

Steven McAlearney  
Karen Olson  
September 9<sup>th</sup>, 2022,

Boat House Key West, LLC

Reimbursement for Capital Improvements and Adjustment of Lease Footprint request.

- 1) Reimbursement of \$104,345.00 for Kitchen floors and walls as they have gone beyond their life expectancy and plumbing emergency repairs required to correct sewage backflow directly into the kitchen area during rainstorms.
- 2) Modify lease to include storage areas in rear of property and to confirm the rate which is reflective of the other areas that are non-income generating.
- 3) Rent abatement of 7 months (~ \$254,544.00) for normal and necessary Capital Improvements to the restaurant space. Electrical, walls, some structural reinforcements, and general updates to the facility.

The building had fallen into a hazardous state of disrepair, consisting of a patchwork of repairs over the last 20 years and a major overhaul and upgrade has long since been overdue.

This project has been a major undertaking while at all times maintaining the theme of historic preservation at the Historic Seaport and is a tremendous improvement to the city's property which we hope all will enjoy.

We have paid the rent fully and timely during the entire 13-month process.

I will await your instructions.

Sincerely,

Roderick Gill  
305 304 0525  
keytango1@gmail.com  
Boat House at Turtle Kraals