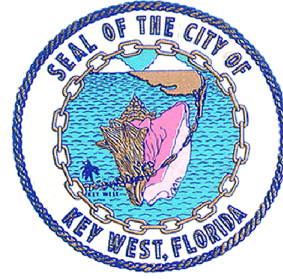


# Executive Summary



**TO:** Key West Bight Board  
Community Redevelopment Agency

**FR:** George B. Wallace, Assistant City Attorney

**DT:** November 17, 2020

**RE:** Lease Assignment from Jack Anderson DBA Local Color at 276 Margaret Street to Local Color Key West Inc.

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## ACTION STATEMENT

This is a request to approve a lease assignment for Jack Anderson DBA Local Color located at 276 Margaret Street. To Local Color Key West Inc. a corporation owned by Jack Anderson and his wife Liliane Anderson

## HISTORY

The current lease is held by Jack Anderson individually d/b/a Local Color. Mr. Anderson would like to assign the lease to a recently created Florida corporation owned by he and is wife.

**Demised Premises:** 276 Margaret Street containing 3048 square feet

**Use:** Retail sale of fashion apparel, jewelry, accessories and gifts

**Term:** Five Years

**Base Rent:** \$38.18 per square foot plus a CPI increase in year one and thereafter the base rent will be adjusted annually by any increase in the Consumer Price Index as published by the United States Department of Labor for All Urban Consumers consistent with all of the leases in the Historic Seaport.

**Additional Rent:** Tenant shall pay its pro-rate share of Common Area Maintenance (CAM), property tax, and insurance

**Percentage Rent:** 6%

**Utilities:** Tenant shall pay for all utility usage.

## FINANCIAL STATEMENT:

The Tenant has an excellent payment history and is not in default of the lease. Additionally, the tenant will continue to post a one-month security deposit for the faithful performance of the financial covenants of the lease. This will require the current deposit be increased by \$1,841.22 bringing the total deposit to \$9,970.46.

Additionally Mrs. Anderson will be required to execute a personal guarantee for the Corporation. Mr. Anderson will continue to be personally liable as the assignment will not relieve him of the personal liability he currently has.

## RECOMMENDATION:

There is no change of use, the rent is at a market rate and therefor staff recommends approval of the lease assignment.

**ATTACHMENTS:**

Lease