

RESOLUTION NO. 15-186

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE ATTACHED LEASE AGREEMENT, BETWEEN THE CITY AND ISLAND TRANQUILITY, INC. FOR PROPERTY LOCATED IN THE UPLAND AREA AT ANGELFISH PIER ON PALM AVENUE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, City staff recommends approval of this lease concurrent with City Commission approval of a submerged land lease for adjacent areas, where the dock is located (Resolution No. 15-187); and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the attached Lease Agreement, between the City and Island Tranquility, Inc. for property located in the upland area at Angelfish Pier on Palm Avenue, is hereby approved.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 19th day of May, 2015.

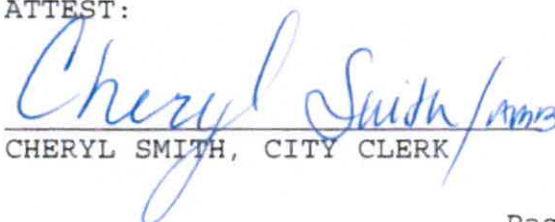
Authenticated by the Presiding Officer and Clerk of the Commission on 20th day of May, 2015.

Filed with the Clerk on May 20, 2015.

Mayor Craig Cates	<u>Absent</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Absent</u>
Commissioner Jimmy Weekley	<u>Absent</u>
Commissioner Tony Yaniz	<u>Yes</u>


MARK ROSSI, VICE MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

EXECUTIVE SUMMARY



TO: City Commission

CC: Jim Scholl
Doug Bradshaw

FR: Marilyn Wilbarger, RPA, CCIM

DT: April 24, 2015

RE: Lease Renewal and Submerged Land Lease for Island Tranquility, Inc.

ACTION: This is a request to approve the renewal of the lease with Island Tranquility Inc. for the upland area at Angelfish Pier on Palm Avenue and to approve a submerged lands lease at the same location.

BACKGROUND: The city has leased Angelfish Pier to the tenant for many years for the purposes of providing dockage along the pier. The last lease expired and due to the physical impediments to access the boats docked along the pier the City did not renew the lease at that time. The City and the tenant have now agreed on a plan for the Tenant to provide gated accesses to each of the slips as a condition of the lease renewal. Additionally, the upland area was subject to the completion of the property transfer back from the state, which is now completed. Therefore, the best use of the property is achieved without the resorting to the bidding process and it is in the economic interests of the city to renew the current lease. The details of the upland lease are as follows:

Demised Premises: 1848 Square Feet

Use: Providing gated access to the boat slips along the pier with one dock box per slip permitted. Additionally, the Tenant shall maintain the landscaping and remove the trash from this area.

Term: Five Years Effective June 1, 2015

Rent: \$1,833.33 monthly

Increases: CPI Annually

Additional Rent: Tenant shall pay property taxes

Utilities: Tenant shall pay for all utility usage

Improvements: Tenant shall provide 12 gated accesses to the slips at their sole cost and expense

A companion submerged lands lease will also be entered into pursuant to the corrective actions approved by the FDEP subsequent to an audit of deed restrictions and uses of the submerged land in Garrison Bight. The details of the audit and corrective procedures are attached for your reference. The economic terms of the submerged lands lease are the same as the other submerged land leaseholders in Garrison Bight and are as follows:

Term:	Five Years Effective June 1, 2015
Rent:	\$3,284.76 annually
Increases:	CPI Annually
Additional Rent:	An initial surcharge of \$821.19 and a supplemental payment of 6% of income from the slip rental if it exceeds the base rent
Utilities:	Tenant shall pay for all utility usage

FINANCIAL:

The rent for the pier and submerged land area are equal to the current rent being paid and will escalate annually by any increase in the Consumers Price Index. The tenant is in good financial standing and has an excellent payment history. A total rent report for the last five years is attached for your reference.

CONCLUSION:

The lease and submerged lands lease will complete the contracts necessary for the tenant to continue to provide the services that have been at this location for decades while ensuring that the city has addressed the underlying safety concerns and also come into compliance with the corrective actions procedures as confirmed by the FDEP.

ATTACHMENTS:

Lease

Total Rent Report

Submerged Lands Lease

Florida Department of Environmental Protection Internal Audit

Non-Compliance notification dated August 19, 2013

Corrective Procedural Changes dated November 14, 2013

Confirmation of Corrective Procedural Changes dated April 14, 2014.

Lease Agreement

between

City of Key West

as Landlord

and

Island Tranquility, Inc.

as Tenant

Dated May 19, 2015

THIS LEASE is made as of the 19th day of May, 2015 by and between the LANDLORD and TENANT identified below:

1. INFORMATION PROVISIONS: Information provisions in this section are intended to provide a summary of the corresponding sections of this lease and are in no way inclusive of the complete terms and conditions of this lease.

1.1 LANDLORD'S NAME & MAILING ADDRESS:

CITY OF KEY WEST
P.O. BOX 1409
KEY WEST, FL 33040

1.2 TENANT'S NAME & MAILING ADDRESS:

ISLAND TRANQUILITY, INC.
711 EISENHOWER DRIVE
KEY WEST, FL 33040

TENANT'S TRADE NAME: **GARRISON BIGHT MARINA**

1.3 GUARANTOR (S) AND ADDRESS:

1.4 DEMISED PREMISES (Section 2): **as per EXHIBIT "A"** located at Angelfish Pier, Palm Avenue, Key West, FL (hereinafter referred to as the "Property").

NET USABLE SQUARE FEET: 1,848 square feet comprised of the bulkhead and a portion of the sidewalk area approximately four feet wide by 462 feet long

EXPANSION/RIGHT OF FIRST REFUSAL: N/A

1.5 TERM (Section 3.): FIVE (5) YEARS

1.5.1 COMMENCEMENT DATE: June 1, 2015 as acknowledged by TENANT'S written statement

1.5.2 RIGHT TO TERMINATE: N/A

1.5.3 RIGHT TO RENEW: Per Key West Code of Ordinances Sec.2-941 Leases or as amended

1.6 MINIMUM RENT FOR TERM (Section 4): The base rent and base rent increases for the term and any renewals thereof as **per EXHIBIT "B"** attached hereto and incorporated herein.

1.6.1 ADDITIONAL RENT: Tenant shall pay Sales, Use or Excise Taxes, Real Estate Taxes, and any and all other sums of money or charges required to be paid by TENANT pursuant to the provisions of this lease.

1.6.2 RENT PAYMENT DUE DATE: Payable in advance on the first (1st) of each and every month of the term hereof.

1.6.3 LATE CHARGE: 15% of the amount in arrears if received after the fifth day of each and

every month together with an administrative fee of \$50.00 for processing late payments.

1.6.4 PERCENTAGE RENT: N/A

1.6.5 HOLD OVER RENT: 150% of the Minimum Base rent during the last year of the expiring term.

1.6.6 RENT CONCESSIONS: None

1.7 SECURITY DEPOSIT (Section 5): Equal to one month's base rent

1.8 PERMITTED USE (Section 6): Tenant shall use the Demised Premises for the purposes of providing twelve gated accesses to the boat slips with one dock box per slip permitted. Tenant agrees to maintain the landscaping and remove the trash for the Angelfish Pier area between the parking lot and seawall.

1.9 INSURANCE: (Section 9) \$2,000,000.00 aggregate and \$1,000,000 per occurrence commercial liability minimum

1.10 ASSIGNMENT OR SUBLETTING: (Section 10) Allowed with Landlord's approval

1.11 UTILITIES: (Section 17) TENANT shall pay for all utilities

INITIALS: LANDLORD _____

TENANT _____

WITNESSETH:

That the LANDLORD and the TENANT, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained, as well as for one dollar (\$1.00) and other good and valuable consideration by each of the parties unto the other, in hand paid simultaneously with the execution and delivery of these presents, the receipt of which is hereby acknowledged, have agreed as follows:

2. DEMISED PREMISES - Upon the terms and conditions hereinafter set forth, and in consideration of the payment from time to time by the TENANT of the rents hereinafter set forth, and in consideration of the performance continuously by the TENANT of each and every one of the covenants and agreements hereinafter contained by the TENANT to be kept and performed, the LANDLORD does hereby lease, let, and demise unto the TENANT, and the TENANT does hereby lease of and from the LANDLORD, the following Demised Premises situated, lying, and being in Monroe County, Florida: That portion of the Property outlined and/or crosshatched on Exhibit "A" which depicts the Net Usable Square Feet of the Demised Premises. The Net Usable Square Feet is defined as all interior floor space, any second floor space, storage, covered dining areas and commercially used outdoor areas or any other area set aside for the exclusive use and economic benefit of the Tenant and containing the approximate dimensions and area measured in accordance with the published BOMA/ANSI standard for calculating net usable floor area for stores: It is agreed that the Net Usable Square Feet for the purpose of any calculations which are based on Net Usable Square Feet is as stated in Section 1.4. LANDLORD reserves the right to re-measure the Demised Premises from time to time and to adjust the TENANT'S Net Usable Square Feet and the rent or rental rate applied to the square footage as determined by any re-measurement or change in use. TENANT accepts the Demised Premises in an "as is", "where is" condition and acknowledges that LANDLORD has no obligations for any construction or improvements in connection with TENANT'S occupancy of the Demised Premises.

LANDLORD reserves the right from time to time with good cause, upon at least sixty (60) days advance written notice to relocate TENANT to other Demised Premises within the Property, prior to or during the term of this Lease, so long as usable area so substituted equals or exceeds the usable area of the Demised Premises; provided however that TENANT shall have the right at its sole option and as its sole remedy, to terminate the Lease upon sixty (60) days advance written notice which right must be exercised, if at all, within fifteen (15) days after receipt of LANDLORD'S relocation notice, which relocation notice may be withdrawn by LANDLORD within ten (10) days after LANDLORD'S receipt of TENANT'S termination notice, in which event TENANT'S attempted termination shall be null and void and the lease shall continue in full force and effect in accordance with its terms. In the event LANDLORD shall relocate TENANT to other space within the Property, LANDLORD shall pay the reasonable relocation costs of TENANT in connection therewith, but LANDLORD shall not have any other liability with respect to any such relocation.

Expansion/Right of First Refusal – N/A

3. TERM - The term of this Lease shall be for five (5) years which shall commence on June 1, 2015 and shall end at midnight May 31, 2020 unless sooner terminated as provided for herein. Upon occupancy TENANT shall furnish LANDLORD a written statement stating the TENANT has accepted the Demised Premises for occupancy and setting forth the actual commencement and expiration dates of the Lease. TENANT'S written statement shall become attached to and incorporated into this lease Exhibit "D". In the absence of TENANT'S written statement the lease term shall remain as stated above A Lease Year is the twelve-month period beginning on the commencement date of each year and ending at the conclusion of the same date one year later. If possession of the Demised Premises shall for any reason not be delivered to Tenant on the Commencement Date, this Lease shall nevertheless continue in full force and effect, and no liability whatsoever shall arise against LANDLORD out of any delay other than the abatement of rent.

Right to Terminate –N/A

Right to Renew – This Lease may be renewed upon rent and terms to be negotiated by the parties in accordance with the City of Key West Code of Ordinances. The rent and terms of the renewal term must be acceptable to both the LANDLORD and the TENANT in their absolute discretion and must be set forth in written addendum to this Lease. If the parties fail for any reason whatsoever to agree upon and enter into such addendum at least 120 days prior to the end of the initial term of this Lease, then any obligations that the parties may have pursuant to this section to negotiate renewal terms shall cease and LANDLORD shall be free to lease the Demised Premises to the general public upon such rent and terms as it deems appropriate.

4. RENT - The base rent and base rent increases for the term and any renewals thereof as per **EXHIBIT "B"** attached hereto and incorporated herein. Every year thereafter throughout the term of the lease the minimum base rent shall be adjusted annually on the anniversary date of the lease by the increase in Consumer Price Index for all Urban Consumers as published by the United States Department of Labor. In no event shall the minimum base rent be decreased. All rentals provided for herein shall be payable in advance, without prior demand therefore and without deductions or setoffs for any reason whatsoever on the first day of each and every month of the term hereof.

4.1 Late Charges. Any monthly rental not received by the fifth day of the month shall incur a late fee equal to fifteen percent 15% of the amount in arrears. In addition, all payments received after the due date shall incur a **\$50.00** administrative fee to cover the costs of collecting and processing late payments. LANDLORD shall have no obligation to accept

less than the full amount of all installments of rental, additional rental or other amounts due hereunder and interest thereon which are due and owing by TENANT to LANDLORD. If LANDLORD accepts less than the full amount owing, LANDLORD may apply the sums received toward such TENANT'S obligations, as LANDLORD shall determine in its sole discretion, without waiving LANDLORD'S remedies for default.

4.2 **Interest on Rent.** Rent and additional rent not paid within fifteen (15) days of when due shall bear interest from the date due until paid at the highest rate permitted by law.

4.3 **Obligation to Survive.** TENANT'S obligation to pay rent that is accrued and unpaid hereunder shall survive the expiration or termination of the Lease.

4.4 The rent reserved under this Lease for the term hereof shall be and consist of:

(a) Beginning with the commencement date and throughout the term of this Lease, TENANT agrees to pay to the LANDLORD as and for minimum rent for the Demised Premises the annual amount, in equal monthly installments, in advance, on the first day of each and every calendar month, as per **EXHIBIT "B"**. In the event the rent commencement date is other than the first day of a calendar month, the rent for the partial first calendar month of the term will be prorated on a daily basis and payable on the commencement date.

(b) Simultaneously with each such payment, TENANT agrees to pay to LANDLORD any sales, use or excise tax imposed or levied against rent or any other charge or payment required hereunder to be made by TENANT which tax has been imposed or levied by any governmental agency having jurisdiction thereof, this shall include any new taxes imposed during the term of this Lease which are in addition to or in substitution for any such tax which is presently imposed.

Commencing with the 1st day of the Term, TENANT agrees to pay, as Additional Rent, the Real Estate Tax Expense which shall include all real estate taxes and assessments both general and special imposed by federal, state or local governmental authority or any other taxing authority having jurisdiction over the Property against the land, buildings, store rooms, Common Areas and all other improvements together with any and all expenses incurred by LANDLORD in negotiations, appealing or contesting such taxes and assessments. Real Estate Tax Expense shall not include any additional charges or penalties incurred by LANDLORD due to late payment of Real Estate Taxes. In the event that any of the public area excluded later becomes taxable or is determined to be taxable then it shall be included for purposes of determining TENANT's proportionate share.

Should any governmental taxing authority acting under any present or future law, ordinance or regulation, levy, assess or impose a tax, excise and/or assessment (other than an income or franchise tax) upon or against the rentals payable by TENANT to LANDLORD, whether by way of substitution for, or in addition to, any existing tax on land and buildings or otherwise, or any other substitute tax, the proceeds of which are to be used to fund the same governmental functions as were funded by ad valorem taxes, TENANT shall be responsible for and reimburse LANDLORD for the amount thereof, as the case may be, as additional rent, 7 days before the date that any penalty or interest would be added thereto for non-payment or, at the option of LANDLORD, the same shall be payable in the manner provided for in the preceding paragraph. Substitute taxes as referred to above in this Section shall include, without limitation, any surtax on parking spaces.

Initial here if applicable

TENANT



LANDLORD



(c) Common area charges are intentionally deleted

(d) Percentage Rent is intentionally deleted

(e) **Additional Rent.** Any and all other sums of money or charges required to be paid by Tenant pursuant to the provisions of this Lease, whether or not the same be so designated, shall be considered as "Additional Rent", and shall be payable and recoverable in the same manner as Rent. However, such Additional Rent shall be due upon demand and failure to pay such additional rent within seven (7) days shall be deemed a material breach of this lease. If Landlord shall make any expenditure for which Tenant is liable under this Lease and for which Tenant has not paid, the amount thereof shall be deemed Additional Rent due and payable by as indicated above. In addition to the foregoing rent, all other payments to be made by TENANT shall be deemed to be and shall become additional rent hereunder whether or not the same be designated as such and it shall be due and payable upon demand together with interest thereon at the highest rate permissible by law from their due date until the date it is paid. The LANDLORD shall have the same remedies for TENANT's failure to pay said additional rental the same as for non-payment of rent. LANDLORD, at its election, shall have the right to pay or do any act which requires the expenditure of any sums of money by reason of the failure or neglect of TENANT to perform any of the provisions of this Lease, and in the event LANDLORD shall, at its election, pay such sums or do such acts requiring the expenditure of monies, TENANT agrees to pay LANDLORD, upon demand, all such sums, and the sums so paid by LANDLORD and any expenses incurred by LANDLORD in the payment of such sums together with interest thereon at the highest rate permitted by law from their due date through the date they are paid by TENANT shall be deemed additional rent and shall be payable and collectible as such. Rent shall be made payable to the LANDLORD as stated in Section 1.1 hereof.

(f) **Holding Over.** It is agreed that in the event of TENANT holding over after the termination of this lease, thereafter the tenancy shall be from month to month in the absence of a written agreement to the contrary; the TENANT shall pay to LANDLORD a monthly occupancy charge equal to One Hundred Fifty (150%) Percent of the monthly rental for the last lease year for each month from the termination or expiration of this Lease until the Demised Premises are delivered to the LANDLORD in the condition required herein, and LANDLORD'S right to damages for such illegal occupancy shall survive. In addition, TENANT shall pay all other charges payable by TENANT under this Lease

(g) **Rent Concessions.** None

5. SECURITY - TENANT simultaneously with the execution and delivery of this Lease, has deposited with the LANDLORD the sum equal to one (1) month's base rent as per **EXHIBIT "B"** and as stated in Section 1.7 hereof, which sum shall be retained by LANDLORD as security for the payment by TENANT of the rents herein agreed to be paid by TENANT and for the faithful performance by TENANT of the terms, conditions and covenants of this Lease. It is agreed that LANDLORD, at LANDLORD's option, may at any time apply said sum or any part thereof toward the payment of the rents and any other sum payable by TENANT under this Lease, and/or toward the performance of each and every covenant under this Lease, but such covenants and TENANT's liability under this Lease shall thereby be discharged only pro tanto; that TENANT shall remain liable for any amounts that such sum shall be insufficient to pay; that LANDLORD may exhaust any or all rights and remedies against TENANT before resorting to said sum, but nothing herein contained shall require or be deemed to require LANDLORD to do so; that, in the event this deposit shall not be utilized for any of such purposes, then such deposit shall be returned by LANDLORD to TENANT within sixty (60) days after the expiration of the term of this Lease. TENANT shall deposit with LANDLORD such additional sums which may

be necessary to replace any amounts expended there from by LANDLORD pursuant hereof, so that there shall always be a security deposit in the sum first set forth above. The Security deposit provided for herein shall be held by the LANDLORD in a non-interest bearing account and may be co-mingled by the LANDLORD at the LANDLORD's sole discretion.

6. USE OF THE DEMISED PREMISES -TENANT shall use the Demised Premises for the purposes of:

Tenant shall use the Demised Premises for the purposes of providing twelve gated accesses to the boat slips with one dock box per slip permitted. Tenant agrees to maintain the landscaping and remove the trash for the Angelfish Pier area between the parking lot and seawall.

TENANT further agrees:

- (a) To operate 100% of the Demised Premises for a minimum of eight (8) hours per day, seven days per week for the entire term of this lease pursuant to the highest reasonable standards of its business category.
- (b) With respect to the Premises, not to display any merchandise, solicit business or distribute advertising material beyond the Demised Premises, nor in any manner use any part of the common areas for purposes other than for their intended common use and not to obstruct any part thereof.
- (c) Not to display any banners, pennants, searchlights, window signs, balloons, or similar temporary advertising media on the Demised Premises.
- (d) Not to commit waste in the Demised Premises or Common Areas and to keep the Demised Premises and immediate adjacent areas including, without limitation, adjacent sidewalks, in a safe, neat, clean and orderly condition and to maintain and repair any lighting or signs in the Demised Premises.
- (e) Not to use the Demised Premises or permit the same to be used in any manner which violates any law, ordinance or constitutes a nuisance; for lodging purposes; that may injure the reputation of the Property or annoy, inconvenience or damage its patrons or other TENANT'S; or that would constitute an extra-hazardous use or violate any insurance policy of TENANT, LANDLORD or any other TENANT in the Property or increase the cost thereof.
- (f) To keep all garbage, refuse and solid waste inside the Demised Premises in the kind of containers specified by LANDLORD, or to place the same outside the Demised Premises, prepared for collection, in the manner and at the times and places designated by LANDLORD or the appropriate disposal company. TENANT agrees not to burn or permit any burning of garbage or refuse on the Demised Premises or any part of the Property. TENANT further agrees that, upon LANDLORD's instruction, TENANT shall separate garbage for recycling and deposit the separate garbage in the receptacle designated by LANDLORD. TENANT further agrees to make every effort to recycle all glass, metal, paper and plastic refuse and solid waste.
- (g) TENANT shall contract directly with the pertinent governmental authority or disposal company and shall be responsible for all fees and costs of removal and disposal of solid waste, garbage, and refuse including but not limited to, impact fees and dumpster rental with the exception of seaweed and beach debris. TENANT shall indemnify, save harmless and defend LANDLORD from and against any loss, claim, injury, damage or expense arising out of or

related to the generation, storage, or removal or disposal of TENANT's garbage, refuse or solid waste.

(h) To use its best efforts to cause all trucks serving the Demised Premises to load and unload from the hours of 7:00 a.m. to 11:00 a.m.

(i) To take no action that would: (i) violate LANDLORD's contracts if any, affecting the Property or (ii) cause any work stoppage, picketing or cause any manner or interference with LANDLORD or, occupants, customers or any person lawfully in and upon the Property.

(j) Not to use amplified music or any other noise making machinery or devices that are in violation of the City of Key West Noise ordinance.

(k) To abide by and observe all reasonable rules and regulations established from time to time by LANDLORD and LANDLORD's insurance carrier with respect to the operation of the Property and any Common Areas. Rules and regulation are attached and incorporated herein as **EXHIBIT "C"**.

(l) Not to conduct any auction, fire, bankruptcy or selling-out sale on or about the Demised Premises except in strict compliance with City Code Chapter 18.

(m) TENANT shall not (either with or without negligence) cause or permit the escape, disposal or release of any biologically or chemically active or other hazardous substances or materials which TENANT or its agents brought onto the Property. TENANT shall not allow storage or use of such materials or substances in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such substances or materials, nor allow to be brought into the Demised Premises or the Property any such materials or substances except to use in the ordinary course of TENANT'S business, and then only after written notice is given to LANDLORD of the identity of such substances or materials. Without limitation, hazardous substances and materials shall include those described in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601 et seq., the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Section 6901 et seq., any applicable state or local law and the regulations adopted under these acts. In addition, TENANT shall execute affidavits, representations and the like from time to time at LANDLORD'S request concerning TENANT'S best knowledge and belief regarding the presence of hazardous substances or materials in the Demised Premises. In all events, TENANT shall indemnify LANDLORD in the manner elsewhere provided for in this Lease against any liability resulting from any release of hazardous substances or materials in the Demised Premises or Property by TENANT or its agents, while TENANT is in possession or caused by TENANT or persons acting under TENANT which is due to hazardous substances that TENANT or its agents brought onto the Demised Premises or Property.

7. COVENANT OF QUIET POSSESSION - So long as TENANT pays all of the rent and charges due herein, TENANT shall peaceably and quietly have, hold, and enjoy the Demised Premises throughout the term of this Lease without interference or hindrance by LANDLORD or any person claiming by, through, or under LANDLORD.

8. INDEMNIFICATION - To the fullest extent permitted by law, the TENANT expressly agrees to indemnify and hold harmless the City of Key West, their respective officers, directors, agents and employees (herein called the "indemnitees") from any and all liability for damages, including, if allowed by law, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, caused in whole or in part by any act, omission, or default by

TENANT or its subcontractors, material men, or agents of any tier or their employees, arising out of this agreement or its performance, including any such damages caused in whole or in part by any act, omission or default of any indemnitee, but specifically excluding any claims of, or damages against an indemnitee resulting from such indemnitee's gross negligence, or the willful, wanton or intentional misconduct of such indemnitee or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of the TENANT or its subcontractors, material men or agents of any tier or their respective employees.

The indemnification obligations under this Agreement shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the TENANT under Workers' Compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the TENANT or of any third party to whom TENANT may subcontract a work. This indemnification shall continue beyond the date of termination of the Agreement.

9. TENANT'S INSURANCE - At TENANT'S sole cost and expense, TENANT is to secure, pay for, and file with the LANDLORD, during the entire Term hereof, an occurrence form commercial general liability policy, covering the Demised Premises and the operations of TENANT and any person conducting business in, on or about the Demised Premises in a at least the following minimum amounts with specification amounts to prevail if greater than minimum amount indicated. Notwithstanding any other provision of this Lease, TENANT shall provide the minimum limits of liability coverage as follows:

Commercial General Liability	\$2,000,000	Aggregate
	\$2,000,000	Products Aggregate
	\$1,000,000	Any One Occurrence
	\$1,000,000	Personal Injury
	\$300,000	Fire Damage/Legal

TENANT shall also procure the following insurance coverage:

- (i) "All risk" property insurance, including theft coverage, written at replacement cost value and a replacement cost endorsement insuring TENANT'S improvements and betterments, fixtures, furnishings, equipment and any other property belonging to TENANT.
- (ii) Workers compensation coverage as required by the provisions of Florida statute.

Any consignment agreement used by TENANT must provide that consignor acknowledge that the LANDLORD does not have any liability whatsoever for any damage which may be done to items left in the Demised Premises on consignment. The TENANT must provide the LANDLORD with a copy of any consignment agreement used by TENANT regarding Demised Premises. LANDLORD shall not be responsible for damage to any property belonging to TENANT or consignor. TENANT completely indemnifies the LANDLORD with regard to any claims made by any consignor for any reason. From time to time during this Lease, at LANDLORD'S request, TENANT shall (i) procure, pay for and keep in full force and effect such other insurance as LANDLORD shall require and (ii) increase the limits of such insurance as LANDLORD may reasonably require.

Any general liability or other policy insuring the LANDLORD does not provide any contributing or excess coverage for TENANT. The policies TENANT procures for TENANT'S exposure are the only coverage available to TENANT.

TENANT shall furnish an original Certificate of Insurance indicating, and such policy providing coverage, to LANDLORD named as "Additional Insured" on a PRIMARY and NON

CONTRIBUTORY basis utilizing an ISO standard endorsement at least as broad as CG 2010 (11/85) or its equivalent, INCLUDING A "Waiver of Subrogation" clause in favor of LANDLORD on all policies. TENANT will maintain the General Liability coverage summarized above with coverage continuing in full force including the "additional insured" endorsement until at least 3 years beyond the termination of this Lease.

TENANT's insurance policies shall be endorsed to give 30 days written notice to LANDLORD in the event of cancellation or material change, using form CG 02 24, or its equivalent.

All policies of insurance required to be carried by TENANT pursuant to this Lease shall be written by responsible insurance companies authorized to do business in Florida with an AM Best rating of A-VI or better. Any such insurance required to be carried by TENANT hereunder may be furnished by TENANT under any blanket policy carried by it or under a separate policy therefore. Certificates shall be delivered to LANDLORD prior to the commencement of the Term of this Lease and, upon renewals, but not less than sixty (60) days prior to the expiration of such coverage. In the event TENANT shall fail to procure such insurance, LANDLORD may, at its option, procure the same for the account of TENANT, and the cost thereof shall be paid to LANDLORD as an additional charge upon receipt by TENANT of bills therefore, together with an administrative fee equal to fifteen (15%) percent to cover the cost of the LANDLORD'S efforts to procure such policy.

Certificates of Insurance submitted to LANDLORD will not be accepted without copies of the endorsements being requested. This includes additional insured endorsements, cancellation/material change notice endorsements, and waivers of subrogation. Copies of USL&H Act and Jones Act endorsements will also be required if necessary. **PLEASE ADVISE YOUR INSURANCE AGENT ACCORDINGLY.**

10. ASSIGNMENT AND HYPOTHECATION - This Lease is not transferable or assignable and may not be hypothecated nor sublet without the prior written consent of the LANDLORD which shall not be unreasonably withheld.

Any assignment or sub-letting, even with LANDLORD's consent shall not relieve TENANT from liability for payment of Rent or from the obligation to keep and be bound by the agreements of this Lease. The acceptance of Rent from any other person shall not be deemed to be a waiver of any of the agreements of this Lease or to be consent to the assignment for the benefit of creditors or by operation of law and shall not be effective to transfer any rights to any assignee without prior consent of LANDLORD. In the event TENANT wishes to assign this Lease and LANDLORD consents to such assignment, LANDLORD may charge a reasonable fee, not to exceed \$500.00 to help offset any costs LANDLORD may have in preparing such assignment, or in examining the information, financial statements, operating history, references, etc., necessary to effectuate same. Any assignment, transfer, hypothecation, mortgage, or subletting without LANDLORD'S written consent shall give LANDLORD the right to terminate this Lease and to re-enter and repossess the Demised Premises and the LANDLORD'S right to damages shall survive.

If the TENANT is a corporation, then a sale or transfer of a controlling interest in the corporation by sale of stock or otherwise shall constitute an assignment for purposes of this provision.

11. SUBORDINATION - This Lease, and all rights of TENANT hereunder, are and shall be subject and subordinate to all mortgages, bond indentures and any other financing instrument (hereinafter referred to as security agreements) which may now or hereafter affect the Demised Premises and to each and every advance made or hereafter to be made under such security agreements and to all renewals, modifications, replacements and extensions of such security

agreements and spreaders and consolidations of such security agreements. This paragraph shall be self-operative and no further instrument of subordination shall be required to make it effective, however, TENANT shall promptly execute and deliver any instrument reasonably requested to evidence such subordination.

If the holder of any such security instrument shall succeed to the rights of LANDLORD under this Lease, then at the request of such party so succeeding to the LANDLORD'S rights and upon such successor LANDLORD'S written agreement to accept TENANT'S attornment, TENANT shall attorn to such successor LANDLORD and will execute such instruments as may be necessary or appropriate to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as if it were a direct Lease between the successor LANDLORD and TENANT upon all the terms, conditions, and covenants as are set forth in this Lease and shall be applicable after such attornment.

TENANT shall deliver to LANDLORD or the holder of any such security instrument or auditors, or prospective purchaser or the owner of the fee, when requested by LANDLORD, a certificate to the effect that this Lease is in full force and that LANDLORD is not in default therein, or stating specifically any exceptions thereto. Failure to give such a certificate within ten business days after written request shall be conclusive evidence that the Lease is in full force and effect and LANDLORD is not in default and in such event, TENANT shall be stopped from asserting any defaults known to TENANT at that time.

12. CONDEMNATION

(a) It is further understood and agreed that if at any time during the continuance of this Lease the legal title to the Demised real estate or the improvements or buildings located thereon or any portion thereof be taken or appropriated or condemned by reason of eminent domain, there shall be such division of the proceeds and awards in such condemnation proceedings and such abatement of the fixed rent and other adjustments made as shall be just and equitable under the circumstances. If the LANDLORD and the TENANT are unable to agree upon what division of the condemnation award, abatement of fixed rent, or other adjustments are just and equitable within thirty (30) days after such award has been made, then the matters in dispute shall, by appropriate proceedings, be submitted to a court having jurisdiction of the subject matter of such controversy for its decision and determination of the matters in dispute. If the legal title to the entire Demised Premises be wholly taken by condemnation, or if the portion taken will prevent the Demised Premises from being used for the purpose the TENANT intends, this Lease shall be canceled.

(b) In general, it is the intent and agreement of the parties that upon condemnation, the parties hereto shall share in the condemnation award to the extent that they would be entitled to receive compensation and damages under the Florida law for the depreciation, damage, or destruction of their interests by the exercise of the right of eminent domain. In no event shall TENANT be permitted to receive a share based on the value of the land or buildings, and/or improvements.

13. TENANT'S DEFAULT

(a) If the TENANT shall fail to pay any of the taxes or assessments herein provided for; or in case of the sale of or forfeiture of the Demised Premises or any part thereof during the demised term for non-payment of any tax or assessment; or in case the TENANT shall fail to keep insured the building or improvements which are now or which may at any time hereafter be upon the Demised Premises, as herein provided for; or shall fail to spend insurance money, as herein provided for; or if the TENANT shall fail to perform any of the covenants of this Lease by it to be

kept and performed; then, in any of such events, except in the event of non-payment of rent, upon ten (10) business days written notice, within which the TENANT may cure, and upon its failure to cure, it shall and may be lawful for the LANDLORD, at its election, to declare the demised term ended and to re-enter upon said Demised Premises, building, and improvements situated thereon, or any part hereof, either with or without process of law, the TENANT hereby waiving any demand for possession of the Demised Premises and any and all buildings and improvements then situated thereon. In the event of nonpayment of rent, LANDLORD may assert its right of notice and eviction pursuant to Chapter 83, Florida Statutes.

(b) Or, the LANDLORD may have such other remedies as the law and this instrument afford, and the TENANT covenants and agrees that upon the termination of said demised term, at such election of the said LANDLORD, or in any other way, TENANT will surrender and deliver up the Demised Premises and property (real and personal) peaceably to the LANDLORD, its agent, or attorneys, immediately upon the termination of the said demised term. If the TENANT, its agents, attorneys, or shall hold the Demised Premises or any part thereof, one (1) day after the same should be surrendered according to the terms of this Lease, it shall be deemed guilty of forcible detainer of the Demised Premises under the statute and shall be subject to eviction or removal, forcibly or otherwise, with or without process of law.

(c) BANKRUPTCY OF TENANT. IN THE EVENT TENANT FILES ANY FORM OF BANKRUPTCY, LANDLORD SHALL BE ENTITLED TO IMMEDIATE TERMINATION OF THE AUTOMATIC STAY PROVISIONS OF 11 U.S.C. §362, GRANTING THE LANDLORD COMPLETE RELIEF AND ALLOWING THE LANDLORD TO EXERCISE ALL OF HIS LEGAL AND EQUITABLE RIGHTS AND REMEDIES, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO TERMINATE THIS LEASE AND DISPOSSESS TENANT FROM THE DEMISED PREMISES IN ACCORDANCE WITH FLORIDA LAW. ADDITIONALLY, TENANT AGREES NOT TO DIRECTLY OR INDIRECTLY OPPOSE OR OTHERWISE DEFEND AGAINST THE LANDLORD'S EFFORT TO GAIN RELIEF FROM ANY AUTOMATIC STAY. THE LANDLORD SHALL BE ENTITLED AS AFORESAID TO THE LIFTING OF THE AUTOMATIC STAY WITHOUT THE NECESSITY OF AN EVIDENTIARY HEARING AND WITHOUT THE NECESSITY OR REQUIREMENT OF THE LANDLORD TO ESTABLISH OR PROVE THE VALUE OF THE LEASEHOLD, THE LACK OF ADEQUATE PROTECTION OF HIS INTEREST IN THE LEASEHOLD, OR THE LACK OF EQUITY IN THE SAME. TENANT SPECIFICALLY AGREES AND ACKNOWLEDGES THAT THE LIFTING OF THE AUTOMATIC STAY HEREUNDER BY THE APPROPRIATE BANKRUPTCY COURT SHALL BE DEEMED TO BE "FOR CAUSE" PURSUANT TO SECTION 362(D) (1).

(d) Where the alleged default consists of some alleged violation of any term of this Lease, other than the payments of money, including rent, the LANDLORD may not declare this Lease in default until such violation shall have continued for ten (10) days after the LANDLORD shall have given the TENANT written notice of such violation, and TENANT shall not have undertaken, during said ten (10) day notice period, to cure said violation by vigorous and affirmative action, provided, however, that nothing herein contained shall be construed as precluding the LANDLORD from having such remedy as may be and become necessary in order to preserve the LANDLORD's right and interest of the LANDLORD in the Demised Premises and in this Lease, even before the expiration of the grace or notice periods provided for in this paragraph, if, under particular circumstances then existing, the allowance of such grace or the giving of such notice would prejudice or endanger the rights and estate of the LANDLORD in this Lease and in the Demised Premises. With respect to the payment of the insurance premiums, the same must be paid at least fifteen (15) days prior to the time when the policies would lapse for the failure to pay premiums thereon, and evidence of such payment given to the LANDLORD without any written notice being required to be served upon the TENANT in connection

therewith.

(e) All default and grace periods shall be deemed to run concurrently and not consecutively.

(f) It is mutually covenanted and agreed that the various rights, powers, options, elections, privileges, and remedies of the LANDLORD contained in this Lease shall be construed as cumulative and no one of them shall be construed as being exclusive of the other or exclusive of any rights or priorities allowed by law.

(g) It is further covenanted and agreed by and between the parties hereto that the right given to the LANDLORD in this Lease to collect the rent that may be due under the terms of this Lease by any proceeding under same, or the right to collect any additional rent, money, or payments due under the terms of this Lease by any proceedings under same, or the right given the LANDLORD to enforce any of the terms and provisions of this Lease shall not in any way affect the right of such LANDLORD to declare this Lease void and the terms ended hereby, as herein provided, when default is made in the payment of said rent or when default is made by the TENANT in any of the terms and provisions of this Lease.

(h) If at any time, by reason of the failure of the TENANT to keep and perform any covenant or agreement which, under the terms of this Lease, the TENANT is bound and obligated to keep and perform, it becomes necessary for LANDLORD to employ an attorney to protect the rights and interests of the LANDLORD in the property demised or to enforce the Lease or proceed under it in any particular, then in any of such events, the TENANT will owe and will pay unto LANDLORD all costs of Court and reasonable attorney's fees incurred or expended by the LANDLORD in taking such actions, including actions taken in all trial and appellate courts.

14. TENANT'S REPAIRS - The TENANT covenants and agrees with the LANDLORD that during the continuance of this Lease, the TENANT shall be solely responsible for maintaining the Demised Premises in a clean, sanitary and safe condition in accordance with the laws of the State of Florida and in accordance with all directions, rules and regulations of all inspectors, governmental departments and agencies having jurisdiction over the Demised Premises to ensure a good state of repair of the Demised Premises and all furnishings, including any special equipment brought, placed, or installed upon the Demised Premises by TENANT; nor will the TENANT suffer or permit any strip, waste, or neglect of any personal property to be committed; and the TENANT will repair, replace, and renovate the said real and personal property as often as it may be necessary in order to keep the Demised Premises and the personal property which is subject to the LANDLORD's lien, in good repair and condition. In the event that improvements or repairs are contemplated prior to or at the beginning of or during TENANT's occupancy, then this provision shall apply to the condition of the property as of the last repair, improvement or renovation.

In the event that LANDLORD shall deem it necessary or be required by any governmental authority to repair, alter, remove, reconstruct or improve any part of the Demised Premises or of the property (unless the same result from TENANT'S act, neglect, default or mode of operation, in which event LANDLORD shall make all such repairs, alterations or improvements at TENANT'S sole cost and expense), then the same shall be made by LANDLORD with reasonable dispatch, and should the making of such repairs, alterations and improvements cause any interference with TENANT'S use of the Demised Premises, such interference shall not relieve TENANT from the performance of its obligations hereunder nor shall such interference be deemed an actual or constructive eviction or partial eviction or result in abatement of rental.

15. ALTERATIONS - TENANT shall not make any alterations, additions or improvements to the Demised Premises (whether or not the same may be structural in nature) without LANDLORD'S prior written consent. All alterations, additions, or improvements made to the Demised Premises, except movable furniture and equipment installed at TENANT'S expense, shall be the property of the LANDLORD and remain upon and be surrendered with the Demised Premises at the expiration of the term of this Lease; provided, however, that LANDLORD may require TENANT to remove any additions made at TENANT'S request to the Demised Premises and to repair any damage caused by such removal, and provide further, that if TENANT has not removed its property and equipment within ten (10) days after the expiration or termination of this Lease, LANDLORD may elect to retain the same as abandoned property.

In the event TENANT shall request LANDLORD'S permission, and LANDLORD shall permit TENANT to perform any alterations, additions, improvements or repairs to the Demised Premises, TENANT shall (i) submit its plans and specifications to LANDLORD for its approval prior to the commencement of any construction, (ii) obtain all necessary permits prior to the commencement of any construction, (iii) only use contractors approved by LANDLORD, (iv) not permit any construction liens to be placed or remain on the Demised Premises. In the event a construction lien shall be filed against the Demised Premises as a result of work undertaken by TENANT, TENANT shall within ten (10) days of receiving notice of such lien, discharge the lien of record either by payment of the indebtedness to the lien claimant or by filing a bond as security therefore. All such work made by or on behalf of TENANT shall be performed in such manner as LANDLORD may designate and in accordance with all applicable laws and regulations of governmental authorities having jurisdiction over the same. All such work by TENANT or its contractors shall not interfere with, impede or delay any work by LANDLORD or its contractors, tenants or tenant's contractors. All contractors engaged by TENANT shall be bondable, licensed contractors, possessing good labor relations, and capable of performing quality workmanship.

16. EQUIPMENT, FIXTURES AND SIGNS

(a) All furnishings, fixtures, trade fixtures, equipment, and signs used on the Demised Premises by TENANT but provided by LANDLORD, will, at all times, be, and remain, the property of LANDLORD. Provided that this Lease is in good standing and subject to the LANDLORD'S lien for rent, TENANT will have the right to remove any furniture or fixtures provided by TENANT, or any part thereof, from the Demised Premises during the term of this Lease, at the expiration thereof, or within a reasonable time thereafter, provided, however, that TENANT, in so doing, does not cause any irreparable damage to the Demised Premises, and provided further, that TENANT will pay or reimburse LANDLORD for the reasonable expense of repairing damage caused by such removal.

(b) All TENANT signs shall be approved by the LANDLORD and must meet all applicable codes. The exact location, style, text, and color(s) of the sign shall be agreed upon by the LANDLORD, in writing, prior to TENANT'S installation. LANDLORD'S approval shall not be unreasonably withheld or delayed.

17. ADDITIONAL COVENANTS OF THE TENANT

(a) The TENANT shall pay for all utilities associated with the use of the Demised Premises including, but not limited to, water, electricity, sewer, gas and waste, (if applicable). In the event that a separate bill for the Demised Premises is not available for one or more of the utility services required by the Demised Premises, then the TENANT shall pay a pro-rated share of that particular utility bill based on a calculation of the ratio of the square footage of the Demised Premises and the total square footage of the area covered by that particular utility expense. In the

event that the TENANT shall be billed for a pro-rated share, the LANDLORD shall provide TENANT a utility bill each month and TENANT shall pay the amount due to LANDLORD within ten (10) days of its receipt.

(b) The TENANT covenants and agrees with the LANDLORD that no damage or destruction to any improvement by fire, windstorm, or any other casualty shall be deemed to entitle the TENANT to surrender possession of the Demised Premises or to terminate this Lease or to violate any of its provisions or to cause any abatement or rebate in the rent then due or thereafter becoming due under the terms hereof, unless otherwise specifically provided for herein. If the Lease be canceled for the TENANT's default at any time while there remains outstanding any obligation from any insurance company to pay for the damage or any part thereof, then the claim against the insurance company shall, upon the cancellation of the within-Lease, be deemed immediately to become absolute and unconditional property of the LANDLORD. In the event of destruction to the Demised Premises by casualty or hazard, LANDLORD will have the option of canceling the Lease, or repairing the Demised Premises, and in the event that the LANDLORD elects to repair the Demised Premises, an appropriate abatement of rent will occur.

(c) The TENANT shall be responsible for maintaining the plumbing and electrical system.

(d) The TENANT shall be responsible for maintaining the access gates

(e) The TENANT covenants and agrees with the LANDLORD that nothing in this Lease contained shall ever be construed as empowering the TENANT to encumber or cause the LANDLORD to encumber the title or interest of the LANDLORD.

(f) The TENANT covenants and agrees with the LANDLORD that, at the termination of this Lease, the TENANT will peaceably and quietly deliver unto the LANDLORD, possession of the Demised Premises and all improvements located thereon, as well as the TENANT's interest in all fixtures and equipment appertaining thereto.

(g) The TENANT agrees not to make any internal changes or exterior changes or alterations without written approval of the LANDLORD. This provision does not apply to TENANT's trade fixtures and/or other non-permanent fixtures on the Demised Premises.

18. LANDLORD'S RIGHT OF ENTRY - The LANDLORD or its agents shall have the right to enter upon the Demised Premises at all reasonable times to examine the condition and use thereof, provided only that such right shall be exercised in such manner as not to interfere with the TENANT in the conduct of the TENANT's business on said Demised Premises. If the said Demised Premises are damaged by fire, windstorm, or by any other casualty which caused the Demised Premises to be exposed to the elements, then the LANDLORD may enter upon the Demised Premises to make emergency repairs. LANDLORD may enter upon the Demised Premises to make renovations and repairs of a non-emergency nature by giving reasonable notice to the TENANT, and in such a manner as to minimize any inconvenience to both parties.

19. TENANT'S ACCEPTANCE - The TENANT accepts the Demised Premises and improvements thereon in an as is condition and all improvements and additions shall be at the sole expense of the TENANT except as may be otherwise provided for in this Lease.

20. MISCELLANEOUS PROVISIONS - It is mutually covenanted and agreed by and between the parties as follows:

(a) That no waiver of a breach of any of the covenants in this Lease contained shall be construed to be a waiver of all succeeding breach of the same covenant.

(b) That time is of the essence in every particular and particularly where the obligation to pay money is involved.

(c) That all arrearages in the payment of rent or in the repayment to the LANDLORD of any sums which the LANDLORD may have paid in order to cure a default of the TENANT (as elsewhere herein provided for), shall bear interest from the date when due and payable at the highest rate permitted by law until paid.

(d) That no modification, release, discharge, or waiver of any provision hereof shall be of any force, effect, or value unless in writing and signed by the persons who are then LANDLORD and TENANT.

(e) That all covenants, promises, conditions, and obligations contained herein or implied by law, or covenants running with the land, shall attach to and be binding upon the heirs, executors, administrators, successors, legal representatives, and assigns of each of the parties to this Lease.

(f) That this instrument contains the entire agreement between the parties as of this date, and that the execution hereof has not been induced by either of the parties by representations, promises or understandings not expressed herein, and that there are not collateral agreements, stipulations, promises, or understandings whatsoever between the respective parties in any way touching the subject matter of this instrument which are not expressly contained in this instrument.

(g) That when either of the parties desire to give notice to the other or others in connection with and according to the terms of this Lease, such notice shall be deemed given when it shall have been deposited in the U.S. Registered or Certified mail with sufficient postage pre-paid thereon to carry it to its addressed destination. Said notice shall be addressed as follows:

AS TO LANDLORD: CITY OF KEY WEST
P.O. BOX 1409
KEY WEST, FL 33040

AS TO TENANT: ISLAND TRANQUILITY, INC.
711 EISENHOWER DRIVE
KEY WEST, FL 33040

When the parties on either side (LANDLORD or TENANT) consists of more than one person, notice or default by one of the persons on that side shall constitute notice or default by all of the persons on that side.

(h) This Lease and the provisions thereof shall be governed by and construed and enforced in accordance with the laws of the State of Florida.

(i) If the TENANT or TENANTS are signing in a capacity other than as individuals, then the LANDLORD may require personal guarantees from individuals as the LANDLORD deems necessary.

(j) LANDLORD may delegate its decision-making authority regarding any provision of this Lease to an Advisory Board.

IN WITNESS WHEREOF, the parties hereto have caused the foregoing Lease to be executed on the day and year first above written.

ATTEST

Cheryl Smith
Cheryl Smith, City Clerk

Date:

5-20-15



LANDLORD: City of Key West

By: *Mark Rossi*, Vice-Mayor

Date:

5-19-15

TENANT: Island Tranquility, Inc.

W. Key
WITNESS

Date:

5/7/15

By: *Frank Bervaldi*
Frank Bervaldi, President

Date:

5/7/15

EXHIBIT "A" Demised Premises, Site Plan

Exhibit "A"

Angelfish Pier Demised Area

Approximately 4' X 462' - 1,848 Square Feet

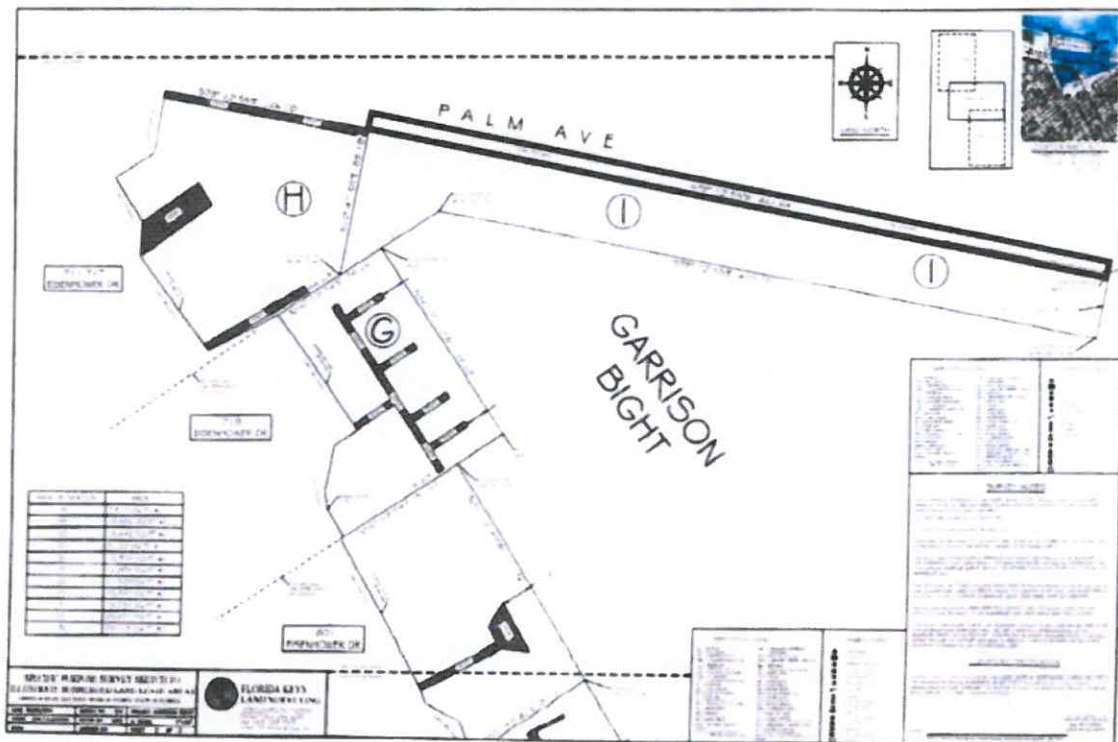


EXHIBIT "B" Rent Schedule

EXHIBIT "B" RENT SCHEDULE

Tenant: Island Tranquility, Inc.

Location: 711 Eisenhower

Contact: Frank Bervaldi

1848 Square Feet

YEAR #	Period Beginning	Base Rent per sq. ft.	Base Rent	Base Rent	Total Rent Before Sales Tax	Sales Tax	Total Rent With Tax	TOTAL RENT
		CPI Increases	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL
1	June 1, 2015	\$11.90	\$22,000.00	\$1,833.33	\$1,833.33	\$137.50	\$1,970.83	\$23,649.99
2	June 1, 2016	CPI						
3	June 1, 2017	CPI						
4	June 1, 2018	CPI						
5	June 1, 2019	CPI						

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, or materials.

EXHIBIT "D"

TENANT'S written notice of acceptance of the Demised Premises and setting forth the commencement and expiration dates of the lease.

PREPARED 04/26/2015, 11:17:09
PROGRAM GM160L
City of Key West

ACCOUNT ACTIVITY LISTING

PAGE 1
ACCOUNTING PERIOD 15/2010

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 001 General Fund										
001-0000-362.05-00						Rents & Royalties / Garrison Bight-Angelfish				
6213		13/10	AJ	09/30/10		RCD OTHER AR FY			4,228.14	
5507		12/10	CR	09/07/10	0106850	GARRISON BIGHT PIER			2,114.07	
						KEYWMGM 09/07/10 45				
5133		11/10	CR	08/17/10	0100728	DETAIL			2,114.07	
						KEYWVSB 08/17/10 45				
4331		09/10	CR	06/24/10	0084149	GARRISON PIER LEASE APRIL			2,114.07	
						KEYWMGM 06/24/10 45				
3507		08/10	CR	05/12/10	0072239	GARRISON BIGHT PIER LEASE			2,114.07	
						KEYWVSB 05/12/10 45				
2672		06/10	CR	03/26/10	0056768	GARRISON PIER LEASE FEB.			2,114.07	
						KEYWMEK2 03/26/10 45				
2614		06/10	CR	03/24/10	0056100	GARRISON PIER LEASE JAN.			2,114.07	
						KEYWMEK2 03/24/10 45				
2055		05/10	CR	02/19/10	0045633	GARRISON PIER			2,114.07	
						KEYWMEK2 02/19/10 45				
976		03/10	CR	12/14/09	0024544	GARRISON PIER			2,114.07	
						KEYWMEK2 12/14/09 45				
908		03/10	CR	12/08/09	0022764	OCTOBER LEASE			2,114.07	
						KEYWMGM 12/08/09 45				
853		03/10	CR	12/03/09	0020995	GARRISON PIER LEASE 2009			2,114.07	
						KEYWMGM 12/03/09 45				
118		01/10	CR	10/13/09	0003930	LEASE - GARRISON PIER			2,114.07	
						KEYWMEK2 10/13/09 45				
1177		01/10	AJ	10/01/09		REV AJ 5954 TO				
1197		01/10	AJ	10/01/09		REV YE REC ENTR		2,114.07		
1198		01/10	AJ	10/01/09		REV YE REC ENTR		2,114.07		
5514		12/11	CR	09/08/11	0102391	GARRISON PIER LEASE AUG 2			2,114.07	
						KEYWMGM 09/08/11 45				
5080		11/11	CR	08/11/11	0094693	GARRISON PIER \$2272.63			2,114.07	
						KEYWVXC 08/11/11 45				
4718		10/11	CR	07/21/11	0087544	GARRISON PIER/GARRISON MA			2,114.07	
						KEYWVXC 07/21/11 45				
4005		09/11	CR	06/07/11	0074213	GARRISON PIER/LAND LEASES			2,114.07	
						KEYWMGM 06/07/11 45				
3466		08/11	CR	05/06/11	0065585	GARRISON PIER/LAND LEASES			2,114.07	
						KEYWMGM 05/06/11 45				
3032		07/11	CR	04/11/11	0058341	GARRISON PIER LEASE DEC 2			2,114.07	
						KEYWMGM 04/11/11 45				
3032		07/11	CR	04/11/11	0058344	GARRISON PIER LEASE APR 2			2,114.07	
						KEYWMGM 04/11/11 45				
2623		06/11	CR	03/18/11	0051147	GARRISON PIER/MARINA LAND			2,114.07	
						KEYWMGM 03/18/11 45				
2047		05/11	CR	02/11/11	0040807	GARRISON BIGHT PIER			2,114.07	
						KEYWVSE 02/11/11 45				
2047		05/11	CR	02/11/11	0040809	GARRISON PIER			2,114.07	
						KEYWVSB 02/11/11 45				
1281		03/11	CR	12/29/10	0026905	GARRISON PIER/LAND			2,114.07	
						KEYWMGM 12/29/10 45				
1255		03/11	CR	12/28/10	0026626	GARRISON PIER/LAND			2,114.07	

PREPARED 04/28/2015, 11:17:09
 PROGRAM GM160L
 City of Key West

ACCOUNT ACTIVITY LISTING

PAGE 2
 ACCOUNTING PERIOD 15/2010

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 001 General Fund										
001-0000-362.05-00 Rents & Royalties / Garrison Bight-Angelfish										continued
602		02/11	CR	11/15/10	0013916	KEYWMGM 12/28/10 45			2,114.07	
						GARRISON BIGHT PIER				
						KEYWVSB 11/15/10 45			2,114.07	
602		02/11	CR	11/15/10	0013921	GARRISON BIGHT PIER				
						KEYWVSB 11/15/10 45			2,114.07	
175		01/11	CR	10/15/10	0004345	GARRISON PIER LEASE JULY				
						KEYWMGM 10/15/10 45			2,114.07	
1405		01/11	AJ	10/01/10		REV FY10 AR		4,228.14		
5271		12/12	CR	09/10/12	0107588	GARRISON PIER/LAND			2,114.07	
						KEYWMGM 09/10/12 45				
4812		11/12	CR	08/09/12	0098118	GARRISON PIER GARRISON LA			2,114.07	
						KEYWMGM 08/09/12 45				
4432		10/12	CR	07/17/12	0089753	GARRISON PIER LEASE JULY			2,114.07	
						KEYWMGM 07/17/12 45				
3809		09/12	CR	06/11/12	0078009	GARRISON PIER LEASE JUNE			2,114.07	
						KEYWMGM 06/11/12 45				
3270		08/12	CR	05/07/12	0068712	GARRISON PIER \$2272.63			2,114.07	
						KEYWVXC 05/07/12 45				
2841		07/12	CR	04/10/12	0059477	GARRISON PIER			2,114.07	
						KEYWVXC 04/10/12 45				
2390		06/12	CR	03/13/12	0050873	GARRISON PIER AND LAND LE			2,114.07	
						KEYWMGM 03/13/12 45				
1882		05/12	CR	02/13/12	0041701	GARRISON PIER \$2272.63			2,114.07	
						KEYWVXC 02/13/12 45				
1283		04/12	CR	01/09/12	0030295	GARRISON BIGHT PIER			2,114.07	
						KEYWVSB 01/09/12 45				
984		03/12	CR	12/14/11	0023765	GARRISON PIER			2,114.07	
						KEYWVXC 12/14/11 45				
591		02/12	CR	11/15/11	0014593	GARRISON PIER/LAND			2,114.07	
						KEYWMGM 11/15/11 45				
1039		02/12	CR	11/15/11	0014593	REV GR 591 POSTED TWICE		2,114.07		
						KEYWMGM 11/15/11 45				
1041		02/12	CR	11/15/11	0014593	REV GR 591 BY MISTAKE			2,114.07	
						KEYWMGM 11/15/11 45				
187		01/12	CR	10/18/11	0006392	GARRISON PIER LEASE PAYME			2,114.07	
						KEYWVSB 10/18/11 45				
4346		10/13	AJ	07/10/13		TSF FROM 001 TO		2,114.07		
4101		10/13	CR	07/10/13	0083759	GARRISON MARINA LEASE JUL			2,114.07	
						KEYWMGM 07/10/13 45				
4347		10/13	AJ	07/01/13		TSF ANGLEFISH L		19,026.63		
3744		09/13	CR	06/17/13	0077240	GARRISON PIER LEASE JUNE			2,114.07	
						KEYWALW 06/17/13 45				
3175		08/13	CR	05/07/13	0065675	GARRISON PIER/LAND			2,114.07	
						KEYWMGM 05/07/13 45				
2827		07/13	CR	04/11/13	0058074	GARRISON PIER/LAND LEASE			2,114.07	
						KEYWMGM 04/11/13 45				
2355		06/13	CR	03/11/13	0048264	GARRISON PIER/LAND LEASE			2,114.07	
						KEYWMGM 03/11/13 45				
1912		05/13	CR	02/11/13	0040078	GARRISON PIER/LAND LEASE			2,114.07	

PREPARED 04/28/2015, 11:17:09
 PROGRAM GM360L
 City of Key West

ACCOUNT ACTIVITY LISTING

PAGE 3
 ACCOUNTING PERIOD 15/2010

GROUP	PO	ACCTG	---	TRANSACTION	---					
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 001 General Fund										
001-0000-362.05-00 Rents & Royalties / Garrison Bight-Angelfish continued										
1435	04/13	CR	01/10/13	0030528		KEYNMG 02/11/13 45 GARRISON BIGHT LAND LEASE			2,114.07	
954	03/13	CR	12/07/12	0021267		KEYNVS 01/10/13 45 GARRISON MARINA (LAND)			2,114.07	
527	02/13	CR	11/07/12	0011835		KEYNVXC 12/07/12 45 GARRISON PIER/LAND			2,114.07	
203	01/13	CR	10/16/12	0005640		KEYNMG 11/07/12 45 GARRISON PIER/LAND LEASE			2,114.07	
						KEYNMG 10/16/12 45				
ACCOUNT TOTAL							.00	31,711.05	109,931.64	78,220.59-
FUND TOTAL							.00	31,711.05	109,931.64	78,220.59-
GRAND TOTAL							.00	31,711.05	109,931.64	78,220.59-

PREPARED 04/28/2015, 11:17:30
 PROGRAM GM360L
 City of Key West

ACCOUNT ACTIVITY LISTING

PAGE 1
 ACCOUNTING PERIOD 15/2010

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	YTD/CURRENT ENCUMBRANCE	DEBITS	CREDITS	CURRENT BALANCE
FUND 413 Garrison Bight										
413-0000-362.05-00						Rents & Royalties / Garrison Bight-Angelfish				
4999		12/13	CR	09/10/13	0105114	GARRISON LAND/PIER LEASE			2,114.07	
						KEYWGM 09/10/13 45				
4602		11/13	CR	08/13/13	0095871	GARRISON BIGHT MARINA LAN			2,114.07	
						KEYWVSB 08/13/13 45				
4346		10/13	AJ	07/10/13		TSF FROM 001 TO			2,114.07	
4347		10/13	AJ	07/01/13		TSF ANGLEFISH L			19,026.63	
4730		12/14	CR	09/15/14	0041092	PIER LEASE -SEPTEMBER 201			2,114.07	
						KEYWSJS2 09/15/14 45				
4270		11/14	CR	08/12/14	0036648	GARRISON PIER LEASE 2014			2,114.07	
						KEYWALW 08/12/14 45				
3746		10/14	CR	07/09/14	0031486	GARRISON PIER LEASE - 7/2			2,114.13	
						KEYWSJS2 07/09/14 45				
3377		09/14	CR	06/10/14	0028772	GARRISON PIER			2,114.07	
						KEYWALW 06/10/14 45				
3029		08/14	CR	05/14/14	0026259	GARRISON PIER			2,114.07	
						KEYWALW 05/14/14 45				
2580		07/14	CR	04/11/14	0023445	GARRISON PIER 04/10/14			2,114.07	
						KEYWSJS2 04/11/14 45				
2032		06/14	CR	03/06/14	0019835	GARRISON PIER			2,114.07	
						KEYWALW 03/06/14 45				
1663		05/14	CR	02/10/14	0017394	GARRISON PIER			2,114.07	
						KEYWALW 02/10/14 45				
1285		04/14	CR	01/14/14	0014885	GARRISON PIER LEASE 1/201			2,114.07	
						KEYWALW 01/14/14 45				
893		03/14	CR	12/11/13	0012195	GARRISON PIER			2,113.61	
						KEYWALW 12/11/13 45				
610		02/14	CR	11/18/13	0009890	GARRISON PIER NOVEMBER LE			2,114.07	
						KEYWALW 11/18/13 45				
154		01/14	CR	10/11/13	0004413	GARRISON BIGHT MARINA PIE			2,114.07	
						KEYWVSB 10/11/13 45				
2489		07/15	CR	04/10/15	0018989	GARRISON PIER LEASE 4/201			2,114.07	
						KEYWSJS2 04/10/15 45				
2080		06/15	CR	03/11/15	0015931	GARRISON PIER			2,114.07	
						KEYWALW 03/11/15 45				
1621		05/15	CR	02/09/15	0013019	GARRISON PIER			2,114.07	
						KEYWALW 02/09/15 45				
1238		04/15	CR	01/14/15	0010672	GARRISON PIER LEASE 1/201			2,114.07	
						KEYWSJS2 01/14/15 45				
854		03/15	CR	12/10/14	0007747	GARRISON PIER LEASE 12/20			2,114.07	
						KEYWSJS2 12/10/14 45				
440		02/15	CR	11/06/14	0004159	GARRISON PIER 11/14 LEASE			2,114.07	
						KEYWSJS2 11/06/14 45				
83		01/15	CR	10/08/14	0001036	PIER LEASE OCTOBER 2014			2,114.07	
						KEYWALW 10/08/14 45				
ACCOUNT TOTAL							.00	.00	65,535.77	65,535.77
FUND TOTAL							.00	.00	65,535.77	65,535.77

PREPARED 04/28/2015, 11:17:30
PROGRAM GM360L
City of Key West

ACCOUNT ACTIVITY LISTING

PAGE 2
ACCOUNTING PERIOD 15/2010

GROUP	PO	ACCTG	----	TRANSACTION	----		YTD/CURRENT			CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	ENCUMBRANCE	DEBITS	CREDITS	BALANCE
GRAND TOTAL							.00	.00	65,535.77	65,535.77-