

KEY WEST BIGHT  
Account C0008514

EXHIBIT "C"

Tenant: Paradise Enterprises LLC  
Location: 100 Grinnell #213,225,225A  
Contact: JR Fogarty

Square Feet 388 CAM  
Square Feet 388 BASE RENT  
Term 5 years effective April 1, 2023

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
		CPI		Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL	
1	April 1, 2023		\$31.55	\$12,241.40	\$1,020.12	\$2,665.56	\$222.13	\$1,242.25	\$86.96	\$1,329.20	\$15,950.45	\$204,023.33
2	April 1, 2024		\$36.00	\$13,968.00	\$1,164.00	\$2,665.56	\$222.13	\$1,386.13	\$97.03	\$1,483.16	\$17,797.91	\$232,800.00
3	April 1, 2025	CPI										
4												
5												

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