

KEY WEST BIGHT

EXHIBIT "B"

Tenant: S&M of Lazy Way, Inc
(Fishermans Café)
 Location: Unit C & D Lazy Way Lane
 Contact: Scott Saunders

Square Feet **489** CAM
 Square Feet **576** BASE RENT
 Term 5 years effective September 1, 2020

YEAR #	Period Beginning	CPI increase	Base Rent per sq. ft.	Base Rent	Base Rent	Tax, Ins., CAM \$4.85	Tax, Ins., CAM	Total Rent Before Sales Tax	Sales Tax	Total Rent With Tax	TOTAL RENT	Percentage Rent Base Amount
				Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL	
1	September 1, 2020	1.40%	\$70.52	\$40,619.52	\$3,384.96	\$2,371.65	\$197.64	\$3,582.60	\$268.69	\$3,851.29	\$46,215.51	\$676,992.00
2	September 1, 2021											
3	September 1, 2022											
4	September 1, 2023											
5	September 1, 2024											

Tax, Insurance and CAM are **estimated** based upon most recent actual costs and adjusted annually