
Appledore Marine Leasing, LLC

**1200 Fourth Street, PMB 221
Key West, Florida 33040**

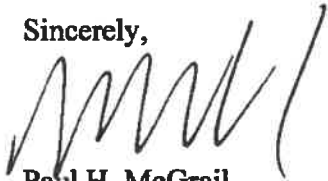
3/1/2024

City of Key West
Historic Seaport/Marinas Department
201 Williams Street
Key West, FL 33040

Appledore Marine Leasing, LLC (Schooner Appledore Star), is expressing interest in bidding for the ticket booth situated at the end of the fuel dock/pier "C." Our proposition entails leasing a 35 square feet area. Within this space, we intend to install an interactive, professionally designed sign featuring images of tours exclusively on piers "C". Additionally, we plan to include a phone number and QR codes, facilitating direct bookings for tourists. Our proposed monthly rent is \$540.00, and we suggest a 5-year lease term.

Please see attached required application, signed kiosk conditions and credit report for myself.

Sincerely,



Paul H. McGrail
Managing Member
Appledore Marine Leasing, LLC



THE CITY OF KEY WEST

P.O. Box 1409, KEY WEST, FL 33041
Phone (305) 809-3700

APPLICATION FOR LEASEHOLD TENANCY

Date: 3/4/2024

Property: Ticket Booth "C" Dock

Personal Information

Full Name: Paul H. McGrail / Appledore Marine Leasing, LLC.
First Middle Last

Phone number: 305-923-3746 E-mail: paul@keywest-florida.com

Corporation LLC [checked] or other entity(specify)

State which formed: Florida Tax ID# [redacted]

Name of Person to Guarantee Lease: Paul H. McGrail
First Middle Last

(Additional guarantors must complete separate application)

Driver's License Number: [redacted] State: Florida

Address: 1200 Fourth Street PMB 221 City/State: Key West, FL 33040

Date of Birth: [redacted]

Commercial Rental History Current

From: [redacted] To: [redacted] Name/Type of business: McGrail + Rowley, Inc Tour Boats

Landlord Name and Contact Information: City of Key West

From: 2019 To: Current Name/Type of business: Schooner Exp Associates of Maine, LLC

Landlord Name and Contact Information: Bay View Landing, LLC Camden ME Tour Boats

From: 2022 To: Current Name/Type of business: Schooner Exp Associates of ME, LLC Tour Boats

Landlord Name and Contact Information: Lafayette Fishermans LLC Booth Bay Harbor ME
Steve W. + Nee 207-633-5090

Financial Information

Bank Name: Centennial Bank Address: 2514 N Roosevelt Blvd

Additional Income not listed elsewhere: Key West, FL 33040

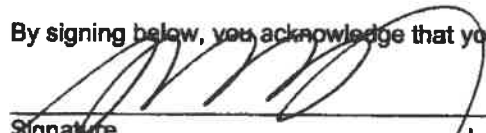
Credit History

1. Applicant agrees to provide a current credit report with the submittal of this application.
-

The undersigned states that the information given in this application is true and correct. The Landlord is authorized to verify the information and /or conduct a criminal and background investigation in order to approve the application as well as at any time throughout the duration of the lease. The undersigned agrees that the Landlord may terminate any agreement entered into based upon reliance on any statements made above which are untrue. Such termination may be made at any time during the lease period.

By signing below, you acknowledge that you have read and accepted the above terms of this application.

Signature



Paul H. Mcbrat

Printed Name

Date

3/4/2024

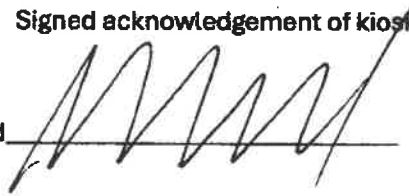
Kiosk Terms and Conditions

- **Strictly limited to booking and information of C dock charters**
- **Number of charters to be restricted by Landlord (LL)**
- **5 Year lease term**
- **NNN lease**
- **Minimum hours set by LL**
- **Exact kiosk design & placement designated by LL**
- **Brokering of tickets prohibited**
- **Background check and financials required**
- **Additional terms and conditions to be negotiated**

Submittals shall include

- **Completed application for tenancy**
- **Credit report**
- **Proposed monthly base rent**
- **Signed acknowledgement of kiosk terms and conditions**

Signed _____

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, written over a horizontal line.

Date _____

3/4/2024