

**FIRST AMENDMENT TO ASSIGNMENT AND MINOR MODIFICATION OF LEASE
AGREEMENT AND CONSENT OF LESSOR**

This First Amendment to Assignment and Minor Modification of lease Agreement and Consent of Lessor is entered into this ____ day of _____, 2023, by and between the City of Key West, a municipal corporation, hereinafter (“LANDLORD”) and A-1 Boat Services, LLC dba Spencer’s Boat Yard, (hereinafter “ASSIGNOR”) and SBY Key West, LLC, (hereinafter “ASSIGNEE”).

WITNESSETH

WHEREAS, LANDLORD, ASSIGNOR and ASSIGNEE entered into a First Amendment to Assignment and Minor Modification of Lease Agreement and Consent of Lessor on the 17th day of November, 2021 for the property located and described as follows:

701 Palm Avenue, Key West, FL, more particularly described and shown on Exhibit A of the lease.

WHEREAS, the LANDLORD and TENANT now desire to amend their First Amendment to Assignment and Minor Modification of Lease Agreement and Consent of Lessor which is attached hereto,

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. Paragraph 6 is deleted in its entirety.
2. Except as modified herein, the First Amendment to Assignment and Minor Modification of Lease Agreement and Consent of Lessor as amended shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have made this Second Amendment to Lease Agreement on the date first written above.

ATTEST:

LANDLORD: City of Key West

Keri O’Brien, City Clerk

By: _____
Teri Johnston, Mayor

Assignor: A-1 Boat Services, LLC

Witness

By: _____
Richard Spencer, Manager Member

Assignees: SBY Key West, LLC

Witness

By: _____
Richard McChesney
Manager Member

Witness

By: _____
Felix Wiggins
Manager Member

Tenant

The foregoing First Amendment to First Amendment to Assignment and Minor Modification of Lease Agreement and Consent of Lessor was acknowledged before me this ____ day of _____, 2023, by _____, who is personally known to me, or who [] produced _____ as identification.

Notary Public

My commission expires:

Print name: _____

Landlord

The foregoing First Amendment to First Amendment to Assignment and Minor Modification of Lease Agreement and Consent of Lessor was acknowledged before me this ____ day of _____, 2023, by _____, who is personally known to me, or who [] produced _____ as identification.

Notary Public

My commission expires:

Print name: _____

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