

Wauchula's lease is aligned with regional norms. The only major difference is Wauchula's term is much shorter. In addition, Wauchula is more generous with insurance and taxes.

BASIC STRUCTURE

City / Tenant	Premises / Use	Type of Lease	Building Ownership
Wauchula – Chamber	Offices, conference room, event space	Nominal lease	City owns building
Sebring – Little Theater	Theater building	Nominal lease	City owns building
Sebring – Art League (Clovelly House)	Arts facility	Nominal lease	City owns building
Sebring – Rec Club	Recreation building & shuffleboard courts	Nominal lease	City owns building
Bartow – Chamber	Offices, conference room	Ground lease	Chamber built structure but improvements revert to City at end of lease

TERM LENGTH

City / Tenant	Base Term	Extensions
Wauchula – Chamber	5 years (2020–2025)	+3 yrs (to 2020), +5 yrs (to 2025)
Sebring – Little Theater	30 years (1998–2028)	None specified
Sebring – Art League	4 years (2023 - 2027)	Auto-extends to 12 years (expiring in 2035) if tenant secures ≥\$50k grant by 2027
Sebring – Rec Club	1 year with annual automatic renewals (1998–2021)	10-year fixed term (2022–2031)
Bartow – Chamber	30 years (1971–2000)	City renewed for another 30 years

RENT & UTILITIES

City / Tenant	Rent	Who Pays Utilities
Wauchula – Chamber 5,436 sq ft heated area	\$1 per year	Tenant
Sebring – Little Theater	\$0	Tenant
Sebring – Art League	\$1 per year	Tenant
Sebring – Rec Club	\$0	Tenant
Bartow – Chamber	\$1 per year	Tenant

From Main Street Wauchula: For downtown, (this is the core along Main and not our entire program area from Florida to 4th and Orange to Palmetto) the average is \$8.70 per square foot. This average does include 2 properties with extremely low rates. Without those 2 properties included, the average is \$9.30.

MAINTENANCE RESPONSIBILITIES

City / Tenant	Routine Maintenance & Major Systems (HVAC, Electrical, Plumbing)	Structural / Roof
Wauchula – Chamber	Tenant	City
Sebring – Little Theater	Tenant	Tenant
Sebring – Art League	Tenant	Tenant
Sebring – Rec Club	Tenant	Tenant (City only handles parking lot)
Bartow – Chamber	Tenant (City maintains the grounds)	Tenant

CAPITAL IMPROVEMENTS

City / Tenant	Who Pays for Building Improvements?	Ownership of Improvements
Wauchula – Chamber	Tenant (with City approval)	City
Sebring – Little Theater	Tenant	City
Sebring – Art League	Tenant (with City approval)	City
Sebring – Rec Club	Tenant	City
Bartow – Chamber	Tenant	City owns structure & improvements at lease end

INSURANCE

City / Tenant	Liability Insurance	Building Insurance
Wauchula – Chamber	\$1M, City named	City insures building, Tenant insures personal property
Sebring – Little Theater	\$200k (sovereign immunity), City named	City insures building, Tenant reimburses
Sebring – Art League	\$1M, City named	City insures building, Tenant reimburses
Sebring – Rec Club	\$1M, City named	City may insure; optional
Bartow – Chamber	\$1M, City named	Tenant

Property insurance premium is currently \$9,188

TAXES

City / Tenant	Who Pays Taxes?
Wauchula – Chamber	Tenant
Sebring – Little Theater	Not specified; likely exempt due to being a non-profit
Sebring – Art League	City pays all real estate taxes, Tenant pays taxes incurred as a result of lease
Sebring – Rec Club	Not specified; likely exempt due to being a non-profit
Bartow – Chamber	Tenant

EVENT RENTALS / REVENUE SHARING

City / Tenant	Event Rentals Allowed?	Revenue Sharing With City?
Wauchula – Chamber	Yes	No revenue sharing
Sebring – Little Theater	Yes	None
Sebring – Art League	Yes	None
Sebring – Rec Club	Limited (recreation use)	Can charge clean-up fee; no revenue sharing
Bartow – Chamber	N/A	None

CITY ACCESS & PUBLIC BENEFIT

City / Tenant	City Use of Facility	Public Benefit
Wauchula – Chamber	City may access for inspection; no guaranteed use of event space	Business/economic development
Sebring – Little Theater	Not reserved	Cultural benefit
Sebring – Art League	Not reserved	Arts programming
Sebring – Rec Club	City may schedule its own uses with notice	Recreation benefit
Bartow – Chamber	Not reserved	Business/economic development

TERMINATION

City / Tenant	Early Termination
Wauchula – Chamber	For cause
Sebring – Little Theater	For cause
Sebring – Art League	For cause
Sebring – Rec Club	Either party may terminate with 30-day notice (older version)
Bartow – Chamber	If City terminates early, City must compensate Chamber for its building investment