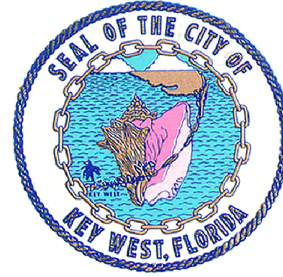


Executive Summary



TO: Key West Bight Board
Community Redevelopment Agency

CC: David Fernandez

FR: Marilyn Wilbarger, RPA, CCIM

DT: May 24, 2012

RE: Lease Renewal for Unit F on Lazy Way Lane

ACTION STATEMENT

This is a request to approve a lease renewal for Alicia E. Renner DBA AER Photography, Inc. in Unit F located on Lazy Way Lane.

HISTORY

AER Photography has occupied this unit for two years and has requested a lease renewal. The Tenant has a broad array of original art work and photography and is a good fit for the Lazy Way Lane tenant mix however the store has been closed multiple times for days or weeks while the tenant is pursuing her craft.

All leases in the Historic Seaport require the tenants to be open during all hours of operation established by the Landlord and having a store closed is detrimental to the overall success of this small merchant area. As a condition of a lease renewal the tenant has expressly agreed that the store will be open at a minimum during the established hours which are currently 10A.M. to 6 P.M. daily. Therefore a one year lease renewal is proposed with the caveat that it may not be renewed again if tenant fails to operate the store. At the end of the one year renewal term the tenant may apply for another longer term if there has been no default in the terms and conditions of the lease renewal which are as follows:

Demised Premises: Lazy Way Unit F containing 426 square feet

Use: Retail art gallery and studio including photography, paintings, pottery, silk screening, gyotaku, watercolors and metal sculpture, painted furniture, and other mixed media.

Term: One Year with Landlord's right to terminate

Rent: \$1,267.00 per month

Additional Rent: Tenant shall pay its pro-rate share of CAM, Taxes, and insurance

Percentage Rent: 6%

Utilities: Tenant shall pay for all utility usage.

FINANCIAL STATEMENT:

The rent proposed reflects the current market rate for rental spaces in this area. The tenant has posted a two month security deposit and signed a personal guaranty for the faithful performance of the terms of the lease.

RECOMMENDATION:

Alicia Renner is a well known local artist and photographer who currently has her work in four galleries in Key West. She has recently been chosen by the National Geographic Travel Editor as an up and coming professional and she also serves on the Board of Reef Relief. Staff recommends approval of this lease renewal with the sincere hope that the tenant will be committed to the successful and continuous operation of the shop on Lazy Way.

ATTACHMENTS:

Lease Amendment

Lease