



**CITY OF FORT LAUDERDALE**  
**Commission Agenda Memo**  
**REGULAR MEETING**

**#15-1147**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** September 16, 2015

**TITLE:** Motion to Approve a Lease Amendment for Shop 104 – City Park Mall

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**Recommendation**

It is recommended that the City Commission approve a lease amendment extending the lease period with Dr. Nadja Horst, DMD, not to exceed (a) three (3) months, until to and including December 31 2015; (b) until the commencement date under a renewal lease for the leased premises with lessee; or (c) until the commencement date under a new lease for the leased premises with the buyer of the lessee's dental practice, whichever should first occur for Shop 104 at the City Park Mall in substantially the form attached.

**Background**

Shop 104 of the City Park Mall is located at 128 SE 1<sup>st</sup> Street and is 1,262 square feet. The property has been leased by Dr. Najda Horst since August 1, 2008. The tenant requested a three (3) month lease extension to the current lease on September 2, 2015 as the tenant is in the process of selling her dental practice to a business associate.

A summary of the terms of the lease extension are as follows:

- Lease Term – (a) until to and including December 31, 2015; (b) until the commencement date under a renewal lease for the leased premises with lessee for a term of not less than five (5) years; or (c) until the commencement date under a new lease for the leased premises for a term of not less than five (5) year with the buyer of lessee's dental practice, whichever should first occur
- Effective Date – October 1, 2015
- Rent - \$21.96/sq. ft. net of janitorial and utilities. Use of two (2) additional parking spaces

In addition to the three (3) month cost of the lease amendment, there are other expenses associated with occupancy that include utilities (electrical, telephone, and

cable), janitorial and property taxes.

**Resource Impact**

There will be a positive fiscal impact to the City in the amount of \$6,928.38.

**Strategic Connections:**

This item is a Press Play Fort Lauderdale Strategic Plan 2018 initiative, included within the Internal Support Cylinder of Excellence, specifically advancing:

- Goal 12: Be a leading government organization, managing resources wisely and sustainably
- Objective 1: Ensure sound fiscal management
- Initiative 1: Achieve a structurally balanced budget through viable revenue sources, smart financial management, comprehensive financial forecasting, and results-oriented and efficient services

Attachments:

Exhibit 1 – Proposed Lease

Exhibit 2 – Map of Location

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