



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: December 9, 2025

RE: Resolution Number 25-109: Approval of Addendum Number 1 to the Commercial Lease Agreement with W.I.N. 1 Ministries, Inc. for 301 West Ward Avenue

Introduction

Resolution Number 25-109 requests approval of Addendum Number 1 to the Commercial Lease Agreement between the City of Eustis and W.I.N. 1 Ministries, Inc. The Addendum extends the existing lease through December 31, 2027.

Background

On November 2, 2023, under Resolution Number 23-100, the City Commission previously approved a Commercial Lease Agreement with W.I.N. 1 Ministries, Inc. The lease established a two-year term, commencing on January 1, 2024, and expiring on December 31, 2025.

W.I.N. 1 Ministries has requested a two-year extension. The extension maintains all existing terms, including monthly rent of \$4,000, tenant responsibility for landscape maintenance, continued City access to the employee fitness center, and public parking rights.

Addendum Number 1 updates Section 1.1 – Term of Lease, extending the lease through December 31, 2027, with all other terms unchanged.

Alternatives

1. Approve Resolution Number 25-109.
2. Deny Resolution Number 25-109.
3. Modify the proposed Addendum (subject to tenant concurrence).

Recommendation

Staff recommends approval of Resolution Number 25-109 authorizing execution of Addendum Number 1.

Fiscal Impact

Lease revenue will remain \$48,000.00 annually, totaling approximately \$96,000.00 over the extended two-year period (2026–2027).

Business Impact Estimate

Not applicable.

Attachments

Resolution Number 25-109 with Exhibit A – Addendum Number 1
Original Lease Agreement

Prepared By

Sasha Garcia, City Attorney

Reviewed By

Tom Carrino, City Manager