

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., March 10, 2022, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

MARITIME REAL ESTATE LLC – LEASE AMENDMENT

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on March 9, 2022. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

To be published Wednesday, February 16, 2022
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
MARCH 10, 2022 AT 10:30 A.M.**

MARITIME REAL ESTATE LLC - LEASE AMENDMENT

Maritime Real Estate, LLC (Maritime) and its predecessors have leased since 2006 a warehouse building on approximately 4.88 acres of land at the northern end of Hookers Point as a steel and metal service center. Maritime desires to lease an additional 1.56 acres of land for construction of a 50,000 square foot warehouse addition to accommodate its growing business in Tampa.

Premises: The Premises would consist of approximately 1.56 acres of land as outlined on Exhibit "A".

Use: The Premises would be used solely for storing and processing of steel coils and other steel or metal products and for no other use or purpose without the express written permission from PTB, which permission may not be unnecessarily withheld.

Term: The Initial Term and Extension Options would remain unchanged

Rent: Rent for the Lease Term would be as follows:

Lease Year 4 (or Partial Remaining Lease Year) to November 20 2022:
Rent would be at the same rate as the current per acre rent, thus the total annual increase would be the then current per acre rent rate multiplied by 1.56 acres.

Lease Years 5 - 20: Rent would be based on the Rent for Lease Year 1 as adjusted by the increase in the CPI.

Extension Options: Rent would be based upon the fair market value as determined by an appraisal process or as mutual agreed upon.

Wharfage and Guarantee:

The terms would remain unchanged.

Environmental Conditions:

Maritime would take the Premises "AS-IS" in all respects. All appropriate environmental restrictions would be applied to the Lease, including, without limitation, odor and emissions control as required in the vicinity of the Premises.

Improvements:

Maritime would be responsible for all improvements to the Premises and agrees to take the Premises and all existing improvements "AS-IS", "WHERE-IS" and

Maritime acknowledges that PTB disclaims and makes no representations or warranties, expressed or implied, including, without limitation, suitability or fitness for a particular purpose or otherwise.

Other: Maritime would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with all seaport security laws and regulations, environmental laws and regulations and all other applicable regulations and laws.

EXHIBIT "A"
SKETCH OF THE PROPERTY

