

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING THE SECOND AMENDMENT TO LEASE AGREEMENT BETWEEN CASA CAYO HUESO, LLC d/b/a EL MESON DE PEPE AND THE CITY OF KEY WEST, FLORIDA EXTENDING THE CURRENT LEASE FOR THE PROPERTY LOCATED AT 410 WALL STREET (IN MALLORY SQUARE), KEY WEST, FLORIDA AN ADDITIONAL TWELVE (12) MONTHS AND TERMINATING SEPTEMBER 30, 2026; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO LEASE AGREEMENT, UPON CONSENT OF THE CITY ATTORNEY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Casa Cayo Hueso, LLC dba El Meson de Pepe has been a tenant at the City building located at 401 Wall Street in Mallory Square in Key West, Florida for over twenty years and is currently under a 10-year lease term with the City, via *Resolution 15-153*, with the term scheduled to expire on September 30, 3025. The tenant is requesting a 12-month extension commencing October 1, 2025; and

WHEREAS, a 12-month extension, ahead of any long-term extension, provides an opportunity for the City of Key West to consider and/or implement recommended actions from the structural assessment and Mallory Square study; and

WHEREAS, the current rent is \$40,039.66 per month plus Net Charges with the base rent to be adjusted by the Consumer Price Index effective October 1, 2025; and

WHEREAS, the tenant currently pays real estate taxes, insurance and occupancy costs, including utilities, repairs and maintenance; and

WHEREAS, the base rent during the 12-month extension and adjusted per the Consumer Price Index is market rent for a stand-alone building in excess of 10,000 square feet;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the City Commission hereby approves the Second Amendment to Lease Agreement between Casa Cayo Hueso, LLC d/b/a El Meson de Pepe and the City of Key West, Florida extending the existing lease for an additional twelve (12) month term beginning October 1, 2025 and terminating September 30, 2026.

Section 2: That the City Manager is hereby authorized to execute the Second Amendment to Lease Agreement and any necessary related documents, upon consent of the City Attorney.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission of the City of Key  
West, Floria at a meeting held this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

Authenticated by the presiding officer and Clerk of the  
Commission on \_\_\_\_\_, 2025.

Filed with the Clerk \_\_\_\_\_, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

\_\_\_\_\_  
DANISE HENRIQUEZ, MAYOR

ATTEST:

\_\_\_\_\_  
KERI OBRIEN, CITY CLERK