

KEY WEST BIGHT
Account C0006867

EXHIBIT "B"

Tenant: Conch Electric Cars KT
Location: Ferry Terminal - Operations
Contact: Renata Lavenir

Square Feet 337 CAM
Square Feet 337 BASE RENT
Term 5 years effective 4/1/2022

Combined

	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
YEAR #				Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL	
		CPI	41.74	\$14,066.36	\$1,172.20	\$1,647.93	\$137.33	\$1,309.52	\$91.67	\$1,401.19	\$16,814.29	\$234,439.33
1	April 1, 2022	8.30%	\$45.20	\$15,233.89	\$1,269.49	\$1,647.93	\$137.33	\$1,406.82	\$98.48	\$1,505.30	\$18,063.55	\$253,898.16
2	April 1, 2023											
3	April 1, 2024											
4	April 1, 2025											
5	April 1, 2026											

Tenant: Conch Electric Cars
Location: Ferry Terminal - Parking
Contact: Renata Lavenir

Square Feet 297 CAM
Square Feet 594 BASE RENT
Term 5 years effective 4/1/2022

	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	
YEAR #				Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL	
		CPI	30.00	\$17,820.00	\$1,485.00	\$1,452.33	\$121.03	\$1,606.03	\$112.42	\$1,718.45	\$20,621.39	
1	April 1, 2022	8.30%	\$32.49	\$19,299.06	\$1,608.26	\$1,452.33	\$121.03	\$1,729.28	\$121.05	\$1,850.33	\$22,203.99	
2	April 1, 2023											
3	April 1, 2024											
4	April 1, 2025											
5	April 1, 2026											

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