

## FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between Caroline Street Corridor and Bahama Village Community Redevelopment Agency hereinafter (“LANDLORD”) and Stephen Greenfield., (hereinafter “TENANT”).

### WITNESSETH

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 1st day of April 2008, (the “Lease Agreement”), pertaining to the premises located on Lazy Way Lane Unit H in the Key West Bight,

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 1.2 and Section 20 (g) shall be amended to provide that the Tenant’s address for notification purposes will be: Stephen Greenfield, 925 Seminary Street, Apt. 2, Key West, FL 33040
2. Section 1.5 and Section 3 Term, shall be amended to extend the lease term for Five Years beginning April 1, 2013 and ending on March 30, 2018.
3. Sections 1.8 and 6(a), pertaining to Use of Premises, shall be deleted and replaced with the following:

Retail sales of quick drying and solar protective clothing for men, women and children related to boating and fishing including accessories i.e. shoes, sandals, hats, belts, sunglasses, waterproof gear, bags, and other sun related products i.e. hammocks, solar protective creams and lotions, water related tech gear including cameras and watches.

4. Section 1.6 and 4 Rent, the document attached to the Lease Agreement and referred to as “Exhibit B” in paragraph 1.6, paragraph 4.4(a), and paragraph 4.4(c), of the Lease Agreement is hereby deleted in its entirety and replaced with “Exhibit B-1”, which is attached hereto and incorporated by reference.
5. Section 5. Security shall be amended to state that the Tenant will deposit with Landlord an amount equal to two months current minimum base rent as per Exhibit B-1 and Section 1.7 of the Lease Agreement.

6. 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**

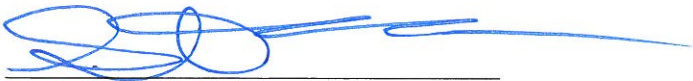
ATTEST:

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

By: \_\_\_\_\_  
Craig Cates, Chairman

**Tenant: Stephen Greenfield**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
By: Stephen Greenfield

The foregoing First Amendment to Lease Agreement was acknowledged before me this 10 day of May, 2013, by Stephen Greenfield, who is personally known to me, or who [ ] produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public

My commission expires:

Print name: Diane M Cooper



**Exhibit "A"**  
**Lease Agreement**

**Exhibit "B-1"**

**Amended Rent Schedule**

**KEY WEST BIGHT**

**EXHIBIT "B-1"**

Tenant Trade Name: Captain Quick Dry/Stingray Steve Square Feet **452** CAM  
 Location: Lazy Way Unit H Square Feet **452** BASE RENT  
 Contact: Steven Greenfield Term **5 years effective 4/1/13**

YEAR #	Period Beginning	Base Rent per sq. ft.	Base Rent	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
		CPI increase	Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	Monthly	ANNUAL	
1	April 1, 2013	\$40.06	\$18,107.12	\$1,508.93	\$1,830.60	\$152.55	\$1,661.48	\$124.61	\$1,786.09	\$21,433.05	\$301,785.33	
2	April 1, 2014	CPI increase										
3	April 1, 2015	CPI increase										
4	April 1, 2016	CPI increase										
5	April 1, 2017	CPI increase										

Tax, Insurance and CAM are **estimated** based upon most recent actual costs and adjusted 5% annually

Tenant shall deposit **\$3,017.85** at the commencement of this lease as a security deposit in accordance with Section 5 of this lease