

**SECTION NINE  
RENTALS & LEASES**

**EFFECTIVE OCTOBER 1, 2016**

FMC SUBRULE: 34-E01

FOR EXPLANATION OF SYMBOLS, SEE PAGE 0-A (AFTER TITLE PAGE)

**Modular Office Space**

\$ 16.00\* per square foot, per year which includes air conditioning, lights, electricity, and with or without janitorial services. Either five year lease, annual lease or month-to-month rental.

\*Note: Deduct \$1.00 per square foot for janitorial, if not included.

The Lessee, at its sole cost and expense, shall be liable and responsible for installing and maintaining phone line, internet services, and video surveillance.

When, because of operational requirements, the Port infringes on the continued and uninterrupted use of a tenant's leased property, the Port may consider and apply rent abatement credits commensurate with the tenant's petition as validated and recommended by the Port's property management division and approved by the Port Director.

**Leases for Travel & Tour Operator Kiosks/Booths**

Travel & Tour Operators picking-up and/or dropping-off passengers from Port facilities, and leasing kiosks or booths located on Port facilities for or in connection with pre- and/or post- cruise tour activities shall pay an annual rental fee (payable monthly) calculated as the sum of (a) \$4.80 per gross square foot plus (b) the greater of (i) 8% of annual gross revenues arising from such activities or lease OR (ii) 50% of all annual revenues paid to the applicable cruise line by or on behalf of such operator/lessee which relate to or arise from tour sales to cruise line passengers. Tour Operators must provide a list of tours and rates to the Port in advance of Port operations. Upon commencement of Port operations, tour operators shall provide the Port each month with their gross & net revenues and the amount of monthly revenues paid to the applicable cruise line broken down by vessel and/or cruise terminal.

RENTAL OF  
SPACE

602