

EXHIBIT "A" Demised Premises, Site Plan

SPECIFIC PURPOSE SURVEY SKETCH TO SHOW LEASE AREA

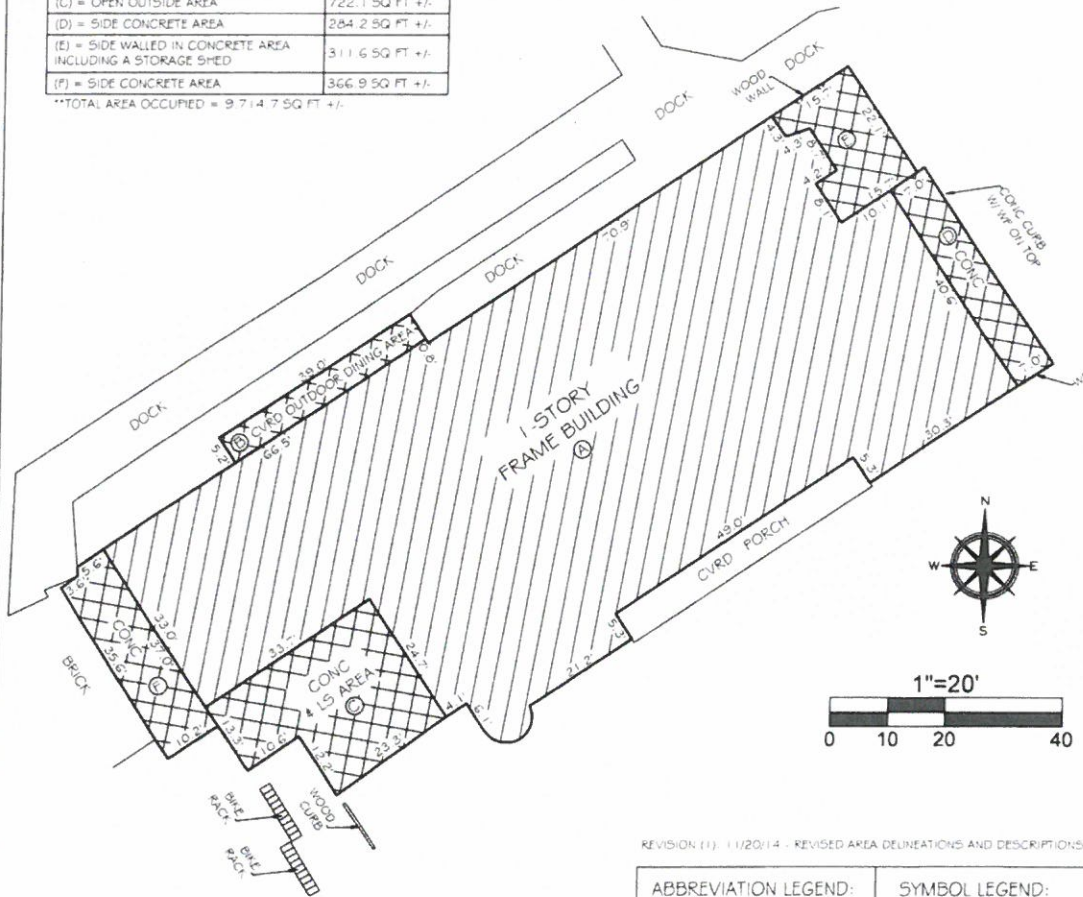
NET USABLE SQ FT OF THE DIMENSIONED PREMISES ON HALF SHELL RAW BAR
231 MARGARET STREET, KEY WEST, MONROE COUNTY, STATE OF FLORIDA



LOCATION MAP - NTS
SEC. 31-TG75-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	3,116.5 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
- OWH = OVERHEAD WIPES
- 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
- MAN
- 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 (0901).

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 HIATUS. 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 SURVEYORS 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 #	07G238

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 20-14, 147 & 5117.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLES WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSMT #6783, PROFESSIONAL SURVEYOR AND MAPPER, LDA 7047



**FLORIDA KEYS
LAND SURVEYING**

1996G OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

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

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		Tax, Ins., CAM	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		
1	April 1, 2015	\$29.19	\$283,580.85	\$23,631.74	Annual	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	ANNUAL	
2	April 1, 2016	CPI			\$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.