



## MEMORANDUM

---

Date: June 4, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso  
City Manager

From: Gary Moreira  
Senior Property Manager

Subject: **Proposed twelve-month lease term extension – Casa Cayo Hueso, LLC, dba El Meson de Pepe**

---

### **Introduction**

This is a request to approve the Second Amendment to Lease for El Meson de Pepe extending the existing lease term for an additional twelve-month period.

### **Background**

Casa Cayo Hueso, LLC dba El Meson de Pepe has been a tenant at Mallory Square for over twenty years beginning, and prior to the date of Resolution 05-340, then during the last 10-year lease term under resolution 15-153. The current lease is due to expire on September 30, 2025 and the tenant is requesting a 12-month extension. This term extension ahead of any long-term extension allows an opportunity for the City to consider and/or implement recommended actions from the structural assessment and Mallory Square study.

### **Procurement**

**Demised Premises:** The City building located at 410 Wall Street in Mallory Square.

**Term:** 12-months commencing October 1, 2025.

**Current Rent:** \$40,039.66 per month plus Net Charges. Base rent adjusted by the Consumer Price Index effective October 1, 2025.

**Net Charges:** The tenant pays real estate taxes, insurance and occupancy costs including utilities, repairs and maintenance.

**Recommendation**

The base rent during the 12-month extension and adjusted per the Consumer Price Index is market rent for a standalone building in excess of 10,000 square feet. Staff recommends approval of the lease extension and execution of the Second Amendment to Lease Agreement.

**ATTACHMENTS:**

Second Amendment to Lease