

ATTACHMENT 1

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2014-

A RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE A 1-YEAR RENEWAL LEASE
AGREEMENT FOR 1 ALHAMBRA PLAZA, SUITE 617,
CORAL GABLES, FLORIDA.

WHEREAS, the City of Coral Gables is an existing subtenant at 1 Alhambra Plaza, Suite 617, Coral Gables, FL by virtue of a sublease dated September 22, 2009, as amended by the Amendment dated September 6, 2011 (collectively the "Sublease"), as authorized by Resolution No. 2009-211 dated July 29, 2009, and Resolution No. 2011-149 dated July 19, 2011; and

WHEREAS, the sublandlord, Fragomen, Del Rey, Bernsen & Loewy LLP, desires to renew the Sublease for 1,560 square feet of floor space for an additional one (1) year term on the following terms and conditions: Base Rental Rate shall be increased by 3% to \$29.78 per square foot; sublandlord shall continue to hold a \$7,085.00 security deposit; subtenant shall have three - one year renewal options at an increased Base Rental rate of 3% per year; sublandlord shall have the right to terminate the sublease upon at least 4 months' prior written notice provided the termination date shall not be earlier than September 30, 2015.

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

SECTION 1. That the foregoing "Whereas" clauses are 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 executed the Second Amendment with the Sublandlord 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-SECOND DAY OF JULY, A.D., 2014.

(Moved: / Seconded:)

(Yeas: / Nays:)

(Vote:)
(Agenda Item:)

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

CRAIG LEEN
CITY ATTORNEY