreement dated December 7, 1993, as amended and assigned, (R93-1587-D) (the "Lease"); and

**WHEREAS**, National Car Rental System, Inc. assigned its rights under the Lease to NCR Acquisition Corporation pursuant to that certain assignment dated June 1, 1995 (R-95-670D); and

**WHEREAS**, NCR Acquisition Corporation amended its Certificate of Incorporation to change its name to National Car Rental System, Inc. on June 9, 1995; and

**WHEREAS**, National Car Rental System, Inc., assigned its rights under the Lease to ANC Rental Corporation ("ANC") (R2002-1494); and

**WHEREAS**, ANC exercised its first option to renew the Lease on September 9, 2003 (R2003-1345); and

**WHEREAS** ANC assigned its rights under the Lease to Lessee pursuant to that certain assignment (R2003-1349); and

**WHEREAS**, the Lessee desires to exercise its second and final option to renew the Lease.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for such other good and valuable consideration, the receipt of which the parties hereby expressly acknowledge, the parties hereto covenant and agree to the following terms and conditions:

1. The foregoing recitals are true and correct and are hereby incorporated herein by reference. Terms not defined herein shall have the meanings ascribed to them in the Lease.
2. The parties hereby agree that the Lease shall be renewed for one (1) additional five (5) year term, which shall commence on October 1, 2008 and shall terminate on September 30, 2013, upon the same terms and conditions except that there shall be no more options to renew the Lease.
3. Except as specifically amended herein, all terms and conditions of the Lease shall remain in full force and effect and are hereby ratified and confirmed by the parties hereto.
4. This Agreement shall become effective when signed by both the parties hereto and approved by the Palm Beach County Board of County Commissioners.

**IN WITNESS WHEREOF**, the parties hereto have duly executed this Agreement as of the day and year first written above.

**ATTEST:**

**Sharon Bock, Clerk & Comptroller**

**PALM BEACH COUNTY, a political subdivision of the State of Florida by its Board of County Commissioners**

BY: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Addie L. Greene, Chairperson

(SEAL)

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND CONDITIONS**

By: \_\_\_\_\_  
County Attorney

By: \_\_\_\_\_  
Director, Department of Airports

**Signed, sealed and delivered in the presence of two witnesses for Lessee:**

**LESSEE: VANGUARD CAR RENTAL USA, INC.**

\_\_\_\_\_  
Signature  
Jennifer Koontz  
Name (typed or printed)

By: \_\_\_\_\_  
Signature  
Gary W. Cunningham  
Name (typed or printed)

\_\_\_\_\_  
Signature  
Christine Eller  
Name (typed or printed)

Vice President  
\_\_\_\_\_  
Title

(Corporate Seal)

## AGREEMENT TO RENEW AIRPORT GROUND LEASE AGREEMENT

**THIS AGREEMENT** to Renew Airport Ground Lease Agreement (this "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by and between Palm Beach County, a political subdivision of the State of Florida ("County"), and Vanguard Car Rental USA, Inc., a corporation organized under the laws of the State of Delaware, having its office and principal place of business at 700 Corporate Park Drive, 3<sup>rd</sup> Floor, St. Louis, MO 63105 ("Lessee").

### WITNESSETH:

**WHEREAS**, County and National Car Rental System, Inc., entered into that certain Airport Ground Lease Agreement dated December 7, 1993, as amended and assigned, (R93-1586-D) (the "Lease"); and

**WHEREAS**, National Car Rental System, Inc. assigned its rights under the Lease to NCR Acquisition Corporation pursuant to that certain assignment dated June 1, 1995 (R-95-670D); and

**WHEREAS**, NCR Acquisition Corporation amended its Certificate of Incorporation to change its name to National Car Rental System, Inc., on June 9, 1995; and

**WHEREAS**, National Car Rental System, Inc., assigned its rights under the Lease to ANC Rental Corporation ("ANC") (R2002-1495); and

**WHEREAS**, ANC exercised its first option to renew the Lease on September 9, 2003 (R2003-1346); and

**WHEREAS** ANC assigned its rights under the Lease to Lessee pursuant to that certain assignment (R2003-1350); and

**WHEREAS**, Lessee desires to exercise its second and final option to renew the Lease.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for such other good and valuable consideration, the receipt of which the parties hereby expressly acknowledge, the parties hereto covenant and agree to the following terms and conditions:

1. The foregoing recitals are true and correct and are hereby incorporated herein by reference. Terms not defined herein shall have the meanings ascribed to them in the Lease.
2. The parties hereby agree that the Lease shall be renewed for one (1) additional five (5) year term, which shall commence on October 1, 2008 and shall terminate on September 30, 2013, upon the same terms and conditions except that there shall be no more options to renew the Lease.
3. Except as specifically amended herein, all terms and conditions of the Lease shall remain in full force and effect and are hereby ratified and confirmed by the parties hereto.
4. This Agreement shall become effective when signed by both the parties hereto and approved by the Palm Beach County Board of County Commissioners.

**IN WITNESS WHEREOF**, the parties hereto have duly executed this Agreement as of the day and year first written above.

**ATTEST:**

**Sharon Bock, Clerk & Comptroller**

**PALM BEACH COUNTY, a political subdivision of the State of Florida by its Board of County Commissioners**

BY: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Addie L. Greene, Chairperson

(SEAL)

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND CONDITIONS**

By: \_\_\_\_\_  
County Attorney

By: \_\_\_\_\_  
Director, Department of Airports

**Signed, sealed and delivered in the presence of two witnesses for Lessee:**

**LESSEE:  
VANGUARD CAR RENTAL USA, INC.**

\_\_\_\_\_  
Signature  
Jennifer Koontz  
Name (typed or printed)

By: \_\_\_\_\_  
Signature  
Gary W. Cunningham  
Name (typed or printed)

\_\_\_\_\_  
Signature  
Christine Eller  
Name (typed or printed)

\_\_\_\_\_  
Vice President  
Title

(Corporate Seal)