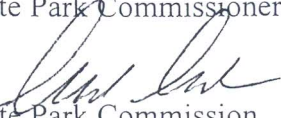


**MEMORANDUM**

Subject: **Lease Transfer Request, Burrows  
SPL 1, Lot 23, Rear 7, and an undivided ½ interest in Lot 11**

To: Mackinac Island State Park Commissioners

From: Phil Porter, Director   
Mackinac Island State Park Commission

Date: July 24, 2020

ISSUE: On June 26, 2019, the Commission received a request from George J. Burrows to transfer the lease for SPL 1, Lot 23, Rear 7, and an undivided ½ interest in Lot 11, currently held by George J. Burrows Trust to Sleeping Bear World, LLC, with John Christian Seymour, Member, 340 Paseo De Gracia, Redondo Beach, CA 90277.

DISCUSSION: This lease transfer has been on hold for nearly one year pending the final sale of the private property on the leasehold. On July 20, 2020 the Commission received confirmation that the pending sale will be finalized on August 8, 2020. In the meantime, the address of the buyer has been changed. The new address is Sleeping Bear World, LLC, with John Christian Seymour, Member, 11750 Storm Hill Drive, Empire, MI 49630.

Staff inspected the property and found no conditions that require special lease terms. The \$1,500 lease transfer fee was received.

RECOMMENDATION: Staff recommends that the Commission offer to Sleeping Bear World, LLC, with John Christian Seymour, Member, 11750 Storm Hill Drive, Empire, MI 49630, transfer and reassignment of lease for SPL 1, Lot 23, Rear 7, and an undivided ½ interest in Lot 11, for a twenty year term, expiring August 7, 2040, contingent upon the successful sale of the personal property on this leasehold. Annual rent shall be Six Thousand Four Hundred Seventy Nine Dollars (\$6,479.00) and shall be adjusted on January 1 of each year of the lease according to the percentage change in the consumer price index (CPI), U.S. city average, all items, for the calendar year ending one year and one day prior to date of adjustments, or five percent (5%) whichever is lower. The total cumulative increase in lease rate shall not exceed one hundred twenty-five percent (125%) during the term of the lease.

Thank you.

GROUND LEASE

MACKINAC ISLAND STATE PARK COMMISSION, LESSOR

AND

SLEEPING BEAR WORLD, LLC, LESSEE

July 24, 2020

DRAFTED BY:  
Mackinac Island State Park Commission  
P.O. Box 873  
Mackinaw City, Michigan 49701

