

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement is entered into this _____ day of _____, 2019, by and between Caroline Street Corridor and Bahama Village Community Redevelopment Agency hereinafter ("LANDLORD") and Conch Tees and Souvenirs, Inc., DBA Bumblebee Silver Company (hereinafter "TENANT").

WITNESSETH

WHEREAS, LANDLORD and TENANT entered into a Lease Agreement on the 3rd day of October 2017, (the "Lease Agreement"), pertaining to the premises located at 201 William Street, Suite B in the Historic Seaport;

WHEREAS, the LANDLORD and TENANT now desire to amend their Lease Agreement which is attached hereto as Exhibit "A",

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. Section 1.4 and 2 and "Exhibit A" Demised Premises, shall be amended to add an additional 40 square feet for a total 152 net usable square feet as shown on Exhibit A-1 attached hereto and incorporated herein. LANDLORD shall complete the improvements necessary to combine the spaces by closing off the existing door to the interior lobby, opening the existing doorway between the two spaces, and adding a new front window, at LANDLORD'S sole cost and expense.
2. Section 1.6 and 4 Rent, and "Exhibit B" referred to in paragraph 1.6, paragraph 4.4(a), and paragraph 4.4(c), of the Lease Agreement is hereby deleted in its entirety and replaced with "Exhibit B-1", which is attached hereto and incorporated by reference.
3. Except as modified herein, the Lease Agreement as amended shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have made this First Amendment to Lease Agreement on the date first written above.

Landlord:

Caroline Street Corridor and Bahama
Village Community Redevelopment Agency

ATTEST:

Cheryl Smith, City clerk

By: _____
Teri Johnston, Chairman

Tenant:

Conch Tees and Souvenirs, Inc., DBA
Bumblebee Silver Company

Witness

By: _____
Vinod Alwani, Director

The foregoing First Amendment to Lease 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"
152 NET USABLE SQUARE FEET
201 WILLIAM UNIT B

Digitally signed by Serge Mashtakov P.E.
 71480 State of Florida
 Date: 2019.03.13 11:41:14 -04'00'

SEAL OF SERGE MASHTAKOV, P.E., No. 11499, State of Florida, Professional Engineer.

ARTIBUS DESIGN
 3701 N. W. 1st Ave., Suite 100
 Fort Lauderdale, FL 33304
 Tel: 954.333.3333
 Fax: 954.333.3333
 Email: info@artibusdesign.com

PROJECT: 201 William St., Unit B, Fort Lauderdale, FL 33304
 DRAWN BY: J. Mashtakov
 CHECKED BY: J. Mashtakov
 DATE: 2019.03.13

DATE: 2019.03.13
 TIME: 11:41:14
 USER: J. Mashtakov

EXHIBIT "A-1"
152 NET USABLE SQUARE FEET
201 WILLIAM UNIT B

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 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
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