

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement is entered into this _____ day of _____, 2018, by and between Caroline Street Corridor and Bahama Village Community Redevelopment Agency hereinafter ("LANDLORD") and Yankee Freedom III, LLC. (hereinafter "TENANT").

WITNESSETH

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 8th day of November 2012 per Resolution 12-320, (the "Lease Agreement"), pertaining to the premises located at the Key West Bight Ferry Terminal;

WHEREAS, the LANDLORD and TENANT now desire to amend their Lease Agreement which is attached hereto as Exhibit "A",

NOW, THEREFORE, in mutual consideration of the benefits conferred upon the parties by the terms of this Amendment, LANDLORD and TENANT agree as follows:

1. Section 1.4 and 2 Demised Premises, and Exhibit "A" that is attached to the Lease Agreement, shall be amended to add Suite 216 containing 99 square feet of office/storage space, and 400 square feet of storage space on the first floor as shown on the attached Exhibit A-1.
2. Section 1.6 and 4 Rent, and the document referred to as "Exhibit B" in paragraph 1.6, paragraph 4.4(a), and paragraph 4.4(c), of the Lease Agreement is hereby deleted in its entirety and replaced with "Exhibit B-1", which is attached hereto and incorporated by reference.
3. Except as modified herein, the Lease Agreement as amended shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have made this First Amendment to Lease Agreement on the date first written above.

LANDLORD: Caroline Street Corridor and Bahama
Village Community Redevelopment

Agency
ATTEST:

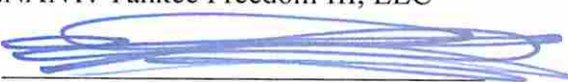
Cheryl Smith, City clerk

By: _____
Craig Cates, Chairman

TENANT: Yankee Freedom III, LLC



Witness

By: 

Edwin O. Swift III

The foregoing First Amendment to Lease Agreement was acknowledged before me this 26th day of March, 2018, by Edwin O. Swift, III, who is personally known to me, or who [] produced _____ as identification.

Marion Hope Casas
Notary Public

My commission expires:

Print name: MARION HOPE CASAS

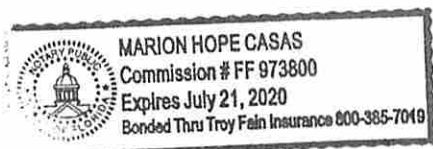
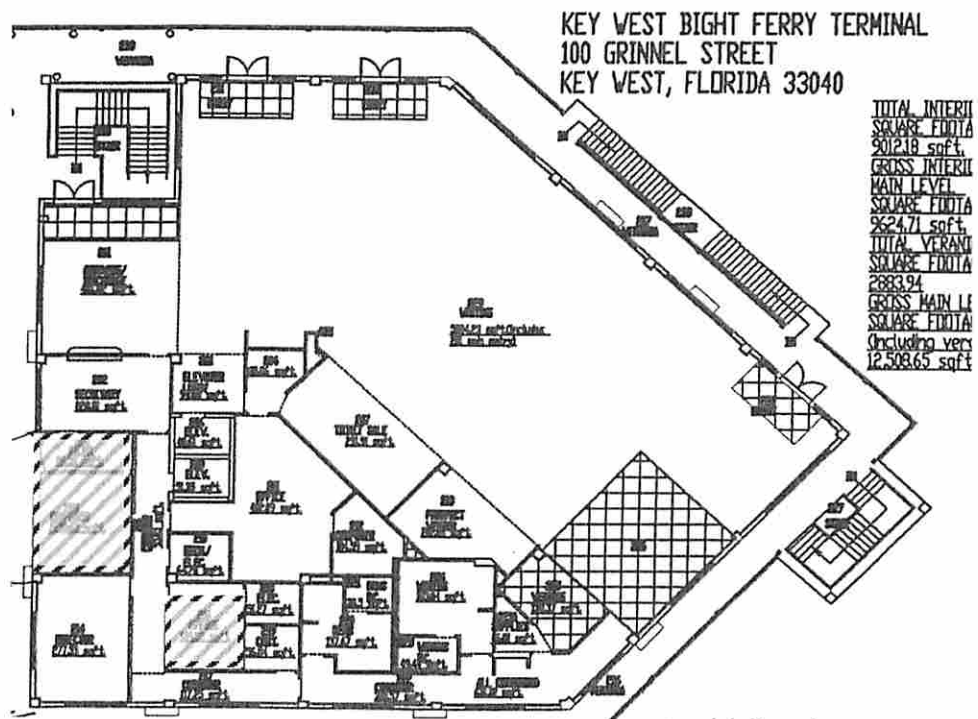


Exhibit "A"
Lease Agreement

Exhibit "A-1"
Demised Premises

Units 202/205 - 309 Square Feet
Unit 216 - 99 Square feet
First Floor 400 Square Feet



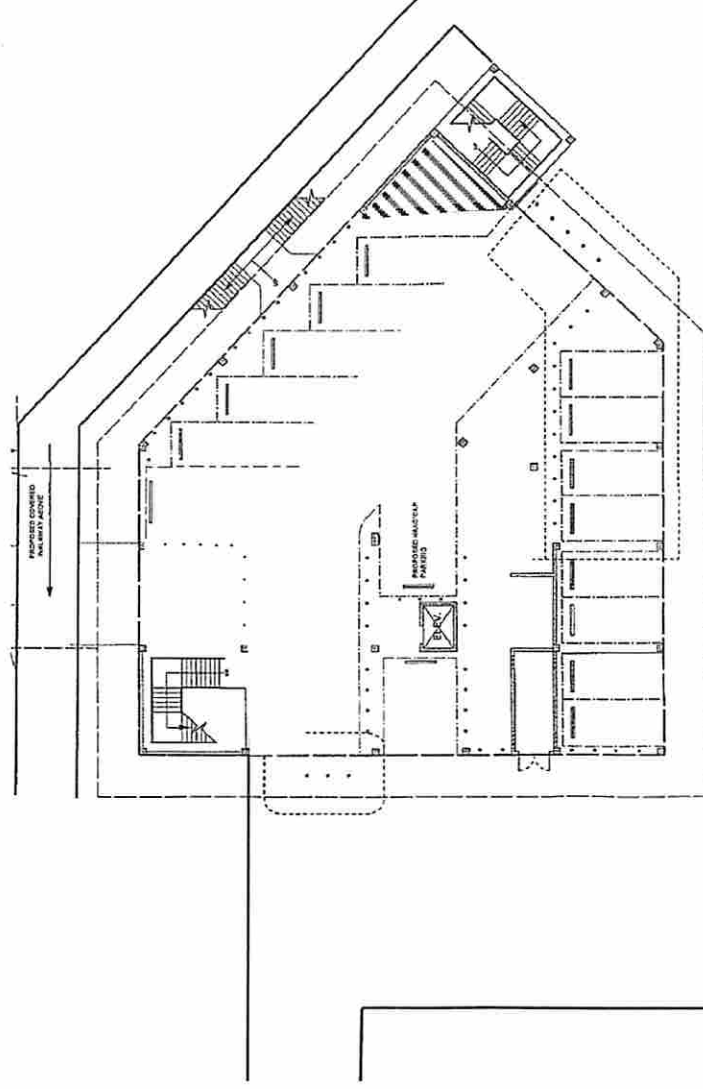


EXHIBIT A-1
YANKEE FREEDOM STORAGE FIRST FLOOR
KEY WEST BIGHT FERRY TERMINAL

Exhibit "B-1"

Amended Rent Schedule

Tenant: Yankee Freedom III LLC
 Location: 100 Grinnell
 Contact: Edwin O Swift, III

office office/storage storage
 Square Feet 309 99 400 CAM
 Square Feet 309 99 400 BASE RENT
 Term 3/1/2018 through July 31, 2022

\$4.85

YEAR #	Period Beginning	Base Rent Per Square foot	Base Rent	Base Rent	Tax, Ins., CAM	Tax, Ins., CAM	Total Rent Before Sales Tax	Sales Tax	Total Rent With Tax	TOTAL RENT
			Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL
	Office 202/205	\$39.04	\$12,063.36	\$1,005.28	\$1,498.65	\$124.89	\$1,130.17	\$84.76	\$1,214.93	\$14,579.16
	Office/Storage 216	\$34.00	\$3,366.00	\$280.50	\$480.15	\$40.01	\$320.51	\$24.04	\$344.55	\$4,134.61
	Storage 1st floor	\$17.11	\$6,844.00	\$570.33	\$1,940.00	\$161.67	\$732.00	\$54.90	\$786.90	\$9,442.80
1	March 1, 2018		\$22,273.36	\$1,856.11	\$3,918.80	\$326.57	\$2,182.68	\$163.70	\$2,346.38	\$28,156.57
2	March 1, 2019		CPI							
3	March 1, 2020		CPI							
4	March 1, 2021		CPI							
5	March 1, 2022		CPI							

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

Base rent increases are subject to calculation of the increase

in the U.S. Department of Commerce Consumer Price Index (CPI) for All Urban Consumers as reported by the Bureau of Labor Statistics for the anniversary month in each lease year