



MEMORANDUM

Date: May 8, 2024

To: Key West Bight Management District Board

From: Gary Moreira
Senior Property Manager

CC: Steve McAlearney, Todd Stoughton, Albert Childress

Subject: **Lease Renewal – Local Color Key West, Inc., dba Local Color
276 Margaret Street in the Historic Seaport**

Introduction

This is a request to approve a Five (5) year lease renewal for Local Color Key West, Inc., dba Local Color, located at 276 Margaret Street, at the Historic Seaport.

Background

Local Color owned and operated by Mr. Jack Anderson is a long-time and valuable tenant of the Historic Seaport under the current lease via Resolution 19-216 and two previous leases, Resolutions 07-278 and 14-190. The CRA has a satisfactory leasing history with Local Color and all rental payments due pursuant to the current lease and previous leasehold obligations have been made. The previously approved use remains the same therefore the lease renewal is proposed based upon the terms below.

Procurement

Use: Retail Sale of fashion apparel, jewelry, accessories, and gifts and no other purpose.

Term: 60 months, commencing July 1, 2024 and ending June 30, 2029.

Rent: \$12,192.00 per month. (\$48.00/s/f./year.).

Increases: Base rent adjusted annually by any increase in the Consumer Price Index.

Additional Rent: Tenant shall pay its pro-rata share of CAM, Taxes and Insurance.

Percentage Rent: 6% in excess of natural breakpoint of \$2,438,400.00.

Utilities: Tenant shall pay for all utilities.

Recommendation

Staff recommends approval of the lease renewal.

Attachments:

Lease