

KEY WEST BIGHT
Account C0008375

EXHIBIT "B-1"

Tenant: Bumble Bee
Location: 201 William Unit B
Contact: Jack Alwani

Square Feet 152 CAM
Square Feet 152 BASE RENT
Term 5 years effective Oct 1, 2022

YEAR #	Period Beginning		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	
			\$29,223.48	\$2,435.29	\$743.28	\$61.94	\$2,497.23	\$174.81	\$2,672.04	\$32,064.43	\$487,058.00
1	October 1, 2022	7.70%	\$31,473.69	\$2,622.81	\$743.28	\$61.94	\$2,684.75	\$187.93	\$2,872.68	\$34,472.16	\$524,561.47
2	October 1, 2023										
3	October 1, 2024										
4	October 1, 2025										
5	October 1, 2026										

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