

UPLAND TENANTS	Account No.	Lease Term	Anniversary Month	CPI Rent Increase Posted	Lease Expiration	Leased SF	Price Per SF	Annual Base Rent	Monthly Base Rent	Percentage Rent	Percentage Rent Paid	Total Base & Percentage Rent	Total Annual Rent SF	Security Deposit Due			Deposit Required by Lease	Current Security Deposit	Security Deposit Difference
														1 Mo.	2 Mo.	6 Mo.			
Key West Electrical (enclosed space)	9745	mo	June	07/15/25	N/A				\$125.29	N/A									
FERRY TERMINAL TENANTS																			
Key West Express Booth	6574	10	March	02/15/26	02/28/35	172	\$ 57.66	\$ 9,918.24	\$826.52	N/A				X			\$ 826.52	\$ -	\$ 826.52
Key West Express Storage	6574	10	March	02/15/26	02/28/35	350	\$ 23.80	\$ 8,331.00	\$694.25	N/A				X					
Anderson Outdoor Advertising, Inc.	6990	5	November	12/15/25	10/31/29			\$ 19,225.44	\$1,602.12	30% gross									
Conch Electric Cars (Operations)	6867	5	April	05/15/26	03/31/27	337	\$ 52.07	\$ 17,546.04	\$1,462.17	6%	\$4,821.16				X		\$ 3,138.00	\$ 3,138.00	\$ -
Conch Electric Cars (Parking)	6871	5	April	05/15/26	03/31/27	594	\$ 37.42	\$ 22,228.20	\$1,852.35	N/A									
Yankee Freedom III LLC (202/205, 216, Storage)	9110	6.9	December	01/15/26	07/31/28	808	\$ 39.04	\$ 31,544.32	\$2,529.06	N/A				X			\$2,529.06	\$ 939.88	\$ 1,589.18
Yankee Freedom III LLC (Trailer Parking)	9110	5	December	01/15/26	11/30/28	250	\$ 31.70	\$ 7,925.88	\$660.49	N/A									
Yankee Freedom III LLC (Suite 208)	9110	4	December	05/15/26	11/30/28	232	\$ 43.00	\$ 9,975.96	\$831.33	N/A									
Paradise Porters LLC, (213, 225,225A)	10365	5	April	05/15/26	03/31/28	388	\$ 38.23	\$ 14,832.24	\$1,236.02	N/A				X			\$1,236.02	\$ 1,200.00	\$ 36.02
Superwoofie, LLC (214)	9802	5	November	10/15/25	10/31/30	270	\$ 42.67	\$ 11,520.00	\$960.00	N/A				X			\$769.95	\$ 769.95	\$ -
STORAGE TENANTS (GREENE ST)																			
Taylor, Clara / Unit 3	9411	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Sunset Watersports / Unit 5	9412	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Sunset Party Cat, Inc / Unit 8	10507	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Seawillow Sailing, LLC / Unit 9	9416	mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Seawillow Sailing, LLC / Unit 1		mo	January	12/15/25		101	\$ 46.26	\$ 4,672.68	\$389.39	N/A									
Breakthru Beverage / Unit 6	9417	mo	January	12/15/25		84	\$ 46.26	\$ 3,886.20	\$323.85	N/A									
Fury Management Inc / Unit 4 B C D E	9418	mo	January	12/15/25		1,100	\$ 34.84	\$ 38,321.28	\$3,193.44	N/A									
Fury Management Inc / Unit A		mo	January	12/15/25		333	\$ 34.73	\$ 11,565.60	\$963.80	N/A									
Fury Management Inc / Unit 2		mo	January	12/15/25		80	\$ 46.26	\$ 3,701.04	\$308.42	N/A									
Classic Harbor Line LLC / Unit 7	9995	mo	January	12/15/25		60	\$ 46.26	\$ 2,775.84	\$231.32	N/A									
VACANT/ LEASABLE SPACES																			
Storage Unit F (Greene Street)						84	\$ 44.92	\$ 3,886.20	\$323.85	N/A									
274 Margaret Street						1,358													
Lazy Way Ln - Unit 6 (Jimmy Buffett)						1,447													
Thompsons Fish House						1,728													
VACANT/UNLEASABLE SPACES																			
201 William Street (1st Floor)	City Offices					414													
201 William Street (2nd Floor)	City Offices					1,253													
Ferry Terminal (207)	City Offices					250													
Ferry Terminal (209)	City Offices					278													

Total: \$400,608.61

Total Occupied SF: 107,627

Total Leasable SF: 114,439

Average Annual Rent Per SF: \$40.17

Base Rent Per Leases: Monthly \$360,285.41

Annually \$4,323,424.92