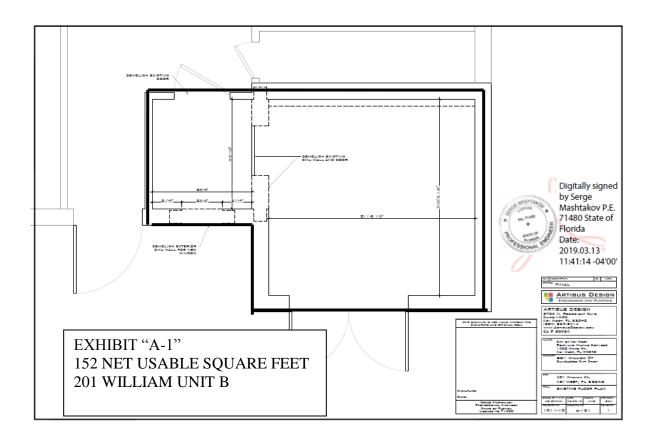
## FIRST AMENDMENT TO LEASE AGREEMENT

-	greement is entered into this day of en Caroline Street Corridor and Bahama Village				
	ereinafter ("LANDLORD") and Conch Tees and				
WITNESSETH					
	ENANT entered into a Lease Agreement on the 3rd ement"), pertaining to the premises located at 201 eaport;				
WHEREAS, the LANDLORD Agreement which is attached hereto as Ex	and TENANT now desire to amend their Lease xhibit "A",				
	consideration of the benefits conferred upon the LANDLORD and TENANT agree as follows:				
additional 40 square feet for a total 152 attached hereto and incorporated hereir necessary to combine the spaces by cl	A" Demised Premises, shall be amended to add and 2 net usable square feet as shown on Exhibit A-1 n. LANDLORD shall complete the improvements osing off the existing door to the interior lobby, the two spaces, and adding a new front window, at				
4.4(a), and paragraph 4.4(c), of the Lea	xhibit B" referred to in paragraph 1.6, paragraph se Agreement is hereby deleted in its entirety and ached hereto and incorporated by reference.				
3. Except as modified herein, the larger and effect.	Lease Agreement as amended shall remain in full				
IN WITNESS WHEREOF, the 1 Agreement on the date first written above	parties have made this First Amendment to Lease e.				
	Landlord:				
A TEXT CON	Caroline Street Corridor and Bahama Village Community Redevelopment Agency				
ATTEST:	By:				
Cheryl Smith, City clerk	Teri Johnston, Chairman				
	Tenant:				
	Conch Tees and Souvenirs, Inc., DBA Bumblebee Silver Company				
Witness	By:Vinod Alwani, Director				

2 2		Agreement was acknowledged before me this
day of,	2019, by	, who is personally known to
me, or who [] produced	as identification.	
		Notary Public
My commission expires:		Print name:

# Exhibit "A" Lease Agreement

# Exhibit "A-1" Demised Premises



### Exhibit "B-1"

#### **Amended Rent Schedule**

#### EXHIBIT "B-1"

 Tenant:
 Bumble Bee Silver Co
 Square Feet
 152
 CAM

 Location:
 201 William Unit B
 Square Feet
 152
 BASE RENT

 Contact:
 Jack Alwani
 Term 6/1/19 - 9/30/22

\$4.85 PER SQ. FT.

	Period	Base Rent	Base Rent	Tax, Ins., CAM	Tax, Ins., CAM	Total Rent	Sales Tax	Total Rent	TOTAL	Percentage Rent
	Beginning					Before Sales Tax		With Tax	RENT	Base Amount
YEAR #		Annual	Monthly	Annual	Monthly	Monthly	Monthly	Monthly	ANNUAL	
	expansion rent 6/1/19	\$26,707.92	\$2,225.66	\$737.20	\$61.43	\$2,287.09	\$171.53	\$2,458.63	\$29,503.50	\$445,132.00
1	October 1, 2019	CPI								
2	October 1, 2020	CPI								
3	October 1, 2021	CPI								

Tax, Insurance and CAM are **estimated** based upon most recent actual costs and adjusted annually Base rent increases are subject to calculation of the increase

in the U.S. Department of Commerce Consumer Price Index (CPI) for All Urban Consumers as reported by the Bureau of Labor Statistics for the anniversary month in each lease year