



EXECUTIVE SUMMARY

TO: Key West Bight Board
Community Redevelopment Agency

CC: Doug Bradshaw, Jim Scholl

FR: Marilyn Wilbarger, RPA, CCIM

DT: July 31, 2014

RE: Lease Renewal for Fury Management, Inc.

ACTION: This is a request to approve a lease renewal for Fury Management, Inc. located at the corner of Elizabeth Street and Greene Street in Street in the Historic Seaport.

HISTORY:

The lease will expire at the end of August and the Tenant has agreed to the proposed renewal terms. There is no change of use contemplated and the lease terms are as follows:

Demised Premises: 96 square foot booth

Term: Five Years, effective September 1, 2014

Rate: \$2,000 per month with annual CPI increases

Additional Rent: Tenant shall pay its pro-rate share of Common Area Maintenance, taxes, and insurance

Percentage Rent: Not applicable

Use: Operation of a ticketing, check in, sales booth for patrons of the Tenant, for vessels operated by Tenant in the Historic Seaport

Utilities: Tenant shall pay for all utility usage

FINANCIAL STATEMENT:

The Tenant has an excellent payment history and there is no outstanding amount owed on this account. The Tenant also has a six month security deposit on account which will continue to be held as security for the payment of rent.

CONCLUSION:

Any time that a lease is nearing expiration a market rate analysis is undertaken to ensure that the rents are at a market rate. This base rent will increase to the current market rate that has been established based upon comparable rents for booth spaces. The rental rate information has been provided by a local appraiser as well as information gathered from the Tenant's other booth leases. Therefore the lease renewal as proposed will proceed at the current market rate, if approved.

ATTACHMENTS:

Lease