

KEY WEST BIGHT

EXHIBIT "B"

Tenant: Key West Bait & Tackle
 Location: 241 Margaret
 Contact: Joseph Garr

Square Feet **3280** CAM
 Square Feet **3444** BASE RENT
 Term 4 years effective June 1, 2021

YEAR #	Period Beginning		Base Rent per sq. ft.	Base Rent	Base Rent	Tax, Ins., CAM 4.85	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	
	Current		\$33.03	\$113,749.45	\$9,479.12	\$15,908.00	\$1,325.67	\$10,804.79	\$756.34	\$11,561.13	\$138,733.50	\$1,895,824.10
1	June 1, 2021	CPI										
2	June 1, 2022											
3	June 1, 2023											
4	June 1, 2024											

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