



City of Coral Gables  
CITY COMMISSION MEETING  
June 9, 2020

**ITEM TITLE:**

A Resolution of the City Commission authorizing entering into a Second Amendment to Lease with Venezia Novelties, Inc. d/b/a No Boundaries with regard to the City-owned retail premises at 220 Aragon Avenue, Coral Gables, Florida 33134 granting the renewal of lease terms for a period of eight (8) years with one additional five-year renewal option subject to City Commission approval.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval

**BRIEF HISTORY:**

Pursuant to Resolution 2012-58, on March 30, 2012, Venezia Novelties, Inc. d/b/a No Boundaries (the "Tenant") entered into a retail Lease with the City of Coral Gables (the "Landlord") as amended by a First Amendment to Retail Lease Agreement dated July 10, 2012 (collectively, as amended, the "Lease") whereby the Landlord agreed to lease to the Tenant the City-owned premises at 220 Aragon Avenue, Coral Gables, Florida 33134 (the "Premises"). The existing Lease eight (8)-year Lease term began July 1, 2012 and expires June 30, 2020.

Premises: The premises consist of 4,211 SF of retail space along with two storage areas of 639 SF and 200 SF respectively.

Renewal Terms: An eight (8)-year renewal term to begin on July 1, 2020 expiring on June 30, 2028 with one additional five-year renewal option, subject to City Commission approval, to renew at 95% Market Rate, which in no event will be less than 105% of the rate of the last lease year in the first renewal term.

Base Rent for the Premises:

<b>LEASE YEAR</b>	<b>BASE RENT PER MONTH</b>	<b>BASE RENT PER SQUARE FOOT</b>
Year 9	\$11,580.25	\$33.00
Year 10	\$11,927.66	\$33.99
Year 11	\$12,285.49	\$35.01
Year 12	\$12,654.05	\$36.06
Year 13	\$13,033.67	\$37.14
Year 14	\$13,424.68	\$38.26
Year 15	\$13,827.42	\$39.40
Year 16	\$14,242.25	\$40.59

Base Rent for Storage Areas:

<b>LEASE YEAR</b>	<b>BASE RENT PER MONTH</b>	<b>BASE RENT PER SQUARE FOOT</b>
Year 9	\$564.23	\$8.07
Year 10	\$581.01	\$8.31
Year 11	\$598.49	\$8.56
Year 12	\$616.67	\$8.82
Year 13	\$634.84	\$9.08
Year 14	\$653.89	\$9.36
Year 15	\$673.50	\$9.64
Year 16	\$693.71	\$9.93

Security Deposit: Landlord currently holds \$19,590.50 as security deposit. Tenant shall deposit with Landlord additional funds to raise the current amount held as the Security Deposit to an amount representing the sum of two months' Base Rent, estimated common area operating costs, and sales tax. The total security deposit that will be held by the Landlord is \$25,867.74.

**LEGISLATIVE ACTION:**

Date.	Resolution/Ordinance No.	Comments
03/13/2012	Resolution 2012-58	Lease Approval

**FINANCIAL INFORMATION: (If Applicable)**

No.	Amount	Source of Funds
460-362-174		Rent Renewal

**ATTACHMENT(S):**

- 1. Proposed Resolution**
- 2. Proposed Second Amendment to Lease**