



MEMORANDUM

Date: October 10, 2024

To: Caroline Street Corridor and Bahama Village Community Redevelopment Agency, (CRA).

Via: Todd Stoughton
Interim City Manager

From: Gary Moreira
Senior Property Manager

Subject: **Lease Extension – Anderson Outdoor Advertising, Inc. at the Key West Bight Ferry Terminal**

Introduction

This is a request to approve a First Amendment to Lease and lease term extension for Anderson Outdoor Advertising, Inc. providing advertising space at the Key West Bight Ferry Terminal.

Background

Anderson provides advertising space for local businesses and pays the CRA base rent plus a percentage of their ad revenue. The lease with Anderson Outdoor Advertising, Inc., Resolution 14-330, at the Ferry Terminal building will expire on October 31, 2024 and the tenant is requesting the lease be extended for an additional 5 years.

At its meeting of the Key West Bight Management District Board, the Board unanimously approved the extension of lease and First Amendment to Lease under Resolution KWBB 24-23.

Procurement

Use: The tenant shall have the right to utilize the demised premises for the purposes of visual advertising as follows: wall space to display aesthetically pleasing images with no sound track; in formats approved by the landlord, a graphic door wrap on the elevator door face, one display rack for brochures and one exterior map display provided that the exterior map is replaced or refurbished to the landlord's

satisfaction. Advertising by companies promoting the sale of Marijuana, Marijuana products and related paraphernalia is prohibited.

Term: 60 months, commencing November 1, 2024.

Rentable Areas: Two 36" x 36" light boxes
One 36" x 60" light box
One 24" x 36" light box
One 7' wide brochure rack
One elevator door wrap
Exterior locator map

Rent: \$1,560.00 per month adjusted annually according to CPI. Base rent increase of 18% guarantees additional base rent and was adjusted based on reported ad revenue over the last 12 months.

Percentage Rent: 30% of sales in excess of base rent.

Additional Rent: None

Recommendation

The tenant personally guarantees the lease, is in good financial standing and their account is current. Staff recommends CRA approval and execution of the First Amendment to Lease.

Attachments:
First Amendment to Lease
KWBB 24-23
Sun Biz