

Executive Summary



TO: Key West Bight Management District Board
Caroline Street Corridor Community Redevelopment Agency

FR: Marilyn Wilbarger, RPA, CCIM

CC: Doug Bradshaw
Jim Scholl

DT: August 22, 2016

RE: Lease Extension for Tim Wegman DBA Good Day on a Happy Planet

ACTION STATEMENT

This is a request to approve the fourth amendment to the lease to provide for an extension of the lease term for Tim Wegman DBA Good Day on a Happy Planet located at 907 Caroline Street.

HISTORY

Tim Wegman has been a tenant at 907 Caroline for many years. The last five year lease term expired in June and was previously extended for three months until the end of September pursuant to the Third Amendment to the Lease approved by Resolution 16-219. Mr. Wegman has requested an additional extension of the term pending the City's planned demolition or renovation of the building, as follows:

Demised Premises: 975 square feet

Term: October 1, 2016 through April 30, 2017 and in the event the CRA delays the re-construction or renovation of the building wherein the Demised Premises are located, the Tenant may request an additional six month extension of the Lease term under all of the same terms and conditions as provided for in this extended lease term.

Rent: \$2,022.65 minimum base rent per month

Additional Rent: Tenant shall pay its pro-rated share of CAM, taxes, and insurance

Utilities: Tenant shall pay for all utility usage

All other terms and conditions of the current lease shall remain in full force and effect

FINANCIAL: The rent is proposed at the current rate for the seven month extension of the term and in the event that the lease is further extended for another six months the rent and all other terms and conditions of the lease will remain the same.

CONCLUSION:

The Tenant's continued occupancy during the project planning phases will provide ongoing revenue to the CRA until such time that vacating the premises becomes necessary and will also provide an extended opportunity for the Tenant to recoup the losses they suffered during the re-construction of Caroline Street.

ATTACHMENTS:

4th Amendment to the Lease

3rd Amendment to the Lease

Lease and previous amendments