



**City of Venice  
City Manager's Report  
Agenda Item Request**

**DATE:** July 1, 2013  
**TO:** Ed Lavallee, City Manager  
**FROM:** Chris Rozansky, C.M., Airport Administrator *CR*  
**SUBJECT:** BVK, Inc. Second Amendment of Lease and Sublease

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**Background:**

BVK, Inc. currently leases 160 Airport Ave W. at Venice Municipal Airport. The leasehold was assigned to BVK, Inc. from A.C. Schmieler on June 8, 2010. The First Amendment to Lease was executed on September 14, 2010.

The lease assignment contained a provision which states, "This assignment shall not release or relieve the ASSIGNOR (A.C. Schmieler) from any duty obligation or liability under the terms and conditions of the Lease." In a letter dated November 19, 2012 A.C. Schmieler requested to be released from any further obligations under the lease. BVK, Inc. has agreed to provide personal guarantees in his place. The terms of this modification are included in the Second Amendment to Lease.

In addition, a discrepancy in the legal description of the lease has been discovered. This Second Lease Amendment would correct that discrepancy.

Lastly, the lease requires the City of Venice to consent to a sublease. A proposed Sublease between BVK, Inc. and Sarasota Avionics, Inc. is attached for City Council's consideration.

**Requested Action:**

Staff requests that City Council approve the proposed Second Amendment to Lease and Sublease.

**City Attorney Review:**

The City Attorney has reviewed and approved the proposed lease amendment and sublease.

**Risk Management Review:**

The Director of Administrative Services has reviewed and approved the proposed lease amendment and sublease.

**Attachments:**

Leasehold exhibit  
Letter from A.C. Schmieler  
Second Amendment to Lease  
Sublease