

KEY WEST BIGHT

EXHIBIT "B"

Tenant:	<u>Conch Tees and Souvenirs, Inc. DBA Pirate Jacks of Key West</u>	Square Feet	<u>722</u>	CAM
Location:	<u>201 William St Unit A</u>	Square Feet	<u>722</u>	BASE RENT
Contact:	<u>Kimberly Cragin &amp; Michael Cash</u>	Term	<u>5 years effective 1/1/2022</u>	

YEAR #	Period Beginning		Base Rent per sq. ft.	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	
	January 1, 2021		\$41.91	\$30,260.04	\$2,521.67	\$3,501.70	\$291.81	\$2,813.48	\$211.01	\$3,024.49	\$36,293.87	\$504,334.00
1	January 1, 2022	CPI										
2	January 1, 2023											
3	January 1, 2024											
4	January 1, 2025											
5	January 1, 2026											

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