



MEMORANDUM

Date: October 10, 2024

To: Honorable Mayor and Commissioners

Via: Todd Stoughton
Interim City Manager

From: Gary Moreira
Senior Property Manager

Subject: **Waterfront Playhouse - First Amendment to Lease extending the lease term for a period of one year.**

Introduction

This is a request to approve a First Amendment to Lease with Waterfront Players, Inc., lessee of the Waterfront Playhouse, extending the current under market lease for a period of one year.

Background

Via Resolution 14-069, the City of Key West entered into the current lease agreement with Waterfront Players, Inc., a Florida non-profit organization, to operate a theater playhouse supporting the city's arts and culture. The lease is set to expire October 31, 2024. The one-year extension will allow time for property appraisal, structural assessment and towards the goal of negotiating a new lease for this cultural resource.

Procurement

Demised Premises: The building located at Tift's Lane and Wall Street in Mallory Square.

Term: One-year commencing November 1, 2024.

Current Rent: \$325.20 per month in addition to 50% of net revenue generated by use of the theater by third party for profit uses.

Expenses:

The tenant will pay for operating costs including all utilities, repairs and maintenance, replacements and renovation necessary to keep the premises in good repair and condition.

Recommendation:

Extension of the lease term will protect an historic structure and enhance the welfare of citizens of Key West and Monroe County. With the City's continuing support, the Key West Players will remain a key element of the Key West arts community and continue to provide a public benefit through utilization of the city owned building at Mallory Square. Staff recommends approval and execution of the First Amendment to lease.

Exhibits:

First Amendment to Lease