



# City of Eustis

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TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: June 18, 2026

RE: Resolution Number 2026-58: Our El Maries Pizzeria & Sub Shoppe Commercial Lease Renewal

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**Introduction:**

The City's current lease agreement with El Maries expires July 31, 2026. An updated agreement is being presented for your consideration.

**Background:**

The original three-year lease with El Maries was approved by Commission April 2, 2020. The initial rent was \$1,300, and required the business to make \$40,000 of building improvements prior to opening the Pizzeria and Sub Shoppe. The required improvements were completed. In 2023, the company exercised its option to extend the contract at the increased rent level of \$1,500 a month for an additional three years, which will end July 31, 2026.

**Updated Lease:**

The language in the original lease agreement has been updated to reflect changes such as insertion of current dates, deletion of the option for future extensions, deletion of the requirement for the owner to make \$40,000 in building improvements, and other technical additions and deletions that were needed.

**Attachments:**

Our El Maries Pizzeria & Sub Shoppe Commercial Lease

**Action:**

Staff recommends approval of the updated lease agreement.

**Prepared By:**

Al Latimer, Economic Development and CRA Director

**Reviewed By:**

Miranda Burrowes, Deputy City Manager