

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Profit Corporation**

HAYES ROBERTSON GROUP, INC.

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Principal Address310 DUVAL ST.
KEY WEST, FL 33040

Changed: 06/08/2001

Mailing AddressPO BOX 4147
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Changed: 06/08/2001

Registered Agent Name & AddressDEMENT, C. W.
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Name Changed: 06/08/2001

Address Changed: 04/30/2013

Officer/Director Detail**Name & Address**

Title PSD

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Title VP

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State of Florida, Department of State

Hayes Robertson Group

310 Duval Street
Key West Florida 33040
305-293-1895

October 23, 2013

Dear Ms Wilbarger,

Please allow this letter to modify our proposal dated October 15, 2013 for the space described in the notice to lease as:

:
**1001 SQUARE FEET IN UNIT C ON THE HARBOR WALK
201 WILLIAM STREET
HISTORIC SEAPORT AT THE KEY WEST BIGHT**

Our proposed use shall remain the same.

The proposed of the lease are as follows:

Use: Operation of a working Ice Cream factory with retail sales of ice cream, pastries, and souvenirs.

**Demised
Premises:** 1001 Square Feet

Commencement: The term shall commence upon the earlier of completion of construction and receipt of a certificate of occupancy or at the end of the construction period which shall be 90 days from approval of the CRA.

Rent: Upon a review of the current rent paid by the Key West Ice Cream Factory, we realized that we had proposed a rent that was below what the City might be able to expect for these 1001 square feet with access to the boardwalk. We would like to amend our offer to thirty four dollars and two cents (\$34.02) per Net Usable Square Foot. As there will be tenant improvements necessary to build out this space, we would request that CPI increases be held in abeyance for the first five years of the leasehold. Thereafter, and

throughout the remaining 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

Building

Improvements:

The Tenant will complete the construction of, and pay for, all building improvements pursuant to the development of an Ice Cream factory with retail sales of Ice Cream, pastries and other sweet and savory confectionery products as well as related clothing and apparel.

The only modifications to our previous proposal shall be the increase in base rents and modifications to CPI schedule.

I am happy to answer any questions you may have about our proposal.

Joseph Walsh
President
Hayes Robertson Group

Hayes Robertson Group

310 Duval Street
Key West Florida 33040
305-293-1895

October 15, 2013

Ms Wilbarger,

This letter is in response to the public notice letter requesting bids for:
**1001 SQUARE FEET IN UNIT C ON THE HARBOR WALK
201 WILLIAM STREET
HISTORIC SEAPORT AT THE KEY WEST BIGHT**

We propose to open an ice cream factory and Information Provision and Section 6 Use of the Demised Premises shall be for the operation of retail and wholesale ice cream sales, frozen yogurt, sorbet, & other related dairy products, candies, soft drinks, coffee, beer, personal items and souvenirs, and breakfast items.

The terms of the lease are as follows:

- Use:** Operation of a working Ice Cream factory with retail sales of ice cream, pastries, and souvenirs.
- Demised Premises:** 1001 Square Feet
- Commencement:** The term shall commence upon the earlier of completion of construction and receipt of a certificate of occupancy or at the end of the construction period which shall be 90 days from approval of the CRA.
- Rent:** Proposed base rent for year one shall be calculated at an annualized rate of Twenty One Dollars (\$21.00) per Net Usable Square Foot. 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

Building

Improvements: The Tenant will complete the construction of, and pay for, all building improvements pursuant to the development of an Ice Cream factory with retail sales of Ice Cream, pastries and other sweet and savory confectionery products as well as related clothing and apparel.

I am the managing partner of Waterfront Brewery. Waterfront Brewery purchased the Key West Ice Cream Factory, (a long time Key west Bight tenant) in June of this year. I would like to continue to operate this business in the proposed location.

I am happy to answer any questions you may have about our proposal.

Joseph Walsh
President
Hayes Robertson Group