

Amendment 6 - Effective April 1, 2025
Buccaneer Beach Club - Percentage Lease Agreement

Rent: Monthly Minimum Rent or Monthly % Rent, whichever is greater

Minimum Rent adjusted annually by % change in CPI - Minimum 4%, Maximum 8%

Two Year Term

<u>Existing Rent</u>	<u>Annual</u>				
\$ 1,063.00	\$ 12,756.00				
		Monthly			
		Apr. 1, 2025 - Aug. 31st	Sep. 1, 2025 - Mar. 31st	Annual	
		year 1	\$ 1,201.19	\$ 1,249.24	\$ 14,750.61
		year 2	\$ 1,249.24	\$ 1,299.21	\$ 15,340.64
		Min Two-Year Annual Revenue:			\$ 30,091.25

Rent Adjusted Sep. 1st , so Annual amounts are monthly min. X 5 mos. & Sep-Mar.'s increase amount X 7
 Used 4% min for Sep Increases as CPI not available.

Formula per lease: Existing min. + (Existing min. x percentage change (CPI or MIN/MAX))

*Figures Rounded off for Lease and Staff Report.