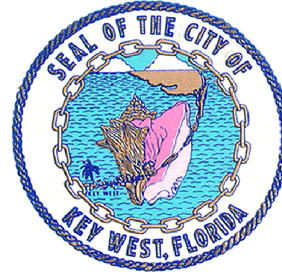


EXECUTIVE SUMMARY



TO: City Commission

CC: Jim Scholl

FR: Marilyn Wilbarger, RPA, CCIM

DT: January 13, 2011

RE: Lease Amendment for Island Tranquility, Inc.

ACTION: This is a request to approval a lease amendment to adjust the area of the parcel leased to Island Tranquility Inc. at 711 Eisenhower Drive.

BACKGROUND:

Pursuant to the original lease for this parcel there was language in Section 20 that stated that there was a title problem with the State of Florida and that it may be determined at a further date that the City is not the owner of the property which is the subject of the lease.

We have now received a survey that shows the portion of the leased premises which is denoted as a portion of Parcel ID 72082-0034 on Exhibit "A" of the current lease is included in the States ownership. Staff has confirmed the area of the parcels with the Monroe County Property Appraisers office and therefore have prepared this lease amendment to properly reflect the demised area that is owned by the city and leased to Island Tranquility as follows:

Current Leased Area	7360 square feet	\$1653.75 Current monthly rent
Amended Leased Area	3393 square feet	\$762.39 Amended monthly rent

FINANCIAL:

The lease amendment adjusts the square footage and therefore the rent payable based upon the same per square foot rate as applied to the decreased area for the remainder of the term. This amendment was not anticipated in the current budget year and therefore will create a decrease in actual revenue for the 8 months remaining in this fiscal year of approximately \$7,130.88

RECOMMENDATION:

Based upon the documentation and survey provided by the state staff recommends approval of the lease amendment

ATTACHMENTS:

Lease Amendment
Original Lease
Current Lease
State Lease and Survey