

December 1, 2023

CITY OF PORT ST. LUCIE 121 S.W. Port Lucie Blvd. Port St. Lucie FL 34984

RE: Municipal Lease #25479

Enclosed for your review, please find the **Municipal Lease** documentation in connection with the radio equipment to be leased from Motorola. The interest rate and payment streams outlined in Equipment Lease-Purchase Agreement #25479 are valid for contracts that are executed and returned to Motorola on or before December 28, 2023 After 12/28/2023, the Lessor reserves the option to re-quote and re-price the transaction based on current market interest rates.

Please have the documents executed where indicated and forward the documents to the following address:

Motorola Solutions Credit Company LLC Attn: Bill Stancik / 44<sup>th</sup> Floor 500 West Monroe Chicago IL 60661

Should you have any questions, please contact me at 847-538-4531.

Thank You,

MOTOROLA SOLUTIONS CREDIT COMPANY LLC Bill Stancik

# LESSEE FACT SHEET

Please help Motorola Solutions, Inc. provide excellent billing service by providing the following information:

1.	Complete Billing Address	
	E-mail Address:	
	Attention:	
	Phone:	
2.	Lessee County Location:	
3.	Federal Tax I.D. Number	-
4.		referenced on invoice (if necessary) or other in determining the applicable <u>cost center</u> or
5.	Equipment description that you invoicing:	u would like to appear on your
App	ropriate Contact for Documentation /	System Acceptance Follow-up:
6.	Appropriate Contact & Mailing Address	
	Phone:	
	Fax:	
7.	Payment remit to address:	Motorola Solutions Credit Company LLC P.O. Box 71132 Chicago IL 60694-1132

Thank you

#### EQUIPMENT LEASE-PURCHASE AGREEMENT

LESSEE: LESSOR: 25479

CITY OF PORT ST. LUCIE 121 S.W. Port Lucie Blvd. Port St. Lucie FL 34984 Motorola Solutions, Inc. 500 West Monroe Chicago IL 60661

Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor, the equipment and/or software described in Schedule A attached hereto ("Equipment") in accordance with the following terms and conditions of this Equipment Lease-Purchase Agreement ("Lease").

- 1. **TERM.** This Lease will become effective upon the execution hereof by Lessor. The Term of this Lease will commence on the Commencement Date specified in Schedule A and unless terminated according to terms hereof or the purchase option, provided in Section 21, is exercised this Lease will continue until the Expiration Date set forth in Schedule B attached hereto ("Lease Term").
- 2. RENT. Lessee agrees to pay to Lessor or its assignee the Lease Payments (herein so called), including the interest portion, in the amounts specified in Schedule B. The Lease Payments will be payable without notice or demand at the office of the Lessor (or such other place as Lessor or its assignee may from time to time designate in writing), and will commence on the first Lease Payment Date as set forth in Schedule B and thereafter on each of the Lease Payment Dates set forth in Schedule B. Any payments received later than ten (10) days from the due date will bear interest at the highest lawful rate from the due date. Except as specifically provided in Section 5 hereof, the Lease Payments will be absolute and unconditional in all events and will not be subject to any set-off, defense, counterclaim, or recoupment for any reason whatsoever. Lessee reasonably believes that funds can be obtained sufficient to make all Lease Payments during the Lease Term. Lessee will seek funding each year as a part of its budget process. It is Lessee's intent to make Lease Payments for the full Lease Term if funds are legally available therefore and in that regard Lessee represents that the Equipment will be used for one or more authorized governmental or proprietary functions essential to its proper, efficient and economic operation.

Lessee's obligation to make Lease Payments and to pay any other amounts payable under this Lease constitutes a current obligation payable only to the extent permitted by law and exclusively from legally available funds and shall not be construed to be an indebtedness within the meaning of any applicable constitutional or statutory limitation or requirement. Lessee has not pledged and will not pledge its full faith and credit or its taxing power to pay any Lease Payments or any other amounts under this Lease. Neither Lessor nor any Assignee (described below) may compel the levy of any ad valorem taxes by Lessee to pay Lease Payments or any other amounts under this Lease.

**3. DELIVERY AND ACCEPTANCE.** Lessor will cause the Equipment to be delivered to Lessee at the location specified in Schedule A ("*Equipment Location*"). Lessee will accept the Equipment as soon as it has been delivered and is operational. Lessee will evidence its acceptance of the Equipment by executing and delivering to Lessor a Delivery and Acceptance Certificate in the form provided by Lessor.

Even if Lessee has not executed and delivered to Lessor a Delivery and Acceptance Certificate, if Lessor believes the Equipment has been delivered and is operational, Lessor may require Lessee to notify Lessor in writing (within five (5) days of Lessee's receipt of Lessor's request) whether or not Lessee deems the Equipment (i) to have been delivered and (ii) to be operational, and hence be accepted by Lessee. If Lessee fails to so respond in such five (5) day period, Lessee will be deemed to have accepted the Equipment and be deemed to have acknowledged that

the Equipment was delivered and is operational as if Lessee had in fact executed and delivered to Lessor a Delivery and Acceptance Certificate.

4. REPRESENTATIONS AND WARRANTIES. Lessor acknowledges that the Equipment leased hereunder is being manufactured and installed by Lessor pursuant to contract (the "Contract") covering the Equipment. Lessee acknowledges that on or prior to the date of acceptance of the Equipment, Lessor intends to sell and assign Lessor's right, title and interest in and to this Agreement and the Equipment to an assignee ("Assignee"). Lessee further acknowledges that except as expressly set forth in the Contract, Lessor makes no express or implied warranties of any nature or kind whatsoever, and as between Lessee and the Assignee, the Property shall be accepted by Lessee "as is" and "with all faults." Lessee agrees to settle all claims directly with Lessor and will not assert or seek to enforce any such claims against the Assignee. Neither Lessor nor the Assignee shall be liable for any direct, indirect, special, incidental, or consequential damages of any character as a result of the lease of the Equipment, including without limitation, loss of profits, property damage or lost production whether suffered by Lessee or any third party.

Lessor is not responsible for, and shall not be liable to Lessee for damages relating to loss of value of the Equipment for any cause or situation (including, without limitation, governmental actions or regulations or actions of other third parties).

- 5. NON-APPROPRIATION OF FUNDS. Notwithstanding anything contained in this Lease to the contrary, in the event the funds appropriated by Lessee's governing body or otherwise available by any means whatsoever in any fiscal period of Lessee for Lease Payments or other amounts due under this Lease are insufficient therefor, this Lease shall terminate on the last day of the fiscal period for which appropriations were received without penalty or expense to Lessee of any kind whatsoever, except as to the portions of Lease Payments or other amounts herein agreed upon for which funds shall have been appropriated and budgeted or are otherwise available. The Lessee will immediately notify the Lessor or its Assignee of such occurrence. In the event of such termination, Lessor may request by written notice that Lessee promptly deliver the Equipment to Lessor or its Assignee. In the event that Lessee agrees to deliver the Equipment to Lessor, Lessee hereby agrees to transfer title to and deliver possession of the Equipment in accordance with Section 20.1 of this Lease. In the event that Lessee does not return the Equipment to Lessor, Lessor may proceed by appropriate court action or actions, either at law or in equity, to recover damages.
- or a duly constituted political subdivision or agency of the state of the Equipment Location; (ii) the interest portion of the Lease Payments shall be excludable from Lessor's gross income pursuant to Section 103 of the Internal Revenue Code of 1986, as it may be amended from time to time ( the "Code"); (iii) the execution, delivery and performance by the Lessee of this Lease have been duly authorized by all necessary action on the part of the Lessee; (iv) this Lease constitutes a legal, valid and binding obligation of the Lessee enforceable in accordance with its terms; (v) Lessee will comply with the information reporting requirements of Section 149(e) of the Code, and such compliance shall include but not be limited to the execution of information statements requested by Lessor; (vi) Lessee will not do or cause to be done any act which will cause, or by omission of any act allow, the Lease to be an arbitrage bond within the meaning of Section 148(a) of the Code; (vii) Lessee will not do or cause to be done any act which will cause, or by omission of any act allow, the interest portion of the Lease Payments to be or become includible in gross income for Federal income taxation purposes under the Code; and (ix) Lessee will be the only entity to own, use and operate the Equipment during the Lease Term.

Lessee represents, covenants and warrants that (i) it will do or cause to be done all things necessary to preserve and keep the Lease in full force and effect, (ii) it has complied with all public bidding requirements where necessary and by due notification presented this Lease for approval and adoption as a valid obligation on its part, and (iii) it has sufficient appropriations or other funds available to pay all amounts due hereunder for the current fiscal period.

If Lessee breaches the covenant contained in this Section, the interest component of Lease Payments may become includible in gross income of the owner or owners thereof for federal income tax purposes. In such event, notwithstanding anything to the contrary contained in Section 11 of this Agreement, Lessee agrees to pay promptly after any such determination of taxability and on each Lease Payment date thereafter to Lessor an additional amount determined by Lessor to compensate such owner or owners for the loss of such excludibility (including, without limitation, compensation relating to interest expense, penalties or additions to tax), which determination shall be conclusive (absent manifest error). Notwithstanding anything herein to the contrary, any additional amount payable by Lessee pursuant to this Section 6 shall be subject to the limitations set forth in Sections 2 and 5 hereof.

It is Lessor's and Lessee's intention that this Agreement not constitute a "true" lease for federal income tax purposes and, therefore, it is Lessor's and Lessee's intention that Lessee be considered the owner of the Equipment for federal income tax purposes.

- 7. TITLE TO EQUIPMENT. During the Lease Term, title to the Equipment will vest in Lessee and Lessor will have no security interest therein. Notwithstanding the obligations of Lessee to pay the Lease Payments, this Lease shall not result in the creation of any lien, charge, security interest or other encumbrance upon the Equipment and Lessor shall have no right to involuntarily dispossess Lessee of the use and enjoyment of or title to the Equipment.
- **8. USE; REPAIRS.** Lessee will use the Equipment in a careful manner for the use contemplated by the manufacturer of the Equipment and shall comply with all laws, ordinances, insurance policies, the Contract, any licensing or other agreement, and regulations relating to, and will pay all costs, claims, damages, fees and charges arising out of the possession, use or maintenance of the Equipment. Lessee, at its expense will keep the Equipment in good repair and furnish and/or install all parts, mechanisms, updates, upgrades and devices required therefor.
- **9. ALTERATIONS.** Lessee will not make any alterations, additions or improvements to the Equipment without Lessor's prior written consent unless such alterations, additions or improvements may be readily removed without damage to the Equipment.
- 10. LOCATION; INSPECTION. The Equipment will not be removed from, [or if the Equipment consists of rolling stock, its permanent base will not be changed from] the Equipment Location without Lessor's prior written consent which will not be unreasonably withheld. Lessor will be entitled to enter upon the Equipment Location or elsewhere during reasonable business hours to inspect the Equipment or observe its use and operation.
- 11. LIENS AND TAXES. Lessee shall keep the Equipment free and clear of all levies, liens and encumbrances. Lessee shall pay, when due, all charges and taxes (local, state and federal) which may now or hereafter be imposed upon the ownership, licensing, leasing, rental, sale, purchase, possession or use of the Equipment, excluding however, all taxes on or measured by Lessor's income. If Lessee fails to pay said charges and taxes when due, Lessor shall have the right, but shall not be obligated, to pay said charges and taxes. If Lessor pays any charges or taxes, Lessee shall reimburse Lessor therefor within ten days of written demand.
- 12. RISK OF LOSS: DAMAGE; DESTRUCTION. Lessee assumes all risk of loss or damage to the Equipment from any cause whatsoever, and no such loss of or damage to the Equipment nor defect therein nor

unfitness or obsolescence thereof shall relieve Lessee of the obligation to make Lease Payments or to perform any other obligation under this Lease. In the event of damage to any item of Equipment, Lessee will immediately place the same in good repair with the proceeds of any insurance recovery applied to the cost of such repair. If Lessor determines that any item of Equipment is lost, stolen, destroyed or damaged beyond repair (an "Event of Loss"), Lessee at the option of Lessor will: either (a) replace the same with like equipment in good repair; or (b) on the next Lease Payment date, pay Lessor the sum of: (i) all amounts then owed by Lessee to Lessor under this Lease, including the Lease payment due on such date; and (ii) an amount equal to all remaining Lease Payments to be paid during the Lease Term as set forth in Schedule B.

In the event that Lessee is obligated to make such payment with respect to less than all of the Equipment, Lessor will provide Lessee with the pro rata amount of the Lease Payment and the Balance Payment (as set forth in Schedule B) to be made by Lessee with respect to that part of the Equipment which has suffered the Event of Loss.

- 13. INSURANCE. Lessee will, at its expense, maintain at all times during the Lease Term, fire and extended coverage, public liability and property damage insurance with respect to the Equipment in such amounts, covering such risks, and with such insurers as shall be satisfactory to Lessor, or, with Lessor's prior written consent, Lessee may self-insure against any or all such risks. All insurance covering loss of or damage to the Equipment shall be carried in an amount no less than the amount of the then applicable Balance Payment with respect to such Equipment. The initial amount of insurance required is set forth in Schedule B. Each insurance policy will name Lessee as an insured and Lessor or its Assignee as an additional insured, and will contain a clause requiring the insurer to give Lessor at least thirty (30) days prior written notice of any alteration in the terms of such policy or the cancellation thereof. The proceeds of any such policies will be payable to Lessee and Lessor or its Assignee as their interests may appear. Upon acceptance of the Equipment and upon each insurance renewal date, Lessee will deliver to Lessor a certificate evidencing such insurance. In the event that Lessee has been permitted to self-insure, Lessee will furnish Lessor with a letter or certificate to such effect. In the event of any loss, damage, injury or accident involving the Equipment, Lessee will promptly provide Lessor with written notice thereof and make available to Lessor all information and documentation relating thereto.
- 14. INDEMNIFICATION. Lessee shall, to the extent permitted by law, indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, proceedings, expenses, damages or liabilities, including attorneys' fees and court costs, arising in connection with the Equipment, including, but not limited to, its selection, purchase, delivery, possession, use, operation, rejection, or return and the recovery of claims under insurance policies thereon. Nothing contained in this Section 14 shall waive the Lessee's sovereign immunity afforded under Florida Statue 768.28.
- 15. **SOVEREIGN IMMUNITY**. Nothing contained in this Lease shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.
- 16. CONTRACTUAL RELATIONSHIP. Nothing in the Lease shall be construed as creating or constituting the relationship of a partnership, joint venture, (or other association of any kind or agent and principal relationship) between the vested parties. Neither Lessor nor any of Lessor's agents, employees, subconsultants, or consultants shall become or be deemed to become agents, or employees of the City. Lessor shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees, including but not limited to employment of labor, hours of labor, health, and safety, working conditions, workers' compensation insurance, and payment of wages. No party has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon another party to the Lease.
- 17. ASSIGNMENT. Without Lessor's prior written consent, Lessee will not either (i) assign, transfer, pledge, hypothecate, grant any security interest in or otherwise dispose of this Lease or the Equipment or any interest in this Lease or the Equipment or; (ii) sublet or lend the Equipment or permit it to be used by anyone other than Lessee or Lessee's employees. Lessor may assign its rights, title and interest in and to this Lease, the Equipment and any documents executed with respect to this Lease and/or grant or assign a security interest in this

Lease and the Equipment, in whole or in part. Any such assignees shall have all of the rights of Lessor under this Lease. Subject to the foregoing, this Lease inures to the benefit of and is binding upon the heirs, executors, administrators, successors and assigns of the parties hereto. If an entity purchases all or substantially all of Lessor's assets, Lessor merges, or Lessor's parent company merges, with another entity, then it shall immediately notify the City of such action.

Lessee covenants and agrees not to assert against the Assignee any claims or defenses by way of abatement, setoff, counterclaim, recoupment or the like which Lessee may have against Lessor. No assignment or reassignment of any Lessor's right, title or interest in this Lease or the Equipment shall be effective unless and until Lessee shall have received a notice of assignment, disclosing the name and address of each such assignee; *provided, however*, that if such assignment is made to a bank or trust company as paying or escrow agent for holders of certificates of participation in the Lease, it shall thereafter be sufficient that a copy of the agency agreement shall have been deposited with Lessee until Lessee shall have been advised that such agency agreement is no longer in effect. During the Lease Term Lessee shall keep a complete and accurate record of all such assignments in form necessary to comply with Section 149(a) of the Code, and the regulations, proposed or existing, from time to time promulgated thereunder. No further action will be required by Lessor or by Lessee to evidence the assignment, but Lessee will acknowledge such assignments in writing if so requested.

After notice of such assignment, Lessee shall name the Assignee as additional insured and loss payee in any insurance policies obtained or in force. Any Assignee of Lessor may reassign this Lease and its interest in the Equipment and the Lease Payments to any other person who, thereupon, shall be deemed to be Lessor's Assignee hereunder.

18. EVENT OF DEFAULT. The term "Event of Default", as used herein, means the occurrence of any one or more of the following events: (i) Lessee fails to make any Lease Payment (or any other payment) as it becomes due in accordance with the terms of the Lease, and any such failure continues for ten (10) days after the due date thereof; (ii) Lessee fails to perform or observe any other covenant, condition, or agreement to be performed or observed by it hereunder and such failure is not cured within twenty (20) days after written notice thereof by Lessor; (iii) the discovery by Lessor that any statement, representation, or warranty made by Lessee in this Lease or in writing ever delivered by Lessee pursuant hereto or in connection herewith is false, misleading or erroneous in any material respect; (iv) proceedings under any bankruptcy, insolvency, reorganization or similar legislation shall be instituted against or by Lessee, or a receiver or similar officer shall be appointed for Lessee or any of its property, and such proceedings or appointments shall not be vacated, or fully stayed, within twenty (20) days after the institution or occurrence thereof; or (v) an attachment, levy or execution is threatened or levied upon or against the Equipment.

19. REMEDIES. Upon the occurrence of an Event of Default, and as long as such Event of Default is continuing, Lessor may, at its option, exercise any one or more of the following remedies: (i) by written notice to Lessee, declare all amounts then due under the Lease, and all remaining Lease Payments due during the Fiscal Year in effect when the default occurs to be immediately due and payable, whereupon the same shall become immediately due and payable; (ii) request by written notice that Lessee promptly deliver the Equipment to Lessor or its Assignee; and (iii) exercise any other right, remedy or privilege which may be available to it under applicable laws of the state of the Equipment Location or any other applicable law or proceed by appropriate court action to enforce the terms of the Lease or to recover damages for the breach of this Lease or to rescind this Lease as to any or all of the Equipment. If Lessor terminates this Lease and receives possession of the Equipment, Lessor may sell or lease the Equipment or sublease it for the account of Lessee. If the proceeds of such sale, lease or sublease are not sufficient to pay the balance of any Lease Payments or other amounts owed by Lessee under the Lease, Lessor may pursue such other remedies as are available at law or in equity to collect the balance of such Lease Payments or other amounts from Lessee's legally available funds. In addition, Lessee will remain liable for all covenants and

indemnities under this Lease and for all legal fees and other costs and expenses, including court costs, incurred by Lessor with respect to the enforcement of any of the remedies listed above or any other remedy available to Lessor.

20. RETURN OF THE EQUIPMENT. In the event that Lessee determines to return the Equipment to Lessor or its Assignee pursuant to Section 5 or 20 hereof, Lessee agrees to transfer title to and deliver possession of the Equipment in the condition hereafter required by preparing and appropriately protecting the Equipment for shipment and, at Lessor's option, (i) surrendering the Equipment to Lessor at the Equipment Location specified in Schedule A hereto, or (ii) loading the Equipment on board such carrier as Lessor shall specify and shipping the same, freight collect, to Lessor at the place designated by Lessor. In the event of any such delivery of the Equipment to Lessor, Lessee shall execute and deliver such documents as may reasonably be required to transfer title to and possession of the Equipment to Lessor, free and clear of all liens to which the Equipment has become subject.

Upon such delivery of the Equipment to Lessor, if the Equipment is damaged or otherwise made less suitable for the purposes for which it was manufactured than when delivered to Lessee (reasonable wear and tear excepted), Lessee agrees, at its option, to: (a) repair or restore such Equipment to the same condition in which it was received by Lessee (reasonable wear and tear excepted) and, at its expense, promptly return such Equipment to Lessor (or to a location identified in a written notice to Lessee) or (b) pay to Lessor the actual cost of such repair, restoration and return.

There is no intent to create under any provision of this Lease a right in Lessor to involuntarily dispossess Lessee of the legal title to or the use of the Equipment. Lessor hereby irrevocably waives any right to specific performance of any covenant of Lessee to transfer legal title to and return possession of the Equipment.

- 21. PURCHASE OPTION. Upon thirty (30) days prior written notice from Lessee to Lessor, and provided that no Event of Default has occurred and is continuing, or no event, which with notice or lapse of time, or both could become an Event of Default, then exists, Lessee will have the right to purchase the Equipment on the Lease Payment Dates set forth in Schedule B by paying to Lessor, on such date, the Lease Payment then due together with the Balance Payment amount set forth opposite such date. Upon satisfaction by Lessee of such purchase conditions, Lessor will transfer any and all of its right, title and interest in the Equipment to Lessee as is, without warranty, express or implied, except that the Equipment is free and clear of any liens created by Lessor.
- 22. LAW, VENUE, AND WAIVER OF JURY TRIAL. This Lease is to be construed as though made in and to be performed in the State of Florida and is to be governed by the laws of Florida in all respects without reference to the laws of any other state or nation. The venue of any action taken to enforce this Lease, arising out of the Lease, or related to the Lease, shall be in St. Lucie County, Florida. The parties to this Lease hereby freely, voluntarily, and expressly, waive their respective rights to trial by jury on any issues so triable after having the opportunity to consult with an attorney.
- 23. **POLICY OF NON-DISCRIMINATION**. The Lessor shall not discriminate against any person in its operations, activities, or delivery of services under this Lease. The Lessor shall affirmatively comply with all applicable provisions of federal, state, and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.
- 24. **SCRUTINIZED COMPANIES**. By entering into this Agreement with the City, Lessor certifies that it and those related entities of Lessor as defined by Florida law are not on the Scrutinized Companies that Boycott Israel List, created pursuant to § 215.4725, Florida Statutes, and as may be amended from time to time, and are not engaged in a boycott of Israel. The City may terminate this Agreement if Lessor or any of those related entities of

Lessor as defined by Florida law are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria. Notwithstanding the preceding, the City reserves the right and may, in its sole discretion, on a case by case basis, permit a company on such lists or engaged in business operations in Cuba or Syria to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of one million dollars or more, or may permit a company on the Scrutinized Companies that Boycott Israel List to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of any amount, should the City determine that the conditions set forth in § 287.135(4), Florida Statutes, are met.

- 25. AUDITS. The Lessor has and maintains a GAP and reasonable accounting system. The City may review its most recent Annual Report and 10K Statement. Motorola will assist the City with comparing Motorola's invoices to the contract requirements. However, in no event will Motorola be required to disclose it confidential and proprietary cost and pricing data. Motorola will retain its records for a period of at least seven (7) years following the date of final payment or completion of any required audit, whichever is later. Invoice records for the purchase of goods under this Equipment Lease Purchase Agreement shall be made available to the City during normal business hours at the Lessor's office or place of business. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Lessor for the cost of the audit and appropriate reimbursement. Any adjustments and/or payments that must be made as a result of any such audit or inspection of the Lessor's invoices and/or records shall be made within a reasonable amount of time from presentation of the City's findings to the Lessor. Evidence of criminal conduct will be turned over to the proper authorities.
- 26. **COOPERATION WITH INSPECTOR GENERAL**. Pursuant to section 20.055, Florida Statutes, it is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section. Lessor understands and will comply with this statute.
- 27. **CONSTRUCTION.** The title of the section and paragraph headings in this Lease are for reference only and shall not govern, suggest, or affect the interpretation of any of the terms or provisions within each provision or this Lease as a whole. The use of the term "including" in this Lease shall be construed as "including, without limitation." Where specific examples are given to clarify a general statement, the specific language shall not be construed as limiting, modifying, restricting, or otherwise affecting the general statement. All singular words and terms shall also include the plural, and vice versa. Any gendered words or terms used shall include all genders. Where a rule, law, statute, or ordinance is referenced, it indicates the rule, law, statute, or ordinance in place at the time the Lease is executed, as well as may be amended from time to time, where application of the amended version is permitted by law.

The parties have participated jointly in the negotiation and drafting of this Lease, and agree that both have been represented by counsel and/or had sufficient time to consult counsel, before entering into this Lease. In the event an ambiguity, conflict, omission, or question of intent or interpretation arises, this Lease shall be construed as if drafted jointly by the parties, and no presumption or burden of proof or persuasion based on which party drafted a provision of the Lease.

28. **SEVERABILITY.** If any provision of this Lease is judicially or administratively held invalid the remainder of the Lease will remain binding upon the parties, unless the inoperative provision would cause enforcement of the remainder of this Lease to be inequitable under the circumstances.

- 29. **NON-EXCLUSIVITY**. Lessor acknowledges and agrees that this Lease is non-exclusive.
- 30. **CONFLICT.** In the event of any conflict between the terms within this Lease and any exhibits attached hereto, the terms of this Lease shall control. Unless expressly agreed to within the Lease, any reference to terms, conditions, requirements, or similar provisions, including those pointing to such provisions on a website or link, shall have no force or effect.
- 31. **FORCE MAJEURE.** Any deadline provided for in this Lease may be extended, as provided in this paragraph, if the deadline is not met because of one of the following conditions occurring: fire, strike, explosion, power blackout, earthquake, volcanic action, flood, war, civil disturbances, terrorist acts, hurricanes, and Acts of God. When one of the foregoing conditions interferes with Lease's performance, then the party affected may be excused from performance on a day-for-day basis to the extent such party's obligations relate to the performance so interfered with; provided, the party so affected shall use reasonable efforts to remedy or remove such causes of non-performance. The party so affected shall not be entitled to any additional compensation by reason of any day-for-day extension hereunder.
- 32. NOTICES. All notices to be given under this Lease shall be made in writing and mailed by certified mail, return receipt requested, to the other party at its address set forth herein or at such address as the party may provide in writing from time to time. Any such notice shall be deemed to have been received ten days subsequent to such mailing.
- **33. SECTION HEADINGS.** All section headings contained herein are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Lease.
- **34. GOVERNING LAW.** This Lease shall be construed in accordance with, and governed by the laws of, the state of the Equipment Location.
- **35. DELIVERY OF RELATED DOCUMENTS.** Lessee will execute or provide, as requested by Lessor, such other documents and information as are reasonably necessary with respect to the transaction contemplated by this Lease.
- **36. ENTIRE AGREEMENT; WAIVER.** This Lease, together with Schedule A Equipment Lease-Purchase Agreement, Schedule B, Evidence of Insurance, Statement of Essential Use/Source of Funds, Certificate of Incumbency, Certified Lessee Resolution (if any), Information Return for Tax-Exempt Governmental Obligations and the Delivery and Acceptance Certificate and other attachments hereto, and other documents or instruments executed by Lessee and Lessor in connection herewith, constitutes the entire agreement between the parties with respect to the Lease of the Equipment, and this Lease shall not be modified, amended, altered, or changed except with the written consent of Lessee and Lessor. Any provision of this Lease, which is prohibited or unenforceable in any jurisdiction, shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability, without invalidating the remaining provisions hereof. To the extent permitted by applicable law, Lessee and Lessor hereby waive any provision of law that prohibits or renders unenforceable any provision of this Lease in any respect.

The waiver by Lessor of any breach by Lessee of any term, covenant or condition hereof shall not operate as a waiver of any subsequent breach thereof.

**37. EXECUTION IN COUNTERPARTS.** This Lease may be executed in several counterparts, either electronically or manually, all of which shall constitute but one and the same instrument. Lessor reserves the right to request receipt of a manually-executed counterpart from Lessee. Lessor and Lessee agree that the only original counterpart for purposes of perfection by possession shall be the original counterpart manually executed by Lessor and identified as "Original", regardless of whether Lessee's execution or delivery of said counterpart is done manually or electronically.

**38. RECORDS**. The Lessee is a public agency subject to Chapter 119, Florida Statutes. The Lessor shall comply with Florida's Public Records Law. LESSOR'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to Section 119.0701, F.S.

Lessor agrees to comply with all public records laws, specifically to:

Keep and maintain public records required by the Lessee in order to perform the service;

- 1. The timeframes and classifications for records retention requirements must be in accordance with the General Records Schedule GS1-SL for State and Local Government Agencies. (*See http://dos.dos.state.fl.us/library-archives/records-management/general-records-schedules/*).
- 2. During the term of the Lease, the Lessor shall maintain all books, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this Lease. The form of all records and reports shall be subject to the approval of the Lessee.
- 3. Records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business with the Lessee. Lessor's records under this Lease include but are not limited to invoices, project documents, meeting notes, emails and all other documentation generated during this Lease term.
- 4. The Lessor agrees to make available to the Lessee, during normal business hours all books of account, reports and records relating to this Lease.
- 5. A Lessor who fails to provide the public records to the Lessee within a reasonable time may also be subject to penalties under Section 119.10, Florida Statutes.

Upon request from the Lessee's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Lease term and following completion of the Lease if the Lessor does not transfer the records to the Lessee.

Upon completion of the Lease, transfer, at no cost to the Lessee, all public records in possession of the Lessor, or keep and maintain public records required by the Lessee to perform the service. If the Lessor transfers all public records to the Lessee upon completion of the Lease, the Lessor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Lessor keeps and maintains public records upon completion of the Lease, the Lessor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Lessee, upon request from the Lessee's custodian of public records in a format that is compatible with the information technology systems of the Lessee.

IF THE LESSOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LESSOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS LEASE, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984 (772) 871 5157 prr@Lesseeofpsl.com IN WITNESS WHEREOF, the parties have executed this Agreement as of the 28th day of December 2023 LESSOR: LESSEE: CITY OF PORT ST. LUCIE MOTOROLA SOLUTIONS, INC. Printed Name: Uygar Gazioglu Title: \_\_\_\_\_ Title:Treasurer **CERTIFICATE OF INCUMBENCY** \_\_\_\_\_ do hereby certify that I am the City Clerk of CITY OF PORT ST. LUCIE, an entity duly organized and existing under the laws of the **State of Florida**. I further certify that (i) the signature(s) set forth above his/her/their respective name(s) and title(s) is/are his/her/their true and authentic signature(s and the individuals executing this agreement hold the office(s) below his/her/their respective name(s) **IN WITNESS WHEREOF**, I have executed this certificate hereto this \_\_\_\_\_ day of December2023. By: (Signature of Secretary/Clerk) OPINION OF COUNSEL With respect to that certain Equipment Lease-Purchase Agreement # 25479 by and between Motorola Solutions, Inc. and the Lessee, I am of the opinion that: (i) the Lessee is, within the meaning of Section 103 of the Internal Revenue Code of 1986, a state or a fully constituted political subdivision or agency of the State of the Equipment Location described in Schedule A hereto; (ii) the execution, delivery and performance by the Lessee of the Lease have been duly authorized by all necessary action on the part of the Lessee, (III) the Lease constitutes a legal, valid and binding obligation of the Lessee enforceable in accordance with its terms; and (iv) Lessee has sufficient monies available to make all payments required to be paid under the Lease during the current fiscal year of the Lease, and such monies have been properly budgeted and appropriated for this purpose in accordance with State

law. This opinion may be relied upon by the Lessor and any assignee of the Lessor's rights under the Lease.

Attorney for CITY OF PORT ST. LUCIE

# SCHEDULE A EQUIPMENT LEASE-PURCHASE AGREEMENT

Schedule A 25479 Lease Number:

This Equipment Schedule is hereby attached to and made a part of that certain Equipment Lease-Purchase Agreement Number **25479** ("Lease"), between Lessor and <u>CITY OF PORT ST. LUCIE</u>, Lessee.

Lessor hereby leases to Lessee under and pursuant to the Lease, and Lessee hereby accepts and leases from Lessor under and pursuant to the Lease, subject to and upon the terms and conditions set forth in the Lease and upon the terms set forth below, the following items of Equipment

DESCRIPTION (Manufacturer, Model, and Serial Nos.)		
Refer to attached Equipment List.		

Initial Term: 60 Months Commencement Date: January 1, 2024

First Payment Due Date: January 1, 2025

**5 annual payments** as outlined in the attached Schedule B, plus Sales/Use Tax of \$0.00, payable on the Lease Payment Dates set forth in Schedule B.

City of F	Port St. Lucie	(Schedule B- 2	25479)			
Compoun	d Period:		Annual			
Nominal Annual Rate:			3.890%			
CASH FLO	W DATA					
	Event	Date	Amount	Number	Period	End Date
1	Lease	1/1/2024	\$ 3,042,394.15	1		
2	Lease Payment	1/1/2025	\$ 681,293.77	5	Annual	1/1/2029
AMORTIZA	ATION SCHEDULE	- Normal Amorti	zation, 360 Day Y	ear		
	Date	Lease Payment	Interest	Principal	Balance	
Lease	1/1/2024				\$ 3,042,394.15	
1	1/1/2025	\$ 681,293.77	\$ 118,349.13	\$ 562,944.64	\$ 2,479,449.51	
2	1/1/2026	\$ 681,293.77	\$ 96,450.59	\$ 584,843.18	\$ 1,894,606.33	
3	1/1/2027	\$ 681,293.77	\$ 73,700.19	\$ 607,593.58	\$ 1,287,012.75	
4		\$ 681,293.77	\$ 50,064.80	\$ 631,228.97	\$ 655,783.78	
	1/ 1/ 2020	Ç 001,233.77	γ 50,000∓.00	Ç 031,220.31	Ç 033,703.70	
5	1/1/2029	\$ 681,293.77	\$ 25,509.99	\$ 655,783.78	\$ -	
Grand Tot	als	\$ 3,406,468.85	\$ 364,074.70	\$ 3,042,394.15		

#### ORIGINAL ISSUE DISCOUNT:

Lessee acknowledges that the amount financed by Lessor is \$2,961,095.70 and that such amount is the issue price for this Lease Payment Schedule for federal income tax purposes. The difference between the principal amount of this Lease Payment Schedule and the issue price is original issue discount as defined in Section 1288 of the Code. The yield for this Lease Payment Schedule for federal income tax purposes is 4.86%. Such issue price and yield will be stated in the applicable Form 8038-G.

Schedule B page 2.

INITIAL INSURANCE REQUIREMENT: \$3,042,394.15

Except as specifically provided in Section five of the Lease hereof, Lessee agrees to pay to Lessor or its assignee the Lease Payments, including the interest portion, in the amounts and dates specified in the above payment schedule.

#### **EVIDENCE OF INSURANCE**

Fire, extended coverage, public liability and property damage insurance for all of the Equipment listed on Schedule A number **25479** to that Equipment Lease Purchase Agreement number **25479** will be maintained by CITY OF PORT ST. LUCIE as stated in the Equipment Lease Purchase Agreement.

This insurance is provided by	y:						
Name of insurance provider							
Address of insurance provide	er						
City, State and Zip Code							
Phone number of local insura	ance provider						
E-mail address							
In accordance with the Equip that following coverage are of		_		<b>5479</b> , Cit	ty of Port S	t. Lucie here	by certifies
Туре	Amount	Effective Date	Expiration Date		Policy Number		

#### **Certificate shall include the following:**

Description: All Equipment listed on Schedule A number 25479 to that Equipment Lease Purchase Agreement number 25479. Please include equipment cost equal to the Initial Insurance Requirement on Schedule B to Equipment Lease Purchase Agreement number 25479 and list any deductibles

#### **Certificate Holder:**

Fire and Extended Coverage

Property Damage

**Public Liability** 

MOTOROLA SOLUTIONS, INC. and or its assignee as additional insured and loss payee 1303 E. Algonquin Road Schaumburg, IL 60196

If self insured, contact Motorola representative for template of self insurance letter.

Motorola Solutions, Inc. 500 W. Monroe Chicago IL 60661

RE: Self-Insurance for that certain Equipment Lease Purchase Agreement Number **25479** by and between City of Port St. Lucie as Lessee and Motorola Solutions, Inc. as Lessor.

Equipment Description: See attached equipment list

#### Gentlemen:

In consideration of your waiver of the requirement in the above captioned Lease to furnish you with evidence of physical damage and liability insurance on the collateral, and as a further inducement to you to allow the undersigned to self-insure, the undersigned agrees, as follows:

- 1. To be fully and financially responsible for any and all partial or total loss of the collateral;
- 2. To notify you in writing, immediately upon any loss of, or damage to, the collateral;
- 3. To furnish you with estimates of the repair costs for any and all damage caused to, or suffered by, the collateral:
- 4. To repair or replace said collateral, or so much thereof as may be destroyed or damaged from any cause whatsoever within 45 days or as soon as possible thereafter;
- 5. To furnish you with paid receipts evidencing the repair of any and all damage to the collateral;
- 6. To provide you with any duly authorized and executed documentation that you may require to perfect a valid first, prior and paramount lien in replacement collateral;
- 7. In the event that said collateral cannot be repaired or restored to a condition or value equivalent to its condition or value before the damage, or replaced by comparable collateral, to immediately pay off the obligation, or such portion thereof as may be attributable to the collateral destroyed or damaged beyond repair;
- 8. To provide annual accountant prepared financial statements, and in the event of a material adverse change in the undersigned's financial condition, and upon your written demand, to furnish you with insurance from an insurance company acceptable to you in an amount not less than the then fair market value of the collateral.

- 9. In the event that the undersigned fails to furnish the insurance policy required under paragraph 8, then, in such event, you may either declare the contract in default, or, at your option, obtain insurance coverage protecting your interest in the collateral and add the costs thereof to the then outstanding balance.
- 10. To be fully and financially responsible for any loss, damage, injury or accident involving or resulting from use of the Equipment..
- 11. To provide Lessor with written notice of any claims for loss, damage, injury or accident involving or resulting from use of the Equipment, and make available to Lessor all information and documentation relating thereto.
- 12. In the event that the undersigned furnishes, or you obtain, the insurance, then, in such event, all of the terms, conditions and provisions of the lease, regarding insurance coverage shall be applicable for the remainder of the term of the lease.

The undersigned further agrees that this letter agreement shall be binding upon, and enure to the benefit of, itself and you and our respective heirs, successors, assigns, and legal and personal representatives.

The undersigned has caused this letter agreement to be executed by its duly authorized representative.

LESSEE:	City of Port St. Lucie
Ву:	
Title:	

#### STATEMENT OF ESSENTIAL USE/SOURCE OF FUNDS

To further understand the essential governmental use intended for the equipment together with an understanding of the sources from which payments will be made, <u>please address the following questions</u> by completing this form or by sending a separate letter:

- 1. What is the specific use of the equipment?
- 2. Why is the equipment essential to the operation of CITY OF PORT ST. LUCIE?
- 3. Does the equipment replace existing equipment?

If so, why is the replacement being made?

4. Is there a specific cost justification for the new equipment?

If yes, please attach outline of justification.

5. What is the expected source of funds for the payments due under the Lease for current fiscal year and future fiscal years?

the

## EQUIPMENT LEASE PURCHASE AGREEMENT DELIVERY AND ACCEPTANCE CERTIFICATE

The undersigned Lessee hereby acknowledges receipt of the Equipment described below ("Equipment") and Lessee hereby accepts the Equipment after full inspection thereof as satisfactory for all purposes of lease Schedule A to the Equipment Lease Purchase Agreement executed by Lessee and Lessor.

Equipment Lease Purchase Agreement No.: <u>25479</u> Lease Schedule A No.: 25479

## **EQUIPMENT INFORMATION**

QUANTITY	MODEL NUMBER	EQUIPMENT DESCRIPTION
		Equipment referenced in lease Schedule
		A#25479. See Schedule A for a detailed
		Equipment List.
	LESSEE:	

LESSEE:
CITY OF PORT ST. LUCIE
By:
Date:

#### **CERTIFIED LESSEE RESOLUTION**

At a duly called meeting of the Governing Body of the Lessee (as defined in the Lease) held on December_	, 2023
following resolution was introduced and adopted.	
DE MEDERALITED I I A	

BE IT RESOLVED by the Governing Board of Lessee as follows:

Determination of Need. The Governing Body of Lessee has determined that a true and very real need exists for the acquisition of the Equipment or other personal property described in the Lease between CITY OF PORT ST. LUCIE (Lessee) and Motorola Solutions, Inc. (Lessor).

- 1. Approval and Authorization. The Governing body of Lessee has determined that the Lease, substantially in the form presented to this meeting, is in the best interests of the Lessee for the acquisition of such Equipment or other personal property, and the Governing Board hereby approves the entering into of the Lease by the Lessee and hereby desigates and authorizes the following person(s) referenced in the Lease to execute and deliver the Lease on Lessee's behalf with such changes thereto as such person deems appropriate, and any related documents, including any escrow agreement, necessary to the consummation of the transactions contemplated by the Lease.
- 2. Adoption of Resolution. The signatures in the Lease from the designated individuals for the Governing Body of the Lessee evidence the adoption by the Governing Body of this Resolution.

## Form 8038-G

(Rev. September 2018)

Department of the Treasury Internal Revenue Service

## **Information Return for Tax-Exempt Governmental Bonds**

► Under Internal Revenue Code section 149(e)
► See separate instructions.

Caution: If the issue price is under \$100,000, use Form 8038-GC. ► Go to www.irs.gov/F8038G for instructions and the latest information.

OMB No. 1545-0720

Part	Reporting Author	ority			II Amenaea R	eturn,	cneck nere	
1	ssuer's name				2 Issuer's emp	loyer ide	entification number	(EIN)
CITY	Y OF PORT ST. LUC	IE						
3a N	Name of person (other than issuer	) with whom the IRS may communica	te about this return (see in	structions)	3b Telephone nu	mber of	other person shown	on 3a
4 1	Number and street (or P.O. box if	mail is not delivered to street address	)	Room/suite	5 Report numb	er (For I	RS Use Only)	
	S.W. Port Lucie Blvd.	man is not delivered to shoot address	,				3	
	City, town, or post office, state, an	ed ZID code			7 Date of issue			
	St. Lucie FL 34984	ld ZIF Code			Date of issue	1/1/24		
							•	
	Name of issue				9 CUSIP numb	er		
Equip	ment Lease-Purchase Agree	ement 25479						
	Name and title of officer or other e nstructions)	mployee of the issuer whom the IRS r	may call for more informati	on (see	10b Telephone no employee sh			
Part	Type of Issue (er	nter the issue price). See	the instructions and	attach sch	nedule.			
11						11		
12						12		
13	·					13		
14	•					14	2,961,095.70	
15		ewage bonds)				15	,,	
16	· · · · · · · · · · · · · · · · · · ·					16		
17						17		
18						18		
19a		Ns, check only box 19a						
b		ck only box 19b						
20		of a lease or installment sale,						
Part		onds. Complete for the en						
			(c) Stated redempti		(d) Weighted			
	(a) Final maturity date	(b) Issue price	price at maturity		average maturity		(e) Yield	
21	1/1/29	2,961,095.70	3,042,394.15		5 years		4.8	6 %
Part		s of Bond Issue (includin	, ,	liscount)				
22	Proceeds used for accru					22		
23	Issue price of entire issue	e (enter amount from line 21,	column (b))			23	2,961,095.70	
24	•	issuance costs (including ur	· · · · ·				, ,	
		lit enhancement		,		-		l
25		asonably required reserve or						
26		prior tax-exempt bonds. Con	· · · · · · · · · · · · · · · · · · ·	<u> </u>				
27		prior taxable bonds. Comple	•	-		-		
28	T TOOOGAO GOOG TO TOTAITA	prior taxable beriae. Compre	to rant v	.   _				
29	Total (add lines 24 through	gh 28)				29		
30		of the issue (subtract line 29 f				30	2,961,095.70	
Part	V Description of R	efunded Bonds. Complet	e this part only for	refunding	g bonds.		1	
31	•	thted average maturity of the						ears
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded				years		ears	
33	Enter the last date on wh	nich the refunded tax-exempt	bonds will be called	(MM/DD/	YYYY) ►			
34	Enter the data(s) the refu	unded bonds were issued ► (I	MM/DD/YYYY)					

Form 8038-G (Rev. 9-2018) Page

Part VI Miscellaneous 35 35 Enter the amount of the state volume cap allocated to the issue under section 141(b)(5) . . . 36a 36a Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions . . . . . . **b** Enter the final maturity date of the GIC ► (MM/DD/YYYY) Enter the name of the GIC provider ▶ 37 37 Pooled financings: Enter the amount of the proceeds of this issue that are to be used to . . . . . . . 38a If this issue is a loan made from the proceeds of another tax-exempt issue, check box ► □ and enter the following information: **b** Enter the date of the master pool bond ► (MM/DD/YYYY) c Enter the EIN of the issuer of the master pool bond ▶ d Enter the name of the issuer of the master pool bond ▶ If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box.....▶ 39 If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box.....▶ **41a** If the issuer has identified a hedge, check here ▶ □ and enter the following information: Name of hedge provider ▶ Type of hedge ▶ d Term of hedge ▶ 42 If the issuer has superintegrated the hedge, check box ..... If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are 43 remediated according to the requirements under the Code and Regulations (see instructions), check box.....▶ 44 If the issuer has established written procedures to monitor the requirements of section 148, check box...... **45a** If some portion of the proceeds was used to reimburse expenditures, check here ▶ □ and enter the amount of reimbursement.....▶ Enter the date the official intent was adopted ► (MM/DD/YYYY) Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return to the person that I have authorized above. Signature and Consent Signature of Authorized Representative Date Title Paid Preparer Signature