

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 Waterfront Brewery, LLC, (hereinafter "TENANT").

WITNESSETH

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 8th day of January, 2013, (the "Lease Agreement"), pertaining to the premises located at 201 William Street 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 1.5.1 and the first sentence in the second paragraph of Section 3 are hereby deleted in their entirety and replaced with the following: "The term shall commence upon the earlier of the completion of construction and receipt of a certificate of occupancy or 180 days after issuance of the building permit by the City to facilitate construction of the TENANT'S improvements ("Commencement Date"), unless sooner terminated as provided for herein. TENANT shall submit construction drawings to City for permitting purposes no later than May 31, 2013.
2. 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

Waterfront Brewery, LLC

By: Joseph H. Walsh, Manager Member

Margaret Scanlon
Witness

The foregoing First Amendment to Lease Agreement was acknowledged before me this 15th day of May, 2013 by Joseph H. Walsh who is personally known to me, or who produced Driver's License as identification.

Diane M. Cooper
Notary Public
Print name: Diane M. Cooper

My commission expires: 5/22/14



Exhibit "A"
Lease Agreement