

This instrument was prepared by:
Name: Melissa Tapanes Llahues, Esq.
Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

ENTRANCE FEATURE
MAINTENANCE AGREEMENT

WHEREAS, the undersigned being the owner of or having some right, title or interest in or a lien upon the following described property, lying, being and situated in the City of Doral, Florida to wit (attach separate sheet if additional space is needed):

Tract "B" of ROYAL PALM EXECUTIVE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN Plat Book 150, Page 23, of the public records of Miami-Dade County, Florida.

In order to assure the City of Doral Planning and Zoning Department that the representations made to it by the owner or their representative related to the entrance feature referenced below will be abided by; that the hereinafter mentioned entrance feature will be continually and properly maintained; and as an inducement for, and in consideration of, the issuance of the required permits to erect and construct said entrance feature, and other good and valuable consideration hereby agrees as follows:

1. That said entrance feature shall be erected and maintained substantially in compliance with plans entitled "Leon Medical Centers Inc. Doral Campus Entrance Features" prepared by MGE Architects, consisting of 6 sheets signed and sealed July 24, 2014.
2. That all structures associated with the entrance feature shall be maintained in good condition and repair and that all entrance feature landscaping shall likewise be so maintained.

As further part of this agreement, it is hereby understood and agreed that any official inspector of the City of Doral or its agents duly authorized, may have the privilege at any time during normal working hours of entering and investigating the use of the premises, to determine whether or not the requirements of the building and zoning

Entrance Feature Maintenance Agreement
Page 2

(Space Reserved for Clerk)

regulations and the conditions herein agreed to relating to the entrance feature are being complied with.

This Agreement on the part of the owner shall constitute a covenant running with the land and will be recorded in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned and the heirs, successors, and assigns of the undersigned, until such time as the same is modified or released in writing by the Director of the City of Doral Planning and Zoning Department, or the executive officer of the successor of such department, or, in the absence of such director or executive officer, by his assistant in charge in his absence.

Enforcement. Enforcement shall be by action against any parties or person violating or attempting to violate any covenants. The prevailing party in any action or suit pertaining to or arising out of this Entrance Feature Maintenance Agreement shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Severability. Invalidation of any one of these covenants by judgment of Court in no wise shall affect any of the other provisions, which shall remain in full force and effect.

[Execution Pages Follow]

Entrance Feature Maintenance Agreement
Page 3

(Space Reserved for Clerk)

Signed, witnessed, executed and acknowledged on this 28th day of July, 2014.

OWNER:

WITNESS:

LEON MEDICAL CENTERS, INC.

[Signature]
Signature

Michael Sheehy
Print Name

[Signature]
Signature

LINA E. VAMANTU
Print Name

By: [Signature]

Name: Benjamin Leon, Jr.

Title: Chairman

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Benjamin Leon, Jr. who is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 28th day of July, 2014, in the County and State aforesaid.

Notary Public State of Florida

[Signature]

Print Name

My Commission Expires:

CITY OF DORAL:

Approved for form and legal sufficiency:

[Signature]
City Attorney

