

CITY OF KEY WEST
Acct #001-0000-36225

EXHIBIT "B"

Tenant: Southernmost Deli, LLC DBA Lagerheads
Location: Simonton Beach
Contact: Alex Wiggins

YEAR #	Period Beginning	Base Rent Monthly	Base Rent Annual	Base Rent Monthly	Base Rent With Tax (7.0%)	Base Rent with Tax Rent	Percentage Rent Base Amount
					Monthly	ANNUAL	
1	February 1, 2023	\$4,500.00	\$54,000.00	\$4,500.00	\$4,837.50	\$58,050.00	\$900,000.00
2	February 1, 2024	\$4,700.00	\$56,400.00	\$4,700.00	\$5,052.50	\$60,630.00	\$940,000.00
3	January 31, 2025	\$4,900.00	\$58,800.00	\$4,900.00	\$5,267.50	\$63,210.00	\$980,000.00
4	February 1, 2026	CPI All Urban Consumers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	February 1, 2027	CPI All Urban Consumers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	February 1, 2028	CPI All Urban Consumers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	February 1, 2029	CPI All Urban Consumers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	February 1, 2030	CPI All Urban Consumers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	February 1, 2031	CPI All Urban Consumers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	February 1, 2032	CPI All Urban Consumers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Years 4-10 base rent increase annually by Consumer Price Index - All Urban Consumers