

Department: Facilities Development & Operations

Recommended By: 11/4/25
Department Director Date

Approved By: 11/12/25
Deputy County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs	N/A	N/A	N/A	N/A	N/A
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(\$-0-)	(\$-0-)	(\$-0-)	(\$-0-)	(\$-0-)
# ADDITIONAL FTE POSITIONS (Cumulative)					
Is Item Included in Current Budget:	Yes		No	X	
Does this item include the use of federal funds?	Yes		No	X	
Does this item include the use of State funds?	Yes		No	X	

Budget Account No: Fund 0001 Dept 580 Unit 5111 Object Revenue 4719-18

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No fiscal impact.

Fixed Asset Number: N/A

PCN: 00-43-44-28-00-001-3020

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 11/5/25 OFMB [Signature] 11/10/25 Contract Development and Control 26 11.7.25 11-10-25 TH

B. Legal Sufficiency:

[Signature] 11/10/25 Assistant County Attorney

C. Other Department Review:

[Signature] Department Director

This summary is not to be used as a basis for payment.

Background and Justification (continued): Section 286.23, Florida Statutes, requires that a Disclosure of Beneficial Interest (Disclosure) be obtained when property held in a representative capacity is leased to the County, but does not require such Disclosure when the County leases property to a tenant. Since a Disclosure was already provided, staff obtained an updated Disclosure which is attached as Attachment 3 to this item. The management and operations of Soccer 5 and the mini soccer complex remain with Scott and Alan Georgeson.

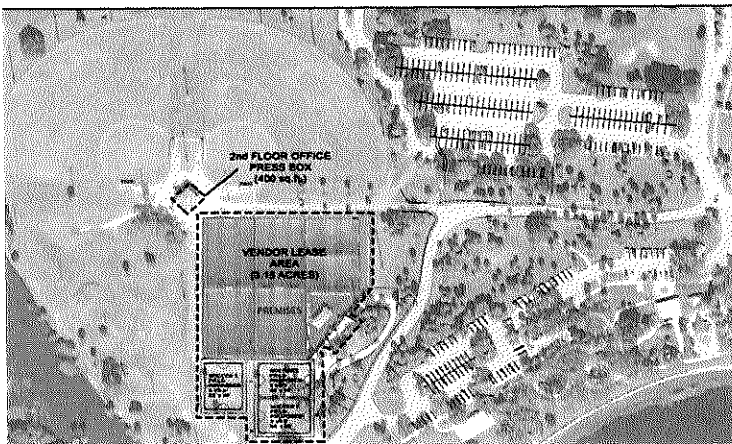
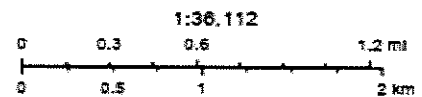
LOCATION MAP

00-43-44-28-00-001-3020

DISTRICT 3



April 28, 2021



Aerial View of the Premises

Attachment #2

Second Amendment to Concessionaire Lease Agreement (2)
(24 pages each)

SECOND AMENDMENT TO CONCESSIONAIRE LEASE AGREEMENT

THIS SECOND AMENDMENT TO CONCESSIONAIRE LEASE AGREEMENT (the "Second Amendment") is made and entered into November 18, 2025, by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, ("County") and **US SOCCER 5, LLC**, a Florida Limited Liability Company, ("Concessionaire") ("County" and "Concessionaire" collectively referenced as the "Parties").

WITNESSETH:

WHEREAS, County and Concessionaire entered into that certain Concessionaire Lease Agreement (R2018-2061) dated December 18, 2018 (the "Initial Agreement") for the use of the Premises as defined in the Initial Agreement, for an initial term of ten (10) years; and

WHEREAS, the First Amendment to Concessionaire Lease Agreement (R2021-0800) effective June 15, 2021 (the "First Amendment") extended the deadline to begin construction to account for Covid-related closures and delays, revised the Premises to reflect the location of the buildings, and modified certain language of the Initial Agreement (the Initial Agreement as amended by the First Amendment is collectively referred to herein as the "Agreement"); and

WHEREAS, the Parties desire to substitute the portion of the Premises comprising the 1.48-acre parcel along Lake Worth Road as set forth in the Agreement with a newly designated 0.63-acre site as further defined herein; and

WHEREAS, Concessionaire has provided notice requesting County's approval of a change in the beneficial ownership of Concessionaire to reflect the following members:

- (i) Seventy percent (70%) of the membership interests in Concessionaire to be owned by Wonder Franchises, LLC, a Delaware limited liability company ("Wonder");
- (ii) Fifteen percent (15%) of the membership interests in Concessionaire to be owned by Indominus Rex, LLC, a Florida limited liability company; and
- (iii) Fifteen percent (15%) of the membership interests in Concessionaire to be owned by 26 Anchor Drive, LLC, a Florida limited liability company; and

WHEREAS, County acknowledges receipt of notice as required by the Agreement, and consents to the change in ownership as set forth herein; and

WHEREAS, the Parties wish to modify the Agreement to reflect the change in the Premises and the change of ownership as set forth above, and to update standard provisions of the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, and various other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning as ascribed to them in the Agreement.

2. **Section 1.01** of the Agreement is hereby deleted in its entirety and replaced with the following:

Section 1.01 Premises

In consideration of the rents, covenants and agreements hereafter reserved and contained on the part of the Concessionaire to be observed and performed, the County provides to the Concessionaire, and Concessionaire accepts from County, the concession area for the mini soccer complex designated on Exhibit "B" attached hereto and made a part hereof (the "Premises") for the provision of a mini soccer concession (the "Concession"). The Premises consists of approximately 3.15 acres and as well as the 2nd floor of the press box which is approximately 400 square feet, located at the softball complex as depicted on Exhibit "B". The Premises is located within John Prince Park, 2520 Lake Worth Road, Lake Worth, Florida, and is shown in the Park aerial photograph attached as Exhibit "A".

Concessionaire shall operate its concession within the boundaries of the Premises as set forth herein. County reserves the right to make such amendments, changes and revisions to the configuration of the Premises as County, in its sole discretion, may deem proper. Construction may at times impact the operation of this concession. County, at its option, reserves the right to relocate Concessionaire's facilities within the Premises into another area of similar size and County shall not be liable to Concessionaire for any costs, expenses, or damages in connection to any such requested relocation. In the event that Concessionaire does not agree to the relocation as provided herein, this Agreement shall be automatically terminated, and the parties hereto shall be relieved of all further obligations hereunder.

3. **Section 2.06** of the Agreement is hereby deleted in its entirety and replaced with the following:

Section 2.06 Unpaid Fees, Holdover

In the event Concessionaire fails to make timely payment of any rentals, fees, charges, and payments due and payable in accordance with the terms of this Agreement within ten (10) days after same shall become due and payable, interest at the rate of one and one half percent (1.5%) per month (or the highest rated permitted by law if lower) shall accrue against the delinquent payment(s) from the date due until the date payment is received by County. Such interest shall constitute Additional Rent. Payments received after interest has started to accrue shall be applied to the accrued interest first and then towards the delinquent rent. Notwithstanding the foregoing, County shall not be prevented from terminating this Agreement for default on the payment of rentals, fees, charges, and payments due to County pursuant to this Agreement or from enforcing any other provisions contained herein or implied by law. In the event Concessionaire shall holdover, refuse or fail to relinquish possession of the Premises at the expiration or termination of this Agreement, Concessionaire shall be strictly liable to pay to County during the entire period of such holdover, double Guaranteed Annual Rent, as provided for in Chapter 83, Florida Statutes. During the period of any such holdover, Concessionaire shall also continue to be responsible for its obligations under this Lease, including maintaining the insurances coverages as required by this Lease. In addition to the Guaranteed Annual Rent, Concessionaire shall pay all other charges or costs imposed upon Concessionaire by this Agreement, all costs of insurance for which

Concessionaire would have been responsible if this Agreement had been renewed on the same terms contained herein, in the event that Concessionaire fails to maintain the required insurance coverages during the period of any holder, and all sales taxes assessed against such increased Guaranteed Annual Rent. Such tenancy shall be subject to all the other conditions, provisions and obligations of this Agreement.

4. **Section 3.02A.1. and Section 3.02B.5.** of the Agreement are each hereby amended by adding the following at the end thereof:

All of Concessionaire's construction and Alterations with respect to the portion of the Premises added to the Premises in the Second Amendment shall be initiated within 90 days after all permits and approvals have been obtained and made and performed in a good workmanlike manner and shall be diligently performed to completion, as evidenced by a certificate of completion, within 270 days of the receipt of such permits and approvals, but in no event later than August 15, 2026, strictly in accordance with the approved plans and specifications therefore.

5. **Section 4.05** of the Agreement is hereby deleted in its entirety and replaced with the following:

Section 4.05 Non-Discrimination

County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2025-0748, as may be amended, Concessionaire warrants and represents that throughout the term of the Agreement, including any renewals thereof, if applicable, all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, or genetic information. Failure to meet this requirement shall be considered default of the Agreement.

6. **Section 19.03 b.** of the Agreement shall be updated to the following:

- b) If to the Concessionaire:

US Soccer 5, LLC
9100 South Dadeland Blvd.
Suite 1507
Miami, FL 33156
Telephone: (305) 965-9855

with a copy to:

Indominus Rex LLC
6851 SW 51st Street
Miami, FL 33155

with a copy to:

26 Anchor Drive, LLC.
4648 Ashley View Lane
North Charleston, SC 29405

7. The following sentence is added at the end of **Section 19.26A.** of the Agreement:

Pursuant to Section 287.135(3)(b), Florida Statutes, if Concessionaire is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, this Agreement may be terminated at the option of the County.

8. **Section 19.30** shall be added to the Agreement as follows:

Section 19.30 Nongovernmental Entity Human Trafficking

Concessionaire warrants and represents that it does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Concessionaire has executed the Nongovernmental Entity Human Trafficking Affidavit, which is attached hereto and incorporated herein as Exhibit "J".

9. Section I.G.a. of **Exhibit "D" to the Agreement** is hereby amended to add the following after the second sentence thereof:

With respect to Concessionaire's construction and Alterations with respect to the portion of the Premises added to the Premises in the Second Amendment, within thirty (30) days of County approval of the Second Amendment, Concessionaire shall submit copies of all permits, an updated total development cost estimate, proof that funding is available for construction, a Schedule of Values (SOV) for construction, an updated CPM schedule indicating constructing start and completion dates, as well as major milestones.

10. **Section I.G.d. of Exhibit "D" to the Agreement** is hereby amended by adding the following at the end thereof:

All of Concessionaire's construction and Alterations with respect to the portion of the Premises added to the Premises in the Second Amendment shall be initiated within 90 days after all permits and approvals have been obtained and made and performed in a good workmanlike manner and shall be diligently performed to completion, as evidenced by a certificate of completion, within 270 days of the receipt of such permits and approvals, but in no event later than August 15, 2026, strictly in accordance with the approved plans and specifications therefore .

11. **Exhibit "A"** to the Agreement is hereby deleted and replaced with **Exhibit "A"** attached to this Second Amendment.

12. **Exhibit “B”** to the Agreement is hereby deleted and replaced with **Exhibit “B”** attached to this Second Amendment.
13. **Exhibit “A” to the Development Rider** (Site Area Map) (the Development Rider is attached as part of as **Exhibit “D” to the Agreement**).
14. **Exhibit “I”** (Disclosure of Beneficial Interests) to the Agreement is hereby replaced with **Exhibit “I”** (Disclosure of Beneficial Interests) attached hereto.
15. **Exhibit “J”** (Nongovernmental Entity Human Trafficking Affidavit) attached to this Second Amendment is hereby added to the Agreement.
16. This Second Amendment is expressly contingent upon the approval of the Palm Beach County Board of County Commissioners and shall become effective only when signed by all Parties and approved by the Palm Beach County Board of County Commissioners.
17. Except as set forth herein, the Agreement remains unrevised and in full force and effect, and the Parties hereby ratify, confirm, and adopt the Agreement as amended hereby.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the Parties have executed this Second Amendment on the date set forth above.

CONCESSIONAIRE:

US Soccer 5, LLC,
a Florida limited liability company

By: 
Scott Georgeson, Manager

By: 26 Anchor Drive LLC,
a Florida limited liability company,
Manager

By: 
Alan Georgeson, Manager

[Signatures continue on next page]

**SIGNATURE PAGE to SECOND AMENDMENT to CONCESSIONAIRE LEASE AGREEMENT between
PALM BEACH COUNTY and US SOCCER 5, LLC**

ATTEST:

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

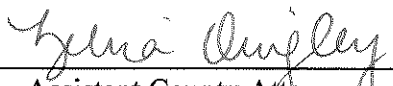
By: _____
Deputy Clerk

COUNTY:

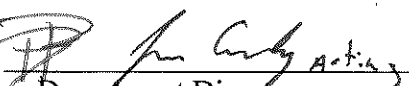
PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By:  Acting
Department Director

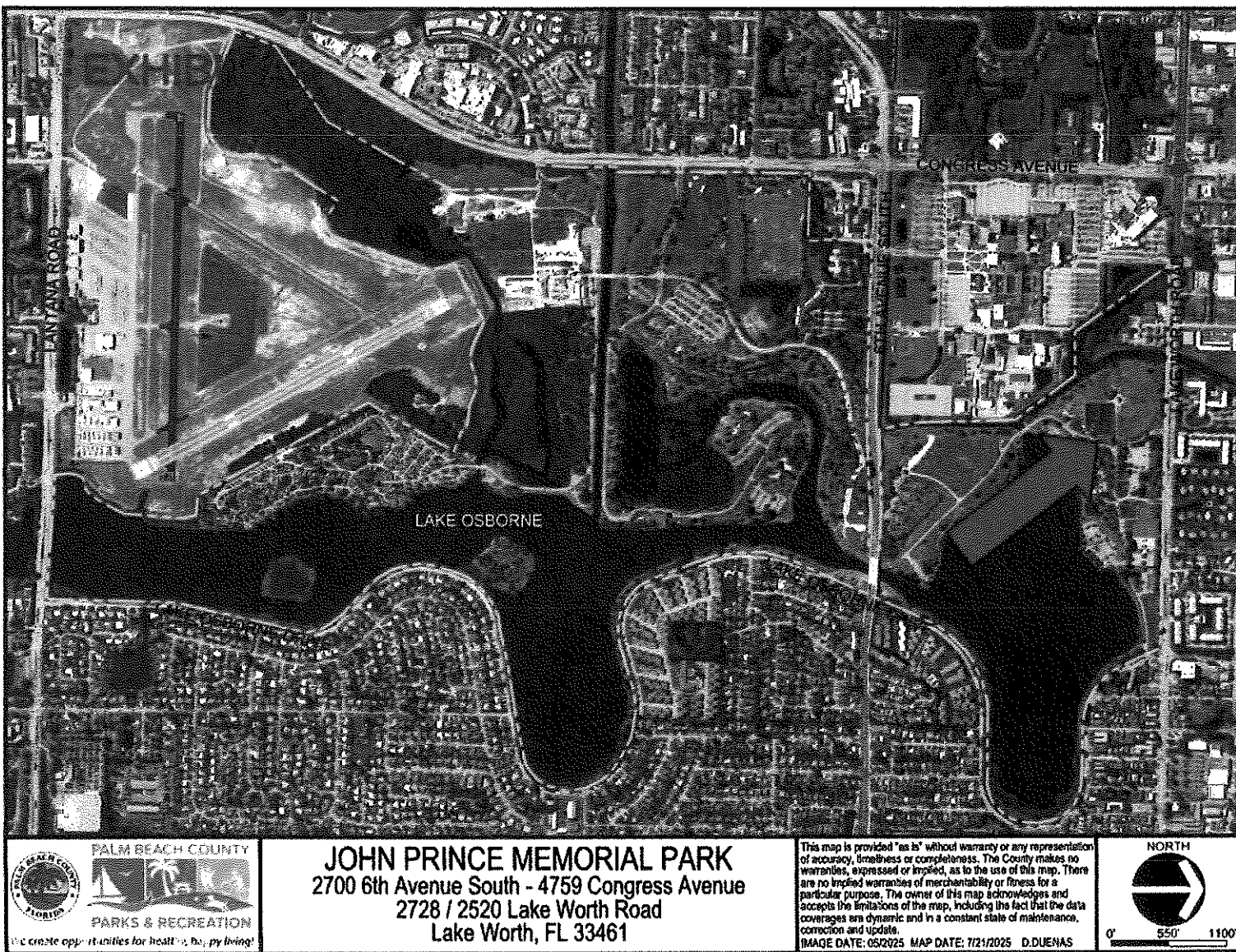


EXHIBIT "A"

[illegible]

2nd FLOOR OFFICE PRESS BOX (400 sq. ft.)

VENDOR LEASE AREA (3.15 ACRES)

PREMISES

SOCCER 5 FIELD PROPOSED 80' x 50'

SOCCER 5 FIELD PROPOSED 80' x 50'

SOCCER 5 FIELD PROPOSED 80' x 50'

JOHN PRINCE MEMORIAL PARK SOCCER 5

PALM BEACH COUNTY PARKS & RECREATION DEPARTMENT

PROJECT # 2024-002
REQUESTED BY S. HAMILTON
DRAWN BY A. HEDLAND
DATE 9/2/2023
PRINTED 9/2/2023

APPROVED BY S. HAMILTON

FILE NAME: JPM SOCCER 5 PARCEL 5 - MODIFIED SITE OF 16 CLEARING.DWG

1 OF 1

EXHIBIT “T”

CONCESSIONAIRE’S DISCLOSURE OF BENEFICIAL INTERESTS

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared SCOTT GEORGESEN hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the PRESIDENT (position - i.e. president, partner, trustee) of US SOCCER 5 LLC (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Concessionaire") which entity is providing concession services on the real property legally described on or depicted in the attached Exhibit "A" (the "Licensed Area").

2. Affiant's address is: 3132 STURBRIDGE ROAD MOUNT PLEASANT SC 29466

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the concessionaire and the percentage interest of each such person or entity.

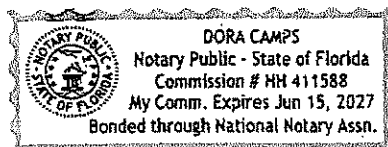
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete and will be relied upon by Palm Beach County relating to its entering into a Concessionaire Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature] Affiant
Print Affiant Name: SCOTT GEORGESEN

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of AUGUST, 2025, by SCOTT GEORGESEN ☐ who is personally known to me or ☐ who has produced SC DL# 107531970 as identification and who did take an oath.



[Signature]
Notary Public
Dora Camps
(Print Notary Name)

NOTARY PUBLIC, State of Florida

My Commission Expires: 6/2027

EXHIBIT "A"
to CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTEREST
PREMISES



EXHIBIT "B"

SCHEDULE TO BENEFICIAL INTERESTS

Concessionaire is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Concessionaire must identify individual interest holders. If, by way of example, Concessionaire is wholly or partially owned by another entity, such as a corporation, Concessionaire must identify such other entity, its address and percentage interest, as well as such information for the individual interest holders of such other entity.

[illegible]

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Adam Lewin, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the CEO (position - i.e. president, partner, trustee) of Wonder Franchises LLC (name and type of entity - i.e. ABC Corporation. XYZ Limited Partnership), (the "Concessionaire") which entity is providing concession services on the real property legally described on or depicted in the attached Exhibit "A" (the "Licensed Area").

2. Affiant's address is: 4 Kara Ann Drive, Framingham MA 01701

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the concessionaire and the percentage interest of each such person or entity.

4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its entering into a Concessionaire Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

al

, Affiant

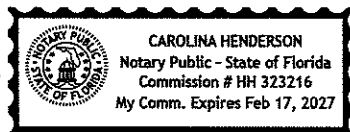
Print Affiant Name: Adam Lewin

Florida

Miami-dade

This notarial act was an online notarization.

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☐ physical presence or ☒ online notarization this 22ND day of AUGUST, 2025, by ADAM JAMES LEWIN ☐ who is personally known to me or ☒ who has produced DRIVERS LICENSE as identification and who (X) did () did not take an oath.



Signer personally appeared by online notarization and produced identification via OnlineNotary.us

Carolina Henderson
Notary Public

Carolina Henderson
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: February 17,

EXHIBIT "A"
to CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTEREST
PREMISES



EXHIBIT "B"

SCHEDULE TO BENEFICIAL INTERESTS

Concessionaire is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Concessionaire must identify individual interest holders. If, by way of example, Concessionaire is wholly or partially owned by another entity, such as a corporation, Concessionaire must identify such other entity, its address and percentage interest, as well as such information for the individual interest holders of such other entity.

[illegible]

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared 5/24/24,
hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as
follows:

1. Affiant is the OWNER (position - i.e. president, partner, trustee) of
INDOMINUS REX LLC (name and type of entity - i.e. ABC Corporation,
XYZ Limited Partnership), (the "Concessionaire") which entity is providing concession services on the real
property legally described on or depicted in the attached Exhibit "A" (the "Licensed Area").

2. Affiant's address is: 6851 SW 51 ST STREET
MIAMI FL 33155

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names
and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the
concessionaire and the percentage interest of each such person or entity.

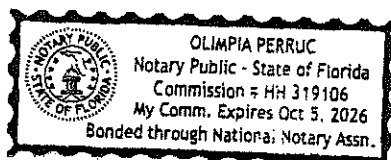
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties
provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the
best of Affiant's knowledge and belief it is true, correct, and complete and will be relied upon by Palm Beach
County relating to its entering into a Concessionaire Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature], Affiant
Print Affiant Name: SCOTT GEORGESON

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of []
physical presence or [] online notarization this 24 day of MAY, 2024, by
Scott Georgeson [X] who is personally known to me or []
who has produced _____ as identification and who did take an oath.



[Signature]
Notary Public
Olimpia Perruc
(Print Notary Name)

NOTARY PUBLIC, State of Florida

My Commission Expires: _____

EXHIBIT "A"
to CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTEREST
PREMISES



SCHEDULE TO BENEFICIAL INTERESTS

NAME	ADDRESS	PERCENTAGE OF INTEREST
------	---------	---------------------------

SCOTT GRIGSON 6851 SW 51ST STREET 100%

MIAMI FL 33155

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared ALAN GEORGESON, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the MANAGER (position - i.e. president, partner, trustee) of 26 ANCHOR DRIVE LLC (name and type of entity - i.e. ABC Corporation. XYZ Limited Partnership), (the "Concessionaire") which entity is providing concession services on the real property legally described on or depicted in the attached Exhibit "A" (the "Licensed Area").

2. Affiant's address is: 4648 ASHLEY VIEW LANE NORTH CHARLESTON SC 29405

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the concessionaire and the percentage interest of each such person or entity.

4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its entering into a Concessionaire Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

Alan Georgeson, Affiant
Print Affiant Name: ALAN GEORGESON

State of Florida County of Orange

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☐ physical presence or ☒ online notarization this 28th day of August, 2025, by Alan Georgeson ☐ who is personally known to me or ☒ who has produced Driver license as identification and who () did (X) did not take an oath.



Signer personally appeared by online notarization and produced identification via OnlineNotary.us

Nancy M Metallo
Notary Public

Nancy M Metallo
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: 05/21/2028

EXHIBIT "A"
to CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTEREST
PREMISES



SCHEDULE TO BENEFICIAL INTERESTS

[illegible]

EXHIBIT "J"

NONGOVERNMENTAL ENTITY HUMAN TRAFFICKING AFFIDAVIT
[Fla. Stat. §787.06(13)]

THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED

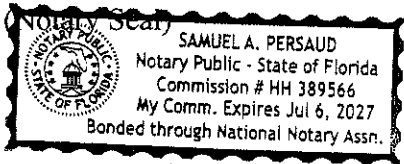
I, Scott Gerson, am an officer or representative of US Soccer LLC
(Concessionaire) and attest that Concessionaire does not use coercion for labor or services as defined
in Section 787.06, Florida Statutes.

Under penalty of perjury, I hereby declare and affirm that the above stated facts are
true and correct.

By: [Signature]
Print Name: Scott Gerson
Print Title: President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical
presence or ☐ online notarization this, 14 day of October, 2025, by Scott Gerson, who
☐ is personally known to me or ☒ has produced Driver's License as identification.



[Signature]
Notary Public, State of Florida
Notary Name (print or stamp): _____
My Commission Expires: _____

Attachment #3

**Disclosure of Beneficial Interest (4)
(3 pages each)**

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared SCOTT GEORGESEN
hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as
follows:

1. Affiant is the PRESIDENT (position - i.e. president, partner, trustee) of
US SOCCER 5 LLC (name and type of entity - i.e. ABC Corporation,
XYZ Limited Partnership), (the "Concessionaire") which entity is providing concession services on the real
property legally described on or depicted in the attached Exhibit "A" (the "Licensed Area").

2. Affiant's address is: 3132 STURBRIDGE ROAD MAINT PLANT
SC 29466

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names
and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the
concessionaire and the percentage interest of each such person or entity.

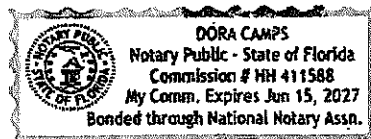
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties
provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the
best of Affiant's knowledge and belief it is true, correct, and complete and will be relied upon by Palm Beach
County relating to its entering into a Concessionaire Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

Scott Georges Affiant
Print Affiant Name: SCOTT GEORGESEN

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of AUGUST, 2025, by
SCOTT GEORGESEN [] who is personally known to me or []
who has produced SC DL# 107531910 as identification and who did take an oath.



Dora Camps
Notary Public
Dora Camps
(Print Notary Name)

NOTARY PUBLIC, State of Florida

My Commission Expires: 6/2027

LAKE OSBORNE

CONGRESS AVENUE

New Premises

Existing Premises
1.45 Acres

PALM BEACH COUNTY
FLORIDA
PARKS & RECREATION

JOHN PRINCE MEMORIAL PARK
2700 6th Avenue South - 4759 Congress Avenue
2728 / 2520 Lake Worth Road
Lake Worth, FL 33461

This map is provided "as is" without warranty or any representation of accuracy, expressed or implied. The County makes no warranties, expressed or implied, as to the use of this map. There are no implied warranties of merchantability or fitness for a particular purpose. The series of this map and/or aerial photograph are subject to the limitations of the map, including the fact that the data is dynamic and in a constant state of change. The data is subject to change and is not a permanent record.

MAP DATE: 05/01/00 MAP DATE: 7/1/2005 0.000000

NORTH

0 500 1000

SCHEDULE TO BENEFICIAL INTERESTS

[illegible]

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared _____
Adam Lewin, hereinafter referred to as "Affiant", who being by me
first duly sworn, under oath, deposes and states as follows:

1. Affiant is the _____ CEO (position - i.e. president, partner,
trustee) of _____ Wonder Franchises LLC (name and type of entity - i.e.
ABC Corporation. XYZ Limited Partnership), (the "Concessionaire") which entity is
providing concession services on the real property legally described on or depicted in the
attached Exhibit "A" (the "Licensed Area").

2. Affiant's address is: 4 Kara Ann Drive, Framingham MA 01701

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing
of the names and addresses of every person or entity having a five percent (5%) or greater
beneficial interest in the concessionaire and the percentage interest of each such person or
entity.

4. Affiant further states that Affiant is familiar with the nature of an oath and
with the penalties provided by the laws of the State of Florida for falsely swearing to
statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this
Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete,
and will be relied upon by Palm Beach County relating to its entering into a Concessionaire
Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

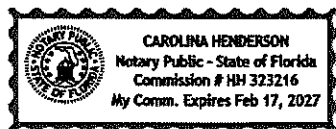
al, Affiant

Print Affiant Name: Adam Lewin

Florida
Miami-dade

This notarial act was an online notarization.

The foregoing instrument was sworn to, subscribed and acknowledged before me by
means of ☐ physical presence or ☒ online notarization this 22ND day
of AUGUST, 2025, by ADAM JAMES LEWIN
☐ who is personally known to me or ☒ who has produced DRIVERS LICENSE
as identification and who (X) did () did not take an oath.



Signer personally appeared by online notarization and
produced identification via OnlineNotary.us

Carolina Henderson
Notary Public

Carolina Henderson
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: February 17,

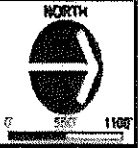
G:\PREMPM\Leases-Agreements\Okeechobee Park Concession - Golf Course F&B - GC Ventures [Parks] [Receivable] Amendment No. 2 Option 2025-2027
Disclosure of Beneficial Interests.docx

EXHIBIT "A"
to CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTEREST
PREMISES



JOHN PRINCE MEMORIAL PARK
2700 6th Avenue South - 4759 Congress Avenue
2728 / 2520 Lake Worth Road
Lake Worth, FL 33461

This map is provided "as is" without warranty or any representation of accuracy, completeness or completeness. The County makes no warranty, expressed or implied, as to the use of this map. There are no implied warranties of merchantability or fitness for a particular purpose. The user of this map acknowledges and accepts the limitations of this map, including the fact that the data contained herein are dynamic and of a constant state of replacement, correction and update.
MADE DATE: 05/05/2025 MAP DATE: 03/21/2025 Q. DUBOIS



SCHEDULE TO BENEFICIAL INTERESTS

[illegible]

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared 5/24/24
hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as
follows:

1. Affiant is the OWNER (position - i.e. president, partner, trustee) of
INDOMINUS REX LLC (name and type of entity - i.e. ABC Corporation,
XYZ Limited Partnership), (the "Concessionaire") which entity is providing concession services on the real
property legally described on or depicted in the attached Exhibit "A" (the "Licensed Area").

2. Affiant's address is: 6851 SW 51 ST STREET
MIAMI FL 33155

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names
and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the
concessionaire and the percentage interest of each such person or entity.

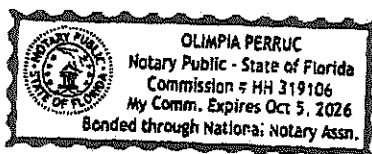
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties
provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the
best of Affiant's knowledge and belief it is true, correct, and complete and will be relied upon by Palm Beach
County relating to its entering into a Concessionaire Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature] Affiant
Print Affiant Name: SCOTT GEORGESEN

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☐
physical presence or ☐ online notarization this 24 day of May, 2024, by
Scott Georges ☒ who is personally known to me or ☐
who has produced _____ as identification and who did take an oath.



[Signature]
Notary Public
Diana's Pen
(Print Notary Name)

NOTARY PUBLIC, State of Florida

My Commission Expires: _____

EXHIBIT "A"
to CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTEREST
PREMISES



SCHEDULE TO BENEFICIAL INTERESTS

[illegible]

CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared ALAN GEORGESON, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

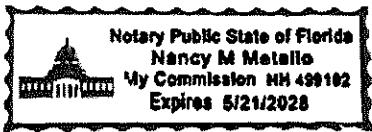
1. Affiant is the MANAGER (position - i.e. president, partner, trustee) of 26 ANCHOR DRIVE LLC (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Concessionaire") which entity is providing concession services on the real property legally described on or depicted in the attached Exhibit "A" (the "Licensed Area").
2. Affiant's address is: 4648 ASHLEY VIEW LANE NORTH CHARLESTON SC 29405
3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the concessionaire and the percentage interest of each such person or entity.
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its entering into a Concessionaire Service Agreement for the Licensed Area.

FURTHER AFFIANT SAYETH NAUGHT.

Alan Georgeson, Affiant
Print Affiant Name: ALAN GEORGESON

State of Florida County of Orange

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☐ physical presence or ☒ online notarization this 28th day of August, 20 25, by Alan Georgeson ☐ who is personally known to me or ☒ who has produced Driver license as identification and who ☐ did ☒ did not take an oath.



Signer personally appeared by online notarization and produced identification via OnlineNotary.US

Nancy M Metallo
Notary Public

Nancy M Metallo
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: 05/21/2028

EXHIBIT "A"
to CONCESSIONAIRE'S DISCLOSURE OF BENEFICIAL INTEREST
PREMISES



EXHIBIT "B"

SCHEDULE TO BENEFICIARIES

Concessionaire is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Concessionaire must identify individual interest holders. If, by way of example, Concessionaire is wholly or partially owned by another entity, such as a corporation, Concessionaire must identify such other entity, its address and percentage interest, as well as such information for the individual interest holders of such other entity.

[illegible]