

**KEY WEST BIGHT RENT ROLL**  
**FY 18/19**  
**April 2019**

| UPLAND TENANTS                              | Account | Lease   | Anniversary | CPI Rent Increase | Lease      | Leased | Price     | Annual        | Monthly     | Percentage | Percentage | Total Base & | Total   | Security Deposit Due |       |       | Deposit          | Current          | Security       |
|---------------------------------------------|---------|---------|-------------|-------------------|------------|--------|-----------|---------------|-------------|------------|------------|--------------|---------|----------------------|-------|-------|------------------|------------------|----------------|
|                                             | No.     | Term    | Month       | Posted            | Expiration | SF     | Per SF    | Base Rent     | Base Rent   | Rent       | Paid       | Rent         | Rent SF | 1 Mo.                | 2 Mo. | 6 Mo. | by Lease         | Deposit          | Difference     |
| Local Color                                 | 5810    | 10      | July        | 08/15/18          | 06/30/19   | 3,048  | \$ 38.18  | \$ 116,366.28 | \$9,697.19  | 6%         |            |              |         | X                    |       |       | \$ 9,697.19      | \$ 8,129.44      | \$ 1,567.75    |
| Piano Shop                                  | 5811    | 5       | March       | 04/15/18          | 02/28/23   | 975    | \$ 35.00  | \$ 34,125.00  | \$2,843.75  | 6%         |            |              |         | X                    |       |       | \$ 2,006.59      | \$ 1,182.33      | \$ 824.26      |
| Sebago Booth                                | 5823    | 5       | September   | 10/15/18          | 08/31/19   | 98     | \$ 259.88 | \$ 25,468.56  | \$2,122.38  | N/A        |            |              |         | X                    |       |       | \$ 2,122.38      | \$ 842.46        | \$ 1,279.92    |
| Sebago (Office) Lazy Way Unit I (&J)        | 5823    | 5       | June        | 07/15/18          | 05/31/20   | 817    | \$ 40.36  | \$ 32,971.80  | \$2,747.65  | N/A        |            |              |         | X                    |       |       | \$ 2,747.65      | \$ 985.22        | \$ 1,762.43    |
| Sebago Exterior Storage                     | 5823    | 5       | June        | 07/15/18          | 05/31/20   | 313    | \$ 16.89  | \$ 5,288.04   | \$440.67    | N/A        |            |              |         | X                    |       |       | \$ 440.67        | \$ -             | \$ 440.67      |
| Schooner Wharf Bar                          | 5825    | 10      | October     | 11/15/18          | 09/30/26   | 9,917  | \$ 35.65  | \$ 353,556.48 | \$29,463.04 | 6%         |            |              |         | NA                   | NA    | NA    | \$ 7,500.00      | \$ 12,177.30     | \$ (4,677.30)  |
| Jimmy Buffett                               | 5826    | 5       | November    | 12/15/18          | 10/31/21   | 1,447  | \$ 61.86  | \$ 89,515.44  | \$7,459.62  | NA         |            |              |         | X                    |       |       | \$ 7,459.62      | \$ 1,904.14      | \$ 5,555.48    |
| B.O.'s Fish Wagon                           | 5844    | 10      | October     | 11/15/17          | 09/30/18   | 1,816  | \$ 41.17  | \$ 74,768.04  | \$6,230.67  | 6%         |            |              | \$0.00  | NA                   | NA    | NA    | \$ 5,900.00      | \$ 1,228.48      | \$ 4,671.52    |
| Lost Reef Adventures/Dive Shop              | 5855    | 5       | December    | 01/15/19          | 11/30/19   | 1,881  | \$ 32.52  | \$ 61,167.00  | \$5,097.25  | 6%         |            |              |         | X                    |       |       | \$ 5,097.25      | \$ 2,713.39      | \$ 2,383.86    |
| Schooner Appledore Booth                    | 5902    | 5       | January     | 02/15/19          | 12/31/21   | 30     | \$ 265.82 | \$ 7,974.48   | \$664.54    | N/A        |            |              |         | NA                   | NA    | NA    | \$ 338.00        | \$ -             | \$ 338.00      |
| Sunset Watersports Office (Ground C)        | 5916    | 5       | May         | 06/15/18          | 04/30/19   | 750    | \$ 35.97  | \$ 26,979.24  | \$2,248.27  | N/A        |            |              |         | X                    |       |       | \$ 2,125.00      | \$ 504.54        | \$ 1,620.46    |
| Sunset Watersports (Unit B/Surf Shop)       | 5916    | 5       | May         | 06/15/18          | 04/30/19   | 1,006  | \$ 35.97  | \$ 36,188.04  | \$3,015.67  | 6%         |            |              |         |                      |       |       | \$ 2,850.33      | \$ -             | \$ 2,850.33    |
| Mac's Sea Garden                            | 6185    | 10      | March       | 04/15/18          | 02/29/26   | 1,689  | \$ 41.13  | \$ 69,476.76  | \$5,789.73  | 6%         |            |              |         | X                    |       |       | \$ 5,789.73      | \$ 3,342.73      | \$ 2,447.00    |
| Mac's Sea Garden-Outdoor Curio Shop         | 6185    | 10      | March       | 04/15/18          | 02/29/26   | 861    | \$ 10.26  | \$ 8,829.72   | \$735.81    | 6%         |            |              |         | X                    |       |       | \$ 735.81        | \$ 1,063.70      | \$ (327.89)    |
| Flagler Station                             | 6185    | 20      | March       | 04/15/18          | 03/14/19   | 4,096  | \$ 13.29  | \$ 54,442.20  | \$4,536.85  | 6%         |            |              |         | NA                   | NA    | NA    | \$ 2,000.00      | \$ 2,972.57      | \$ (972.57)    |
| Florida Straits Conch Company               | 6386    | 10      | May         | 05/15/18          | 04/30/27   | 16,289 | \$ 35.00  | \$ 570,114.96 | \$47,509.58 | 6%         |            |              | \$0.00  | NA                   | NA    | NA    | \$ 25,000.00     | \$ 36,126.27     | \$ (11,126.27) |
| Key West Artworks, LLC                      | 6914    | 5       | January     | 02/15/19          | 12/31/22   | 722    | \$ 40.32  | \$ 29,114.40  | \$2,426.20  | 6%         |            |              |         |                      |       | X     | \$ 14,557.20     | \$ 10,559.92     | \$ 3,997.28    |
| Captain Quick Dry (Unit H, Lazy Way)        | 7033    | 5       | June        | 07/15/18          | 05/31/23   | 452    | \$ 43.44  | \$ 19,636.80  | \$1,636.40  | 6%         |            |              | \$0.00  |                      | X     |       | \$ 3,272.80      | \$ 2,461.31      | \$ 811.49      |
| Dragonfly Key West (Unit G, Lazy Way)       | 7041    | 3       | March       | 04/15/18          | 02/29/21   | 326    | \$ 47.98  | \$ 15,643.08  | \$1,303.59  | 6%         |            |              |         |                      | X     |       | \$ 2,607.18      | \$ 2,018.70      | \$ 588.48      |
| Yours & Mayan (Unit A & B, Lazy Way)        | 7042    | 5       | March       | 04/15/18          | 02/29/21   | 472    | \$ 64.00  | \$ 30,209.16  | \$2,517.43  | 6%         |            |              |         |                      | X     |       | \$ 5,034.86      | \$ 4,462.08      | \$ 572.78      |
| Mel Fisher Maritime Society                 | 7383    | 5       | July        | 06/15/18          | 06/30/19   | 1,076  | NA        | \$ 1.00       | NA          | N/A        |            |              |         | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -           |
| Key West Bait & Tackle                      | 7460    | 7       | June        | 07/15/18          | 05/31/21   | 3,444  | \$ 32.31  | \$ 111,290.40 | \$9,274.20  | 6%         |            |              |         | X                    |       |       | \$9,274.20       | \$ 4,194.99      | \$ 5,079.21    |
| AER Photography Inc. (Unit F, Lazy Way)     | 7794    | 5       | July        | 08/15/18          | 06/30/23   | 426    | \$ 39.63  | \$ 16,882.44  | \$1,406.87  | 6%         |            |              |         |                      | X     |       | \$ 2,813.74      | \$ 2,609.96      | \$ 203.78      |
| Fury Greene Street Booth                    | 7966    | 5       | September   | 10/15/18          | 08/31/19   | 96     | \$ 265.30 | \$ 25,468.56  | \$2,122.38  | N/A        |            |              |         | NA                   | NA    | NA    | \$ 6,696.66      | \$ 6,699.32      | \$ (2.66)      |
| Cuban Coffee Queen LLC                      | 8044    | 5       | September   | 10/15/18          | 08/31/19   | 208    | \$ 214.28 | \$ 44,569.92  | \$3,714.16  | 6%         |            |              | \$0.00  | NA                   | NA    | NA    | \$ 5,479.38      | \$ 5,481.56      | \$ (2.18)      |
| Cuban Coffee Queen Storage                  | 8044    | Co-term | September   | 10/15/18          | 08/31/19   | 240    | \$ 16.98  | \$ 4,074.96   | \$339.58    | N/A        |            |              |         | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -           |
| Bumble Bee Silver Co. (Ground B)            | 8375    | 5       | October     | 11/15/18          | 09/30/22   | 112    | \$ 175.71 | \$ 19,679.16  | \$1,639.93  | 6%         |            |              |         | X                    |       |       | \$1,639.93       | \$ 1,653.14      | \$ (13.21)     |
| Half Shell Raw Bar                          | 8520    | 10      | April       | 05/15/18          | 03/31/25   | 9,715  | \$ 30.91  | \$ 300,332.88 | \$25,027.74 | 6%         |            |              |         | NA                   | NA    | NA    | Letter of Credit | Letter of Credit | \$ -           |
| Turtle Kraals                               | 8520    | 10      | April       | 05/15/18          | 03/31/26   | 12,387 | \$ 31.43  | \$ 389,280.00 | \$32,440.00 | 6%         |            |              |         | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -           |
| Waterfront Brewery                          | 8587    | 20      | August      | 09/17/18          | 07/31/34   | 18,942 | \$ 22.26  | \$ 421,704.84 | \$35,142.07 | 6%         |            |              |         |                      |       |       | Letter of Credit |                  |                |
| Key West Ice Cream Factory (Unit E)         | 8587    | 5       | July        | 08/15/17          | 06/30/18   | 1,447  | \$ 35.68  | \$ 51,627.60  | \$4,302.30  | 6%         |            |              |         | X                    |       |       | \$ 4,302.30      | \$ -             | \$ 4,302.30    |
| Hayes Robertson Group (Unit C)              | 8747    | 5       | April       | 05/15/18          | 03/31/19   | 1,001  | \$ 34.03  | \$ 36,076.32  | \$3,006.36  | 6%         |            |              |         | X                    |       |       | \$ 3,006.36      | \$ -             | \$ 3,006.36    |
| S & M Lazy Way/Fisherman Café (Unit D)      | 9005    | 5       | September   | 10/15/18          | 09/01/20   | 274    | \$ 62.61  | \$ 17,155.20  | \$1,429.60  | 6%         |            |              |         | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -           |
| S & M Lazy Way/Fisherman Café (Unit C)      | 9005    | 5       | June        | 07/15/18          | 05/31/22   | 128    | \$ 81.47  | \$ 10,427.64  | \$868.97    | 6%         |            |              |         | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -           |
| McGrail & Rowley (255 Margaret St)          | 9176    | 5       | June        | 07/15/18          | 05/31/22   | 1,612  | \$ 30.87  | \$ 49,762.44  | \$4,146.87  | 6%         |            |              |         | NA                   | NA    | NA    | \$ 8,060.00      | \$ 8,060.00      | \$ -           |
| Captains Corner Scuba School, Inc           | 9464    | 5       | October     | 10/01/18          | 09/01/23   | 56     | \$ 139.29 | \$ 7,800.00   | \$650.00    | 6%         |            |              |         |                      | X     |       | \$ 1,300.00      | \$ 1,300.00      | \$ -           |
| Reef Relief, Inc                            | 9540    | 5       | February    | 02/01/19          | 01/31/24   | 926    | NA        | \$ 1.00       | NA          | N/A        |            |              |         | NA                   | NA    | NA    | \$ -             | \$ -             | \$ -           |
| <b>PARKING AND SOLID WASTE</b>              |         |         |             |                   |            |        |           |               |             |            |            |              |         |                      |       |       |                  |                  |                |
| The Marker Waterfront Resort (Parking-5 yr) | 8911    | 40      | July        | N/A               | 06/30/52   |        |           |               | \$8,946.17  | N/A        |            |              |         |                      |       |       |                  |                  |                |
| The Marker Waterfront Resort (Solid Waste)  | 8911    | 5       | December    | 01/15/19          | 12/04/19   |        |           |               | \$498.47    |            |            |              |         |                      |       |       |                  |                  |                |
| Conch Harbor                                | 9029    | 5       | September   | 10/15/18          | 08/31/20   |        |           |               | \$494.51    |            |            |              |         |                      |       |       |                  |                  |                |
| <b>FERRY TERMINAL TENANTS</b>               |         |         |             |                   |            |        |           |               |             |            |            |              |         |                      |       |       |                  |                  |                |

|                                      |                 |    |          |          |          |       |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
|--------------------------------------|-----------------|----|----------|----------|----------|-------|----------|--------------|------------|-----------|--|--|--|--------|--|--|--|--|-------------|-------------|------------|
| Key West Express Booth               | 6574            | 10 | March    | 2/15/19  | 02/28/25 | 172   | \$ 42.45 | \$ 7,301.04  | \$608.42   | N/A       |  |  |  |        |  |  |  |  | \$ 608.42   | \$ -        | \$ 608.42  |
| Key West Express Storage             | 6574            | 10 | March    | 2/15/19  | 02/28/25 | 350   | \$ 17.52 | \$ 6,132.84  | \$511.07   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Anderson Outdoor Advertising, Inc.   | 6990            | 5  | November | 12/15/18 | 10/31/19 |       |          | \$ 12,810.60 | \$1,067.55 | 30% gross |  |  |  |        |  |  |  |  |             |             |            |
| Vacation Key West Office & Booth     | 6836            | 5  | December | 01/15/19 | 11/30/20 | 250   | \$ 50.61 | \$ 12,652.80 | \$1,054.40 | N/A       |  |  |  |        |  |  |  |  | \$ 1,054.40 | \$ 1,094.67 | \$ (40.27) |
| Conch Electric Cars (Operations)     | 6867            | 5  | April    | 05/15/18 | 03/31/22 | 337   | \$ 39.15 | \$ 13,195.08 | \$1,099.59 | 6%        |  |  |  | \$0.00 |  |  |  |  | \$ 3,138.00 | \$ 3,138.00 | \$ -       |
| Conch Electric Cars (Parking)        | 6871            | 5  | April    | 05/15/18 | 03/31/22 | 594   | \$ 19.58 | \$ 11,632.20 | \$969.35   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Yankee Freedom III LLC (202/205)     | 9110            | 5  | March    | 03/01/19 | 07/31/22 | 309   | \$ 39.04 | \$ 12,063.36 | \$1,005.28 | N/A       |  |  |  |        |  |  |  |  | \$1,005.28  | \$ 939.88   | \$ 65.40   |
| Yankee Freedom #216                  |                 |    | March    | 03/01/19 | 07/31/22 | 99    | \$ 34.00 | \$ 3,366.00  | \$280.50   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Yankee Freedom Storage 1st floor     |                 |    | March    | 03/01/19 | 07/31/22 | 400   | \$ 17.11 | \$ 6,844.00  | \$570.33   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Paradise Porters                     | 8514            | 5  | November | 12/15/18 | 10/31/22 | 388   | \$ 40.58 | \$ 15,743.16 | \$1,311.93 | N/A       |  |  |  |        |  |  |  |  | \$1,311.93  | \$ 1,200.00 | \$ 111.93  |
| <b>STORAGE TENANTS (GREENE ST)</b>   |                 |    |          |          |          |       |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
| Taylor, Clara / Unit 3               | 9411            | mo | October  | 09/01/18 |          | 80    | \$ 36.00 | \$ 2,880.00  | \$240.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Sunset Watersports / Unit 5          | 9412            | mo | October  | 09/01/18 |          | 80    | \$ 36.00 | \$ 2,880.00  | \$240.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Ken Radigan / Unit 1                 | 9415            | mo | October  | 09/01/18 |          | 101   | \$ 36.00 | \$ 3,648.00  | \$304.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Seawillow Sailing, LLC / Unit 8 & 9  | 9416            | mo | October  | 09/01/18 |          | 160   | \$ 36.00 | \$ 5,760.00  | \$480.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Fury Management Inc / Unit 4 B C D E | 9418            | mo | October  | 09/01/18 |          | 1,100 | \$ 27.11 | \$ 29,820.00 | \$2,485.00 | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Fury Management Inc / Unit A         |                 | mo | March    | 03/01/19 |          | 333   | \$ 27.03 | \$ 9,000.00  | \$750.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Classic Harbor Line LLC / Unit 7     | 9432            | mo | October  | 09/01/18 |          | 60    | \$ 36.00 | \$ 2,160.00  | \$180.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| <b>VACANT/ LEASABLE SPACES</b>       |                 |    |          |          |          |       |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
| Storage Unit F (Greene Street)       |                 |    |          |          |          | 84    | \$ 36.00 | \$ 3,024.00  | \$252.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Storage Unit 2 (Greene Street)       |                 |    |          |          |          | 80    | \$ 36.00 | \$ 2,880.00  | \$240.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Storage Unit 6 (Greene Street)       |                 |    |          |          |          | 84    | \$ 36.00 | \$ 3,024.00  | \$252.00   | N/A       |  |  |  |        |  |  |  |  |             |             |            |
| Thompsons Fish House                 |                 |    |          |          |          | 1,728 |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
| <b>VACANT/UNLEASABLE SPACES</b>      |                 |    |          |          |          |       |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
| 201 William Street (1st Floor)       | City Offices    |    |          |          |          | 414   |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
| 201 William Street (2nd Floor)       | City Offices    |    |          |          |          | 1,253 |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
| Ferry Terminal #207                  | Citizens Review |    |          |          |          | 229   |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |
| Ferry Terminal #209                  | City Offices    |    |          |          |          | 278   |          |              |            |           |  |  |  |        |  |  |  |  |             |             |            |

**Total:** \$0.00

**Total Occupied SF:** 103,908

**Total Leasable SF:** 108,058

**Average Annual Rent Per SF:** \$33.24

**Base Rent Per Leases: Monthly** \$287,837.89

**Annually** \$3,454,054.72

**Base Rent Plus FY 2017/2018 Percentage Rents:** \$3,454,054.72

**Base Plus % Average Annual Rent Per SF:** \$33.24