

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2010-180**

A 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 with Robert Maguire ("Tenant"), for the Granada Snack Shop located at 2001 Granada Boulevard, Coral Gables, Florida, and the parties entered into a Concession Agreement on October 2, 2003, for the operation of the snack shop (the "Agreement"); and

**WHEREAS**, as authorized by Resolution No. 2008-111, the Agreement was extended on a month to month basis until Resolution No. 2008-200 authorized a renewal on the same terms and conditions, and the parties entered into an Extension to Concession Agreement dated December 12, 2008; and

**WHEREAS**, as authorized by Resolution No. 2009-251 the term was extended for an additional one year period until August 31, 2010; and

**WHEREAS**, Tenant is desirous of renewing the lease for a period of three years from September 1, 2010 through August 31, 2013, with a one (1) year renewal, which renewal shall be on Landlord's new lease form, and shall provide: (i) Tenant shall also lease the equipment and furniture described in the Agreement; (ii) Landlord shall have the right to terminate upon ninety (90) days' notice; (iii) Base Rent shall be \$2,269 per month in the first renewal year, and shall escalate four percent (4%) each year thereafter; (iv) Tenant shall reimburse Landlord's cost to insure the furniture and equipment, as well as Tenant's proportionate share of building insurance; and (v) Landlord shall continue to provide HVAC, electrical service, water and propane to the premises, and shall maintain the physical plant, City owned appliances, HVAC, and provide limited amount of janitorial services for cleaning areas around the snack bar; and

**WHEREAS**, on August 18, 2010, 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.** That the City Commission does hereby authorize the City Manager to negotiate and sign a Lease Agreement with the Tenant with such modifications from the terms set forth in the Draft Lease Agreement as may be approved by the City Manager and City Attorney.

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

PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF AUGUST,  
A.D., 2010.

(Moved: Kerdyk / Seconded: Anderson)  
(Yeas: Anderson, Kerdyk, Withers, Slesnick)  
(Majority: (4-1) Vote)  
(Nays: Cabrera)  
(Agenda Item: C-24)

APPROVED:



DONALD D. SLESNICK II  
MAYOR

ATTEST:



WALTER L. POEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY