

# ACT NO. 8775

BILL NO. 35-0124

## THIRTY-FIFTH LEGISLATURE OF THE VIRGIN ISLANDS

### Regular Session

2023

An Act approving the lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement, and Demah, Inc. d/b/a Moe's Fresh Market, for Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas, Virgin Islands and Unimproved Parcel No. 17-4 Estate Nisky, No. 6 Southside Quarter, St. Thomas, Virgin Islands, for operating a gourmet retail food market and store, butchery, importer of goods, restaurant, tobacco retailer, storage warehouse, executive offices, and executive and workforce suites, and for other related purposes

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**WHEREAS**, on June 30, 2023, the Governor of the Virgin Islands approved the lease agreement between the Government of the Virgin Islands and Demah, Inc. d/b/a Moe's Fresh Market for a term of 20 years with the option to renew for four additional terms of 10 years;

**WHEREAS**, Demah, Inc. d/b/a Moe's Fresh Market will be leasing Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas, Virgin Islands, consisting of a 14,491 U.S. square foot steel frame structure, residing on 31,367 U.S. square feet or .72 U.S. acres, as shown on O.L.G. Map No. D9-9273-T023, zoned I-2 (Light Industry); and Unimproved Parcel No. 17-4 Estate Nisky, No. 6 Southside Quarter, St. Thomas, Virgin Islands, consisting of 13,207.24 U.S. square feet or .3032 U.S. acres of land, more or less, as shown on O.L.G. Map No. D9-6302-T97, zoned I-2 (Light Industry), for operating a gourmet retail food market and store, butchery, importer of goods, restaurant, tobacco retailer, storage warehouse, executive offices, and executive and workforce suites, and for other related purposes;

**WHEREAS**, the rent will be \$120,000, per annum, payable in equal monthly installments of \$10,000; and

**WHEREAS**, title 31 Virgin Islands Code, chapter 21, section 205, subsection (c) provides that in addition to the Governor's approval of any lease, the Legislature of the Virgin Islands must approve all leases exceeding a term of one year: Now, Therefore,

***Be it enacted by the Legislature of the Virgin Islands:***

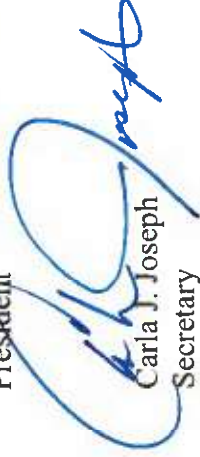
**SECTION 1.** Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the Legislature of the Virgin Islands approves the lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Virgin Islands Department of Property and Procurement, and Demah, Inc. d/b/a Moe's Fresh Market for Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas, Virgin Islands, consisting of a 14,491 U.S. square foot steel frame structure, residing on 31,367 U.S. square feet or .72 U.S. acres, as shown on O.L.G. Map No. D9-9273-T023, zoned I-2 (Light Industry); and Unimproved Parcel No. 17-4 Estate Nisky, No. 6 Southside Quarter, St. Thomas, Virgin Islands, consisting of 13,207.24 U.S. square feet or .3032 U.S. acres of land, more or less, as shown on O.L.G. Map No. D9-6302-T97, zoned I-2 (Light Industry), for operating a gourmet retail food market and store, butchery, importer of goods, restaurant, tobacco retailer, storage warehouse, executive offices, and executive and workforce suites, and for other related purposes.

Thus passed by the Legislature of the Virgin Islands on September 22, 2023.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 26<sup>th</sup> day of September, A.D., 2023.



  
Novelle E. Francis, Jr.  
President

  
Carla J. Joseph  
Secretary



**Bill No. 35-0124 is hereby approved.**

**Witness my hand and the Seal of the Government of  
the United States Virgin Islands at Charlotte Amalie,  
St. Thomas, This 4 day of October, 2023 A.D.**

  
**Albert Bryan Jr.**  
Governor