

Attachment A
LEASE SUMMARY TABLE

Lease Party & Property	Term	Rent Amount	Special Provisions
1. Lake Eustis Area Chamber of Commerce (2023 Addendum) --Tenant--	July 1, 2019 – Feb 29, 2024 (Modified)	• \$800/mo thru Feb '23 • \$550/mo March '23–Feb '24 • Continuing month to month	March 2023 Addendum modifies payment and term; City may terminate lease at will
2. Lake Community Action Agency (501 N Bay St) --Tenant--	Jan 1, 2016 – Dec 31, 2020 City may terminate with 180-day notice	• Discounted rent: \$28,690/yr (\$2,390.83/mo) • Market rent: \$49,000/yr • City donations: \$20,310/yr (in-kind) • City donates \$7,500/yr toward operating cost	Tenant responsible for all maintenance; utilities paid by Tenant; City covers property insurance; strongly worded liability & indemnification clauses;
3. Our El Maries Pizzeria & Sub Shoppe (200 N Bay St) --Tenant--	Aug 1, '20 – July 31, '23 (Initial) Aug 1, '23 – July 31, 2026 (Extension)	• \$1,300/mo (initial) • \$1,500/mo (extension) • Net lease: tenant pays taxes, utilities, insurance	Required \$40,000 interior improvements; security deposit; extensive maintenance, tax, and compliance obligations; default provisions; insurance requirements
4. W.I.N. 1 Ministries – Eustis Service Center (301 W Ward Ave) --Tenant--	Jan 1, '22 – Dec 31, '24 (Initial) Jan 1, '24 – Dec 31, '27 (Extension)	• \$4,000 a month = payments (approx. \$48,000/yr) • Tenant pays for repairs, maintenance under \$500	Addendum extends lease term for 2 yrs; all other conditions unchanged
5. Lake Eustis Properties LLC – Helipad Property (Hazzard Ave and Bates Ave) --City of Eustis is Tenant--	June 1, 2025 – May 31, 2028; Either party may terminate with 60-day notice	• \$1 dollar per year, due June 1 annually	Public-use only; landlord maintains property; tenant handles landscaping & utilities; insurance required; environmental restrictions; no subletting without approval

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6. Lake Adventures, LLC (402 N. Bay St) --Franchisee--	October 4, 2018: •One-year initial term with automatic annual renewals	•3% of annual gross revenue	City provides: •Access to 3 boat slips on Lake Eustis •A shared lockable dock gate •Use of a 10' x 10' storage area for temporary structures or equipment
7. Girl Scout of Citrus Council, Inc 400 Donnelly St --Tenant--	April 3, 2008 (Assigned) •100 year lease from March 1973 – March 2073 •Original lease between City and Eustis Junior Women's Club (1973) •Assigned to Eustis Service League (2000) •Assigned to Girl Scouts of Citrus Council (2008)	•Rent = \$1 per year •Lessee must maintain insurance •Lessee pays for maintenance •City pays utilities	•Facility can only be used for Girl Scout purposes. •City can terminate lease, but must pay for value of improvements plus 10%. Or provide acceptable replacement facility.
National Guard Armory 600-601 S Bay St --Tenant--	Controlled Lease Agreement with State of Florida Department of Military Affairs	•Rent = <i>land provided at no cost under long term lease agreement</i> •Established in 1954	Controlled military lease means that federal or state military deployment always overrides city's occupancy rights