

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement is entered into this _____ day of _____, 20__, by and between Caroline Street Corridor and Bahama Village Community Redevelopment Agency hereinafter (“LANDLORD”) and Yankee Freedom III, LLC, (hereinafter “TENANT”).

WITNESSETH

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 22nd day of December, 2022 pertaining to the premises located at the Key West Bight Ferry Terminal,

WHEREAS, the LANDLORD and TENANT now desire to amend their Lease Agreement which is 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. Section 1.4 and 2 Demised Premises, and Exhibit “A” that is attached to the lease shall be amended to add one (1) parking stall consisting of approximately 250 square feet shown on Exhibit “A1” attached and to be used exclusively for parking of an enclosed trailer used to store kayaks and camping gear.
2. Section 1.6 and 4 Rent, and the document referred to as “Exhibit B” in paragraph 1.6, paragraph 4.4(a), and paragraph 4.4(c), of the Lease”, which is attached here to and incorporated by reference.
3. 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.

Caroline Street Corridor and Bahama
Village Community Redevelopment Agency

ATTEST:

Keri O’Brien, City Clerk

By: _____
Teri Johnston, Chair

Yankee Freedom III, LLC

Witness

By: _____
Edwin O. Swift III

RR

EXHIBIT "A1"

Exhibit A 1

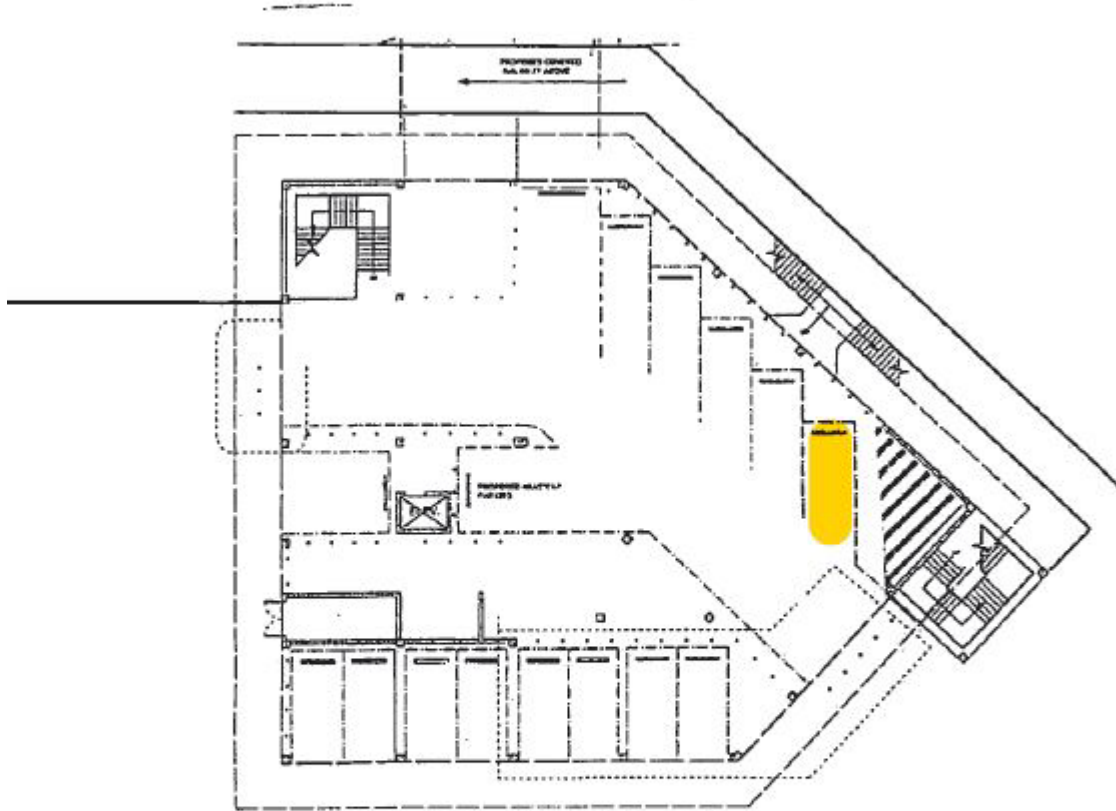


EXHIBIT A-1
YANKEE FREEDOM STORAGE FIRST FLOOR
KEY WEST BIGHT FERRY TERMINAL

Exhibit "B" Rent Schedule

KEY WEST BIGHT
Account C0009110

EXHIBIT "B"

Tenant: Yankee Freedom III LLC
Location: 100 Grinnell /Trailer
Contact: Edwin Swift, III

Square Feet Cam
Square Feet Base
Term 5 years effective Dec 1, 2023

YEAR #	Period Beginning	CPI	Base Rent	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	Monthly	ANNUAL	
1	December 1, 2023		\$7,500.00	\$625.00	\$1,704.00	\$142.00	\$767.00	\$46.02	\$813.02	\$9,756.24	
2	December 1, 2024										
3	December 1, 2025										
4	December 1, 2026										
5	December 1, 2027										

Tax, Insurance and CAM are estimated based upon most recent actual costs and adjusted annually