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CONSENT TO LEASE IN ORDER TO ALLOW USE OF
RIPARIAN RIGHTS

WHEREAS Ocean Key House Associates, a Pennsylvania Limited Partnership, owns riparian rights which include free and unobstructed view regarding the area designated as Parcel "B," on the attached survey, and

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WHEREAS the City of Key West, a municipality, is desirous of leasing Parcel "B" from the Florida Board of Trustees of the Internal Improvement Trust Fund, and

WHEREAS Ocean Key House Associates acknowledges that periodically some cruise ships docked at the Malloy Square Cruise Ship Dock, (Parcel "A" as indicated on the attached survey) may encroach upon the riparian area of Parcel "B", and

WHEREAS Ocean Key House Associates recognizes the economic desirability of facilitating cruise ship operations by the lease of the submerged land from the Florida Board of Trustees of the Internal Improvement Trust Fund.

BE IT THEREFORE RESOLVED that Ocean Key House Associates waives any objections to and consents to the Florida Board of Trustees of the Internal Improvement Trust Fund leasing to the City of Key West, the area designated Parcel "B" as shown on the certified sealed survey performed by Joe M. Trice, dated March 18th, 1984. This consent is only for the purpose of allowing the cruise ships to overhang the navigable waters above the submerged lands defined as Parcel "B" and specifically, the submerged land lease is for the use of the adjacent Key West cruise ship dock. In no circumstances will this consent to lease be construed to allow any construction of any kind on the submerged land of Parcel "B".

BE IT FURTHER RESOLVED, that this consent to lease is for the full term of the submerged lands Lease by Florida's Trustee's of the Internal Improvement Trust Fund to the City of Key West, including renewals of that lease.

IN WITNESS WHEREOF the said corporation has caused this document to be executed in its name and duly authorized this day of April, 1989.

Francis P. Rogers
Caterina Lopez
Witnesses

[Signature]
BEREL ALTMAN, General Partner
Ocean Key House Associates,
Partnership

STATE OF)
COUNTY OF) ss.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared BEREL ALTMAN Ocean Key House Associates, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of May, 1989.

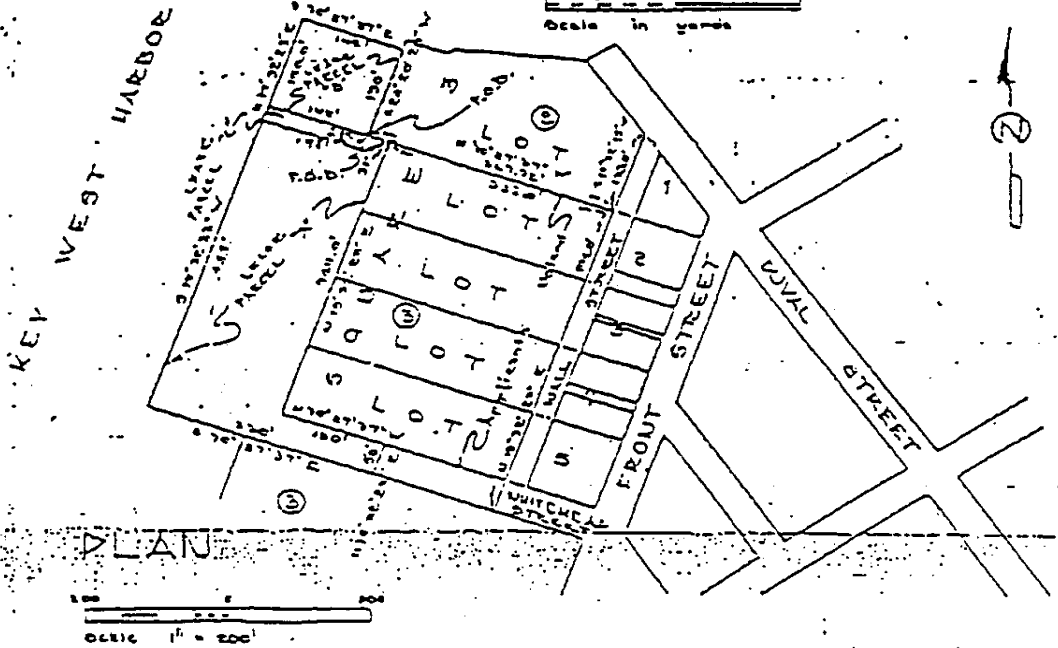
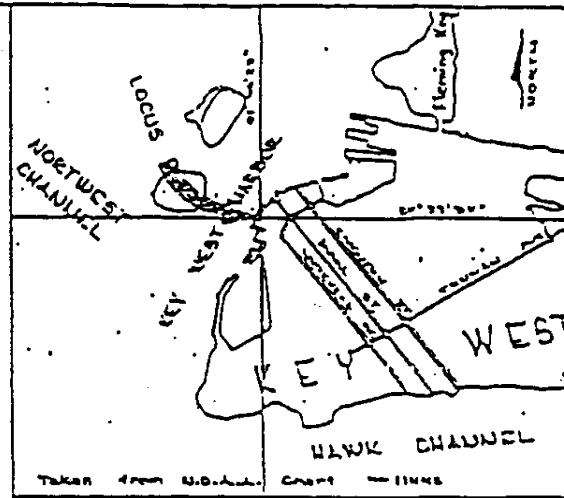
[Signature]
Notary Public
State of *[Signature]*
[Seal]

My Commission Expires:
(Seal)

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PURPOSE: Proposed lease of 221,527 square feet of submerged land.

- ADJACENT PROPERTY OWNERS:
1. State of Florida
 2. Reflections
 3. City of Key West

COUNTY OF: Monroe
STATE OF: Florida

Prepared by:
PHILLIPS & TRICE SURVEYING, INC

Joe M. Trice
Joe M. Trice
Professional Land Surveyor
Florida Rec. Cert. 12210