

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE SECOND AMENDMENT TO LEASE BETWEEN THE CITY OF KEY WEST, FLORIDA AND KEY WEST PLAYERS, INC. EXTENDING THE TERM FOR A PERIOD OF SIX (6) MONTHS; AUTHORIZING NECESSARY BUDGET AMENDMENT OR ADJUSTMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, via Resolution 14-069, the City of Key West entered into the current ten-year lease agreement with Waterfront Players, Inc., a Florida non-profit organization, to operate a theater playhouse located at Mallory Square, 407 Wall Street, Key West, Florida supporting the City's arts and culture; and

WHEREAS, the City Commission approved a First Amendment to Lease on October 10, 2024, via Resolution 24-249, extending the lease term for an additional twelve-month period. The term is now set to expire on October 31, 2025; and

WHEREAS, the proposed Second Amendment extends the Lease Agreement for an additional six months commencing November 1, 2025; provides for a \$500.00 below market minimum base rent, per month, in addition to 50% of the net revenue generated with the tenant to pay for all operating costs and maintenance, replacement and renovation of the premises as needed; and

WHEREAS, the City Commission finds that the Lessee provides a valuable public benefit and is otherwise consistent with City

Code of Ordinances section 2-941(c), supporting a below-market rental rate; and

WHEREAS, the City of Key West desires to continue its support of the Key West Players, Inc. who remain a valuable element of the Key West Arts Community and provide a public benefit through utilization of the City-owned Waterfront Playhouse Building at Mallory Square;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: The City Commission hereby approves the Second Amendment to Lease between the City of Key West, Florida and the Key West Players, Inc.

Section 2: The City Commission hereby authorizes the City Manager to approve any necessary budget transfers or adjustments.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

SIGNATURES ON NEXT PAGE

Passed and adopted by the City Commission at a meeting held
this _____ day of _____, 2025.

Authenticated by the Presiding Officer and Clerk of the
Commission on _____ day of _____, 2025.

Filed with the Clerk on _____, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

DANISE HENRIQUEZ, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK