



MEMORANDUM

Date: January 6, 2026

To: Honorable Mayor and Commissioners

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 successful and a 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.

Mr. and Mrs. Kilgore 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.

During a meeting of the Key West Bight Management District Board on December 10, 2025 the lease renewal was unanimously approved pursuant to Resolution KWBB 25-29.

Procurement

Demised Premises: 472 square feet.

Base Rent: \$40,116.00 during year one or \$85.00 per square foot, with annual adjustments 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 estimated at approximately \$9.00 per square foot per year.

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

Recommendation

Staff recommends the CRA approve this market rate renewal and execution of the lease.