



MEMORANDUM

Date: December 2, 2025

To: Key West Bight Management District Board

Via: Brian L. Barroso
City Manager

From: Gary Moreira
Senior Property Manager

Subject: **Lazy Way Lane Unit A – Lease renewal for Yours and Mayan Imports, LLC**
File ID: 25-4810

Introduction

This is a request to approve a lease renewal for Yours and Mayan Imports, LLC for Unit A on Lazy Way Lane.

Background

The tenants have proven to be a successful and desired business at the Historic Seaport since 2008 and are now requesting a five-year lease renewal. The business carries bright, colorful and unique items made by the Mayan Indians and is a good addition to the tenant mix on Lazy Way.

The Kilgore's, operating under Yours and Mayan Imports, LLC have an excellent tenant history with the Key West Bight and have met all their financial and other obligations under the lease since the outset of their tenancy.

Procurement

Demised Premises: 472 square feet

Rate: \$3,343.00 per month with annual increases based upon increases in the Consumers Price Index.

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

Additional Rent: Tenant shall pay its pro rata share of triple net charges including common area maintenance, property taxes and insurance.

Utilities:

Tenant shall pay for all utility usage including, but not limited to, electricity and trash.

Recommendation

Staff recommends the board approve this market rate lease renewal and recommend that the CRA approve and execute the renewed lease.