

FIRST AMENDMENT TO LEASE

This First Amendment to Lease is entered into this _____, 2009, by and between the City of Coral Gables ("Landlord") and Bijan Coral Gables ("Tenant").

RECITALS:

WHEREAS, on June 2, 2009, the City Commission authorized the negotiation and execution of a Lease agreement with Bijan's Coral Gables d/b/a Monty's Coral Gables for tenant space located at 2325 Galiano Street, Parking Garage No. 6; and

WHEREAS, on June 19, 2009, the City Attorney was advised, via an email from the Tenant's attorney, that Bijan's Coral Gables intended to change its name from Bijan's Coral Gables d/b/a Monty's Coral Gables to Bijan's Coral Gables d/b/a Bijan's Key West Grill; and

WHEREAS, on June 23, 2009, a follow-up letter from the Tenant's attorney was sent to the City Attorney in confirmation of this name change;

NOW THEREFORE, in consideration of the mutual premises contained herein, the parties agree as follows:

SECTION 1. That the City Commission hereby does hereby approve the name change from Bijan's Coral Gables d/b/a Monty's Coral Gables to Bijan's Coral Gables d/b/a Bijan's Key West Grill, subject to the execution of an Amendment to the Lease Agreement with Bijan's Coral Gables d/b/a Monty's Coral Gables allowing for a name change and requiring that the use of the tenant space be consistent with the uses allowed in the commercial district, therefore prohibiting a nightclub at 2325 Galiano Street, Coral Gables, Florida.

IN WITNESS WHEREOF, the parties hereto have signed, and delivered this First Amendment to Lease:

Landlord:
CITY OF CORAL GABLES

Attest:

By: _____
Patrick G. Salerno, City Manager

Walter J. Foeman, City Clerk

Tenant:
BIJAN'S CORAL GABLES

Witness as to Tenant:

By: _____
Bijan I. Nakhjavan, Managing Partner

Signature

Print Name

Print relationship to Tenant

Approved as to form and legal sufficiency:

Elizabeth M. Hernandez
City Attorney