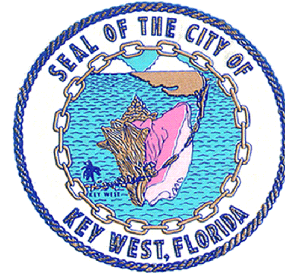


Executive Summary



TO: Community Redevelopment Agency

CC: Jim Scholl

FR: Marilyn Wilbarger, RPA, CCIM

DT: August 19, 2010

RE: Lease for Unit D on Lazy Way

ACTION STATEMENT

This is a request to approve a lease with Jan J. Nelson DBA Key West Pretzel Co for Unit D located on Lazy Way Lane. This lease has been approved by the Key West Bight Management District Board.

HISTORY

Unit D on Lazy Way Lane was advertised for lease proposals in accordance with Florida Statute Chapter 163.380 and subsequently, a lease is proposed based upon the following terms:

Demised Premises: Lazy Way Unit D containing 274 square feet

Use: Retail and kitchen operation of the Key West Pretzel Company

Term: Five years, effective September 1, 2010

Rent: \$1200 per month

Increase: 5% fixed increase in base rent annually

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 will post a two month deposit as security for the payment of rent.

RECOMMENDATION:

Jan Nelson has been in business in Key West for 20 years providing food products at Mallory Square. The products are all handmade on the premises and will offer a unique "edible art" addition to the shops on Lazy Way Lane. Staff recommends approval of this proposal.

ATTACHMENTS:

Draft Lease