FIRST AMENDMENT TO LEASE AGREEMENT

Garrison Bight SMI, LLC, whose riparian a located at Angelfish Pier on Palm Avenue Ke	is entered into this day of, 2023, a municipal corporation, hereinafter ("LESSOR") and upland is pursuant to a lease with the City of Key West ey West, Florida 33040, (hereinafter "TENANT").	
	ANT entered into a Lease Agreement on the 1 st day of on the 2 nd day of February, 2022 for the property located	
7	ortion of Angelfish Pier 4 feet by 205 feet cribed and shown on Exhibit A of the lease.	
WHEREAS, the LANDLORD and TENANT now desire to amend their Lease Agreement which is attached hereto,		
NOW, THEREFORE, in mutual conthe terms of this Amendment, LANDLORD	nsideration of the benefits conferred upon the parties by and TENANT agree as follows:	
1 Lease Term: The lease termin	nation date shall be November 30, 2028.	
2. Except as modified herein, the Lease Agreement as amended shall remain in full force and effect.		
IN WITNESS WHEREOF, the parties have made this Second Amendment to Lease Agreement on the date first written above.		
	•	
	City of Key West	
ATTEST:		
Cheryl Smith, City Clerk	By: Teri Johnston, Mayor	
	Garrison Bight-SMI, LLC	
Witness	By:Bryan Redmond, President	

Dessee			
The foregoing First Amendment to Lease A day of ford , 2013, by Bryan me, or who [] produced	Agreement was acknown <u>Reclymonal</u> , who as identification.	wledged b is person	efore me this ally known to
	1/)	\bigcirc	-N 0

FRANCES ANNETTE BEEBE Notary Public, State of Texas Comm. Expires 04-14-2026 Notary ID 1561660

Print name: Frances Dngetk Beebe

Lessor

	endment to Lease Agreement was acknowledged before me this
	, 2023, by, who is personally known to
me, or who [] produced_	as identification.
	Notary Public
	Trout, I done
My commission expires:	Print name:
J	Time name.

SECOND AMENDMENT TO LEASE AGREEMENT

This Second Amendment to Lease Agreement is entered into this day of, 2023, by and between the City of Key West, a municipal corporation, hereinafter ("LESSOR") and Garrison Bight SMI, LLC, whose riparian upland is pursuant to a lease with the City of Key West located at Angelfish Pier on Palm Avenue Key West, Florida 33040, (hereinafter "TENANT"). WITNESSETH	
WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 21st day of September, 2019 as first amended on the 7 th day of April 2020 and as modified by assignment on the 2 nd day of February, 2022 for the property located and described as follows:	
A parcel of submerged land in Section 33, Township 67 South, Range 25 East, in Monroe County, containing approximately 19,874 square feet, more particularly known as Parcel H and described as shown on Exhibit A of the lease.	
WHEREAS, the LANDLORD and TENANT now desire to amend their Lease Agreement which is attached hereto,	
NOW, THEREFORE, in mutual consideration of the benefits conferred upon the parties by the terms of this Amendment, LANDLORD and TENANT agree as follows:	
1 Lease Term: The lease termination date shall be November 30, 2028.	
2. Except as modified herein, the Lease Agreement as amended shall remain in full force and effect.	
IN WITNESS WHEREOF, the parties have made this Second Amendment to Lease Agreement on the date first written above.	
City of Key West A Municipal Corporation	
ATTEST: By:	
Cheryl Smith, City Clerk Teri Johnston, Mayor	
Garrison Bight SMI, LTC	

Name: Bryan Redmond Title: President

Lessee

The foregoing First Amendment to Lease Ag day of April, 2023 by 3 vyan me, or who [] produced	reement was acknowledged before me this <u>Red mond</u> , who is personally known to as identification.
FRANCES ANNETTE BEEBE Notary Public, State of Texas Comm. Expires 04-14-2026 Notary ID 1561660 mmission expires:	Print name: Frances Annette Beeb
Lessor	
The foregoing First Amendment to Lease Ag day of, 2023, by me, or who [] produced	
	Notary Public
mmission evnires	Print name:

FIRST AMENDMENT TO LEASE AGREEMENT

Garrison Bight SMI, LLC, whose riparian upllocated at Angelfish Pier on Palm Avenue Key	entered into this day of, 2023, municipal corporation, hereinafter ("LESSOR") and land is pursuant to a lease with the City of Key West West, Florida 33040, (hereinafter "TENANT"). FNESSETH	
WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 14th day of April, 2020 and as modified by assignment on the 2 nd day of February, 2022 for the property located and described as follows:		
Township 67 South, Rar Containing approximate	f parcel I of submerged land in Section 33 age 25 East, in Monroe County, ly 8,200 square feet, bed and shown on Attachment A of the lease.	
WHEREAS, the LANDLORD and The which is attached hereto as Exhibit "A",	ENANT now desire to amend their Lease Agreement	
NOW, THEREFORE, in mutual consist the terms of this Amendment, LANDLORD are	ideration of the benefits conferred upon the parties by and TENANT agree as follows:	
1 Lease Term: The lease termina	tion date shall be November 30, 2028.	
2. Except as modified herein, the Lease Agreement as amended shall remain in full force and effect.		
IN WITNESS WHEREOF, the parties have made this Second Amendment to Lease Agreement on the date first written above.		
ATTEST:	City of Key West Municipal Corporation Sy: Teri Johnston, Mayor	
Witness 1	Sarrison Bight SMI, LLC Vame: Bryan Redmond Citle: President	

The foregoing First Amendment 3rd day of Prid., 2003, me, or who [] produced	to Lease Agreement was acknowledged before me this by Bryan Redmond, who is personally known to as identification.
FRANCES ANNETTE BEE Notary Public, State of Te Comm. Expires 04-14-20 Notary ID 1561660	
My commission expires:	Print name: Frances Hometto Beege
Lessor	
The foregoing First Amendment day of, 2023, me, or who [] produced	to Lease Agreement was acknowledged before me this by, who is personally known to as identification.
	Notary Public
My commission expires:	Print name:

Lessee