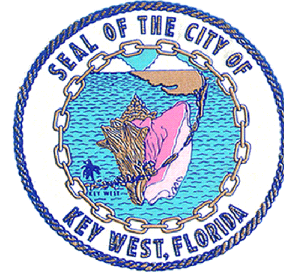


EXECUTIVE SUMMARY



TO: Key West Bight Management District Board
Community Redevelopment Agency

FR: Marilyn Wilbarger, RPA, CCIM

DT: May 7, 2019

RE: Bumble Bee Silver Co. Lease Amendment

ACTION: This is a request to approve a lease amendment for Conch Tees and Souvenirs, Inc. DBA Bumble Bee Silver Co. at 201 William Street, Suite B.

BACKGROUND: Bumblebee Silver has occupied this space since 2012 and has requested an expansion. The small space adjoining the premises that used to be an ATM machine is vacant and the tenant has requested a lease amendment to add 40 square feet to their current 112 square foot premises, as follows:

Demised Premises: 201 William Street containing 152 square feet

Use: No change of use which is the retail sale of a wide range of nautical jewelry including seashells made into jewelry, exotic stones from the Caribbean, old world coins from the Atocha and no other purpose.

Term: June 1, 2019 through the current term expiration in May of 2022

Rent: The rate for the expanded space will be the same per square foot per the current lease and the new monthly rent will be \$2,225.86

Increases: Annual CPI increases in base rent per the current lease year

Additional Rent: Tenant shall pay its pro-rate share of CAM, Taxes, and insurance

Percentage Rent: 6% in excess of the percentage rent base amount

Utilities: Tenant shall pay for all utility usage

Improvements: City staff will complete the improvements necessary to join the two spaces which includes opening an existing doorway between the spaces, closing off another door to the interior lobby and adding a window to the front where the atm used to be.

FINANCIAL: The tenant is in good financial standing and has an excellent lease history. The expansion will increase the rental income to the CRA through additional base rent and operating expense participation.

CONCLUSION: The continued success of Bumble Bee Silver is an asset to the Historic Seaport and the small expansion will provide an opportunity to enhance his current business. Staff believes that it is in the best interest of the CRA to approve this addition.

ATTACHMENTS:

First Amendment to the Lease
Lease
Corporate Filings