

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR AND SECRETARY TO EXECUTE AMENDMENT NO. 1 TO THE LEASE DATED MAY 26, 2021, BETWEEN THE RDA (LANDLORD) AND THE MIAMI BEACH CHAMBER OF COMMERCE (TENANT) FOR USE OF SUITE NO. 6 AT THE ANCHOR SHOPS, LOCATED AT 100 – 16 STREET; SAID AMENDMENT REMOVING TENANT'S OBLIGATION TO PAY OPERATING EXPENSES.

WHEREAS, on May 26, 2021, pursuant to Resolution No.655-2021, the Miami Beach Redevelopment Agency (RDA) ("Landlord") entered into a Retail Lease dated May 26, 2021 ("Lease") with the Miami Beach Chamber of Commerce (Tenant) for approximately 721 square feet of ground floor retail space at the Anchor Shops, located at 100 16th Street, Suite No. 6, Miami Beach, Florida ("Premises"), having an initial term for one (1) year, with two (2) additional one (1) year renewal terms, at the option of the RDA; and

WHEREAS, Tenant operates the Miami Beach Convention Center Visitor Center at the Premises; and

WHEREAS, the Lease included operating expenses in the amount of \$529.34 per month ("Operating Expenses"); and

WHEREAS, Tenant is a nonprofit organization and is unable to meet the Operating Expenses as stipulated in the Lease; and

WHEREAS, as a result of the construction activities relating to the Miami Beach Convention Center improvements, Tenant was required to relocate its operations, and executed a lease with the RDA and the City ("Penn 17 Lease") for use of a portion of the space located at 1661 Pennsylvania Avenue ("Penn 17 Retail Space"); however, under the Penn17 Lease, Tenant was not required to pay operating expenses, due to its limited income; and

WHEREAS, the inclusion of the Operating Expenses in this Lease was an oversight and Tenant is requesting that the Lease be amended to correct this provision of the Lease; and

WHEREAS, based upon the foregoing, the Executive Director recommends approving Amendment No. 1 to the Lease, incorporated herein by reference and attached to the RDA Memorandum accompanying this Resolution as Attachment "A"; said Amendment removing Tenant's obligation to pay Operating Expenses.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairperson and Members of the Miami Beach Redevelopment Agency hereby approve and authorize the Executive Director and Secretary to execute Amendment No. 1 to the Lease between the RDA (Landlord) and Miami Beach Chamber of Commerce (Tenant) for use of Suite No. 6 at the Anchor Shops, located at 100-16 Street; said Amendment removing the Tenant's obligation to pay Operation Expenses.

PASSED and ADOPTED this ____ day of _____ 2021.

ATTEST:

Dan Gelber, Chairperson

Rafael E. Granado, Secretary

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

Miami Beach Redevelopment Agency
General Counsel
Date 07/12/21