

### THIRD AMENDMENT TO LEASE AGREEMENT

This THIRD Amendment to Lease Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the City of Key West hereinafter ("LANDLORD") and Island Tranquility, Inc. (hereinafter "TENANT").

#### WITNESSETH

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 3rd day of December 2008 per Resolution 08-324(the "Lease Agreement"), First Amendment of Lease agreement per Resolution 11-042 and the Second Lease Amendment per Resolution 14-016 pertaining to the premises located at 711 Eisenhower Dive in the Key West, Florida;

WHEREAS, the LANDLORD and TENANT now desire to further amend their Lease Agreement and Amendments thereto which are 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. The reference to "7360 net usable square feet" in paragraph 1.4 of the Lease Agreement; and "3393 net usable square feet" in paragraph 1 of the First Amendment to the Lease Agreement pertaining to Demised Premises, are deleted and replaced with "7360 net usable square feet".

2. The reference to "Demised Premises" in paragraph 1.4 and paragraph 2 of the Lease Agreement and referred to as "Exhibit A", and referenced in paragraph 2 of the First Amendment to the Lease Agreement and referred to as "Exhibit A-1", are hereby deleted in entirety and replaced with "Exhibit A-2", which is attached hereto and incorporated by reference.

3. The document attached to the Lease Agreement and referred to as "Exhibit B" in paragraph 1.6, paragraph 4.4(a), and paragraph 5, of the Lease Agreement; paragraph 3 and "Exhibit B-1" of the First Lease Amendment and paragraph 4 and Exhibit B-2 of the Second Amendment are hereby deleted in entirety and replaced with "Exhibit B-3", which is attached hereto and incorporated by reference.

4. 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.

City of Key West

ATTEST:

\_\_\_\_\_  
Cheryl Smith, City clerk

By: \_\_\_\_\_  
Craig Cates, Mayor

Island Tranquility, Inc.

[Signature]  
Witness

[Signature]  
Frank Bervaldi, President

\_\_\_\_\_  
Witness

The foregoing First Amendment to Lease Agreement was acknowledged before me this 5th day of MARCH, 2015, by FRANK BERVARDI, who is personally known to me, or who [ ] produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

My commission expires:

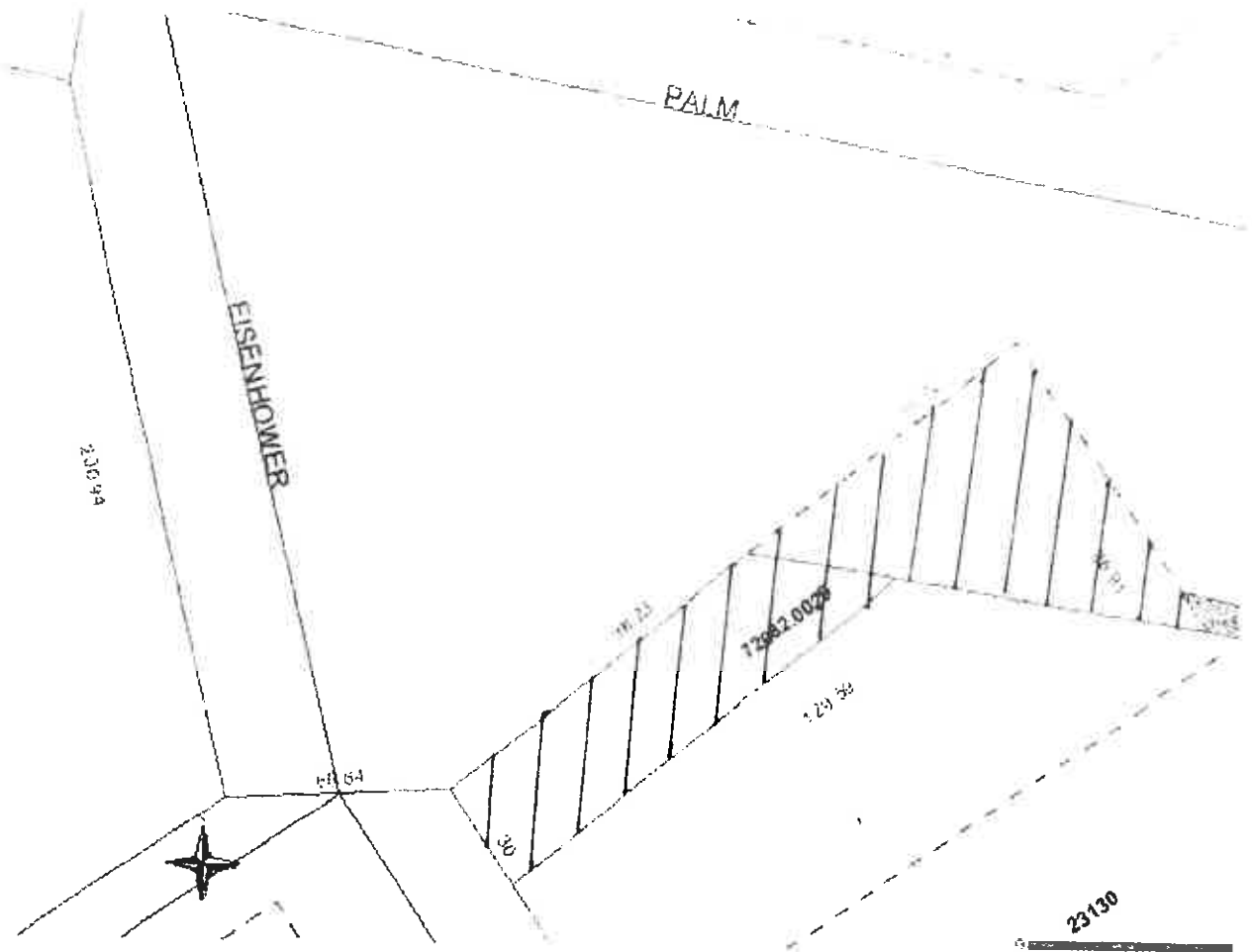
Print name: Marilyn D. Wilbarger



**Exhibit "A"**  
**Lease Agreement, First Amendment, Second Amendment**

**Exhibit "A-2"**

**7360 Net Usable Square Feet**



### DEMISED PREMISES

PARCEL ID 720.82-.0029 AND A PORTION OF PARCEL ID 72082-.0034  
CONTAINING APPROXIMATELY 7360 SQUARE FEET AS CROSSHATCHED

**Exhibit "B-3"**

**Amended Rent Schedule**

CITY OF KEY WEST

EXHIBIT "B-3"

Tenant: Island Tranquility, Inc.  
 Location: 711 Eisenhower Drive  
 Contact: Frank Bervaldi

YEAR #	Period Beginning	Base Rent monthly	Base Rent Annual	Sales Tax	Total Rent With Tax	TOTAL RENT
				Monthly	Monthly	ANNUAL
1						
2	April 1, 2015	\$1,797.07	\$21,564.84	\$134.78	\$1,931.85	\$23,182.20
3	December 1, 2015	CPI				
4	December 1, 2016	CPI				
5	December 1, 2017	CPI				

Tenant pays Taxes and Insurance expenses directly.