

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2014-162

RESOLUTION AUTHORIZING THE EXECUTION OF RENEWAL LEASE WITH ROBERT MAGUIRE FOR THE GRANADA SNACK SHOP LOCATED AT 2001 GRANADA BOULEVARD, CORAL GABLES, FLORIDA, FOR A PERIOD OF THREE (3) YEARS WITH A ONE (1) YEAR OPTION.

WHEREAS, as authorized by Ordinance No. 2003-150, the City authorized the execution of an agreement (the "Agreement") on October 2, 2003 with Robert Maguire ("Tenant"), for the operation of the Granada Snack Shop located at 2001 Granada Boulevard, Coral Gables, Florida; and the Agreement was extended as authorized by Resolution No. 2008-111 dated July 15, 2008; Resolution No. 2008-200 dated November 18, 2008; Resolution No. 2009-251 dated September 8, 2009; and Resolution No. 2010-158 dated August 24 2010; and

WHEREAS, Tenant is desirous of renewing the lease for a period of three years from September 1, 2014 through August 31, 2017, with a one (1) year renewal, which renewal shall be on Landlord's new lease form, and shall provide: Tenant shall also lease the equipment and furniture described in the Agreement; Landlord shall have the right to terminate upon ninety (30) days' notice; Base Rent shall be \$2,603.81 per month escalating by two percent (2%) each year thereafter; Tenant shall reimburse Landlord's cost to insure the furniture and equipment, as well as Tenant's proportionate share of building insurance; Landlord shall continue to provide HVAC, electrical service, water and propane to the premises, and shall maintain the physical plant, City owned appliances, HVAC; provide limited amount of janitorial services for cleaning areas around the snack bar; and Tenant shall have the right to assign the lease to Rita Tennyson; and

WHEREAS, on August 11, 2014, the Property Advisory Board reviewed the renewal terms and recommended that the City enter into an Renewal Lease on the terms set forth in the above whereas clause;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. That the foregoing "Whereas" clauses are here hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. The City Commission does hereby authorize the City Manager to execute the Lease Renewal with the Tenant with such modifications to the form attached hereto as Exhibit "A" as may be approved by the City Manager and City Attorney that are necessary to implement the intent of this resolution.

SECTION 3. That this Resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF AUGUST, A.D., 2014.

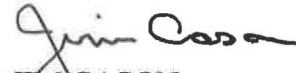
(Moved: Kerdyk / Seconded: Keon)

(Yeas: Lago, Quesada, Keon, Kerdyk, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: C-13)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



CRAIG E. LEEN
CITY ATTORNEY