

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2009-181**

A RESOLUTION ALLOWING FOR A 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 LOCATED AT 2325 GALIANO STREET, CORAL GABLES, FLORIDA.

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

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** That the City Commission 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.

**SECTION 3.** That the amendment, along with the proper insurance documents, under the new name, will be required to be submitted and approved by the City Attorney prior to occupying the tenant space.

**SECTION 4.** That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS SEVENTH DAY OF JULY, A.D., 2009.

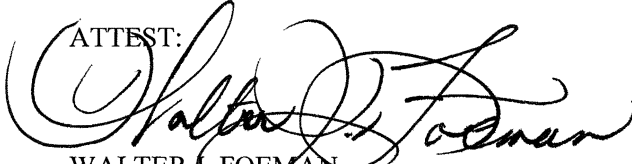
(Moved: Kerdyk / Seconded: Anderson)

(Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)

(Unanimous: 5-0 Vote)

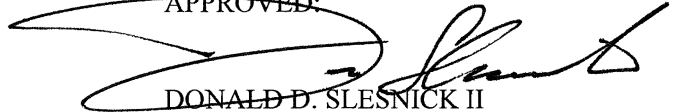
(Agenda Item: C-5)

ATTEST:




WALTER J. FOEMAN  
CITY CLERK

APPROVED:



DONALD D. SLESNICK II  
MAYOR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

FIRST AMENDMENT TO LEASE

The lease between the City of Coral Gables and Bijan's Coral Gables, LLC d/b/a Monty's Coral Gables, for the premises located at 2325 Galiano Street, Coral Gables, Florida 33134, is hereby amended to reflect the "tenant" to be BIJAN'S CORAL GABLES, LLC, D/B/A BIJAN'S KEY WEST GRILL.

IN WITNESS WHEREOF, the parties have signed, sealed, and delivered this First Amendment to Lease this 13 day of July, 2009.

LANDLORD:

**CITY OF CORAL GABLES, a  
municipal corporation of the State of Florida**

ATTEST:

By: Walter J. Feeman  
Walter J. Feeman  
City Clerk  
7/22/09

By: Patrick G. Salerno  
Patrick G. Salerno  
City Manager

Approved as to form and legal sufficiency:

By: Elizabeth M. Hernandez  
Elizabeth M. Hernandez  
City Attorney

SECRETARY

CORPORATE SEAL

TENANT:

By: Bijan Nakhjavani  
Name: Bijan NAKHJAVAN  
Title: Managing Member

ATTEST/WITNESS:

By: Michael Tarkoff  
Name: Michael Tarkoff

By: Shawn Shahna Z.  
Name: Shawn Shahna Z.