

EXHIBIT "A" Demised Premises, Site Plan

SPECIFIC PURPOSE SURVEY SKETCH TO SHOW LEASE AREA

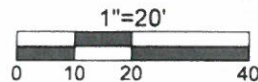
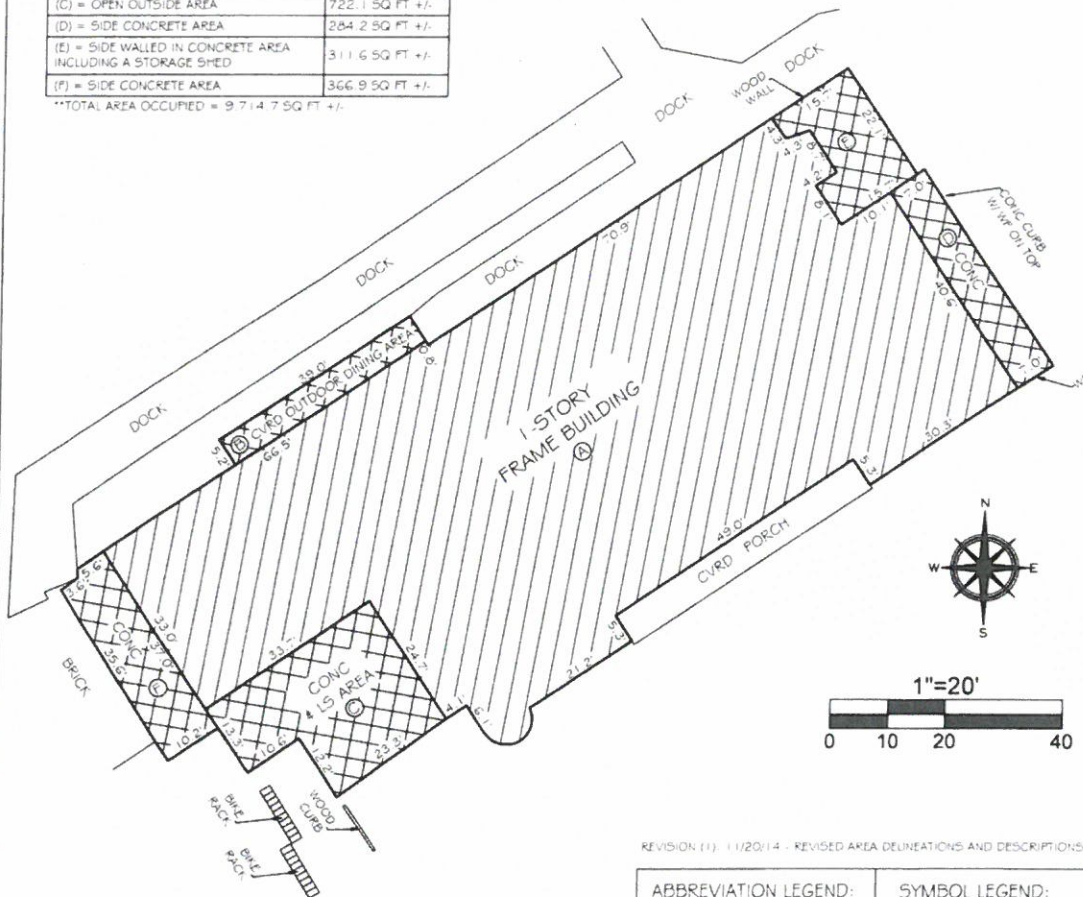
NET USABLE SQ FT OF THE DIMENSIONED PREMISES ON HALF SHELL RAW BAR
231 MARGARET STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 31-T675-R25E

AREA DELINEATION / DESCRIPTION	AREA
(A) = MAIN BUILDING INCLUDING DINING AREA, BAR, KITCHEN, STORAGE & OFFICE	7,827.1 SQ FT +/-
(B) = COVERED OUTDOOR DINING AREA	202.8 SQ FT +/-
(C) = OPEN OUTSIDE AREA	722.1 SQ FT +/-
(D) = SIDE CONCRETE AREA	284.2 SQ FT +/-
(E) = SIDE WALLED IN CONCRETE AREA INCLUDING A STORAGE SHED	311.6 SQ FT +/-
(F) = SIDE CONCRETE AREA	366.9 SQ FT +/-

**TOTAL AREA OCCUPIED = 9,714.7 SQ FT +/-



REVISION (1): 1/12/2014 - REVISED AREA DELINEATIONS AND DESCRIPTIONS

ABBREVIATION LEGEND:

BM = BENCHMARK
CALC = CALCULATED
CB = CONCRETE BLOCK
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
EP = EDGE OF PAVEMENT
MEAS = MEASURED
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
RW = RIGHT OF WAY LINE
NTS = NOT TO SCALE
OHA = OVERHEAD WIRE
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
WF = WOOD FENCE

SYMBOL LEGEND:

CATCH BASIN
 DRAINAGE MANHOLE
 CONCRETE UTILITY POLE
 ELECTRIC MANHOLE
 LIGHT POLE
 GUY WIRE
 MAILBOX
 SANITARY CLEANOUT
 SANITARY MANHOLE
 SIGN
 WOOD UTILITY POLE
 WOOD BOLLARD
 WATER VALVE

NORTH ARROW IS REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (10901).

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

ADDRESS:
231 MARGARET STREET,
KEY WEST, FL 33040

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR RIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE	1"=20'
FIELD WORK DATE	02/11/2014
REVISION DATE	1/12/2014
SHEET	1 OF 1
DRAWN BY	MPB
CHECKED BY	
CAD FILE #	076238

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 20-4, 147 & 51, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLES WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSAM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LDA 7647

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

EXHIBIT "B" Rent Schedule

EXHIBIT "B"

Tenant: **Moro Mgt LLC DBA Half Shell Raw Bar** **Square Feet** **8873** **CAM**
 Location: **231 Margaret** **Square Feet** **9715** **BASE RENT**
 Contact: **Pasquale Croce** **Term** **10 years Effextive April 1, 2015**
\$4.05 PER SQ. FT.

YEAR #	Period Beginning	Base Rent per sq. ft.	Base Rent	Base Rent	Tax, Ins., CAM	Tax, Ins., CAM	Total Rent Before Sales Tax	Sales Tax	Total Rent With Tax	TOTAL RENT	Percentage Rent Base Amount
1	April 1, 2015	\$29.19	Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL	
2	April 1, 2016	CPI	\$283,580.85	\$23,631.74	\$35,935.65	\$2,994.64	\$26,626.38	\$1,996.98	\$28,623.35	\$343,480.24	\$4,726,347.50
3	April 1, 2017	CPI									
4	April 1, 2018	CPI									
5	April 1, 2019	CPI									
6	April 1, 2020	CPI									
7	April 1, 2021	CPI									
8	April 1, 2022	CPI									
9	April 1, 2023	CPI									
10	April 1, 2024	CPI									

Tax, Insurance and CAM are estimated

EXHIBIT "C" Rules and Regulations

1. TENANT shall not use any area outside of the demised premises as shown on Exhibit A or any portion of any common area or any parking areas for or any other purpose whatsoever including but not limited to the storage of goods, inventory, equipment, materials, whether or not said area is inside a building or outdoors.

EXHIBIT "D"

Tenant's written statement occupancy commencement

Exhibit "E"

Building Improvement Scope for Roof Replacement

Exhibit "E"
Moro Management LLC
Lease Agreement
Effective April 1, 2015



THE CITY OF KEY WEST

3140 Flagler Ave
Key West, FL 33040

July 29, 2014

Scope of Work – Half Shell Raw Bar Roof Replacement

1. Remove all unused equipment, conduit, and piping.
2. Remove all deteriorated or damaged roofing membrane or areas of the roofing where the sheathing is soft.
3. Close and seal all abandoned penetrations
4. All electric, water, condensation, or Freon lines are to be routed together where possible in a weatherproof chase.
5. Any and all utilities running across the roof are to be eliminated or rerouted.
6. All utilities and associated wiring, piping, etc. shall be brought up to the current building code.
7. Sheathing that is damp, rotting, or otherwise in a state of deterioration shall be replaced.
8. Structural members with any concerns shall be brought to the attention of City staff immediately.
9. Roofing shall be replaced with single ply PVC, heat welded roofing system, Duro-Last or similar.
10. Roofing material must be approved by City staff prior to installation. The roofing system must be installed by a certified installer of the particular product. Warranty information shall be provided to the City.
11. The specified roofing system must carry a warranty of at least 15 years.
12. Installation of HARC approved equipment screening and re-location of equipment and piping as determined by HARC.