

Hangar Lease Agreement

This hangar lease agreement is executed and entered into the last date written below by and between the Tri-County Airport Authority, an independent special district created by Chapter 69-534, Laws of Florida, hereinafter referred to as “Lessor”, whose principal address is 1983 Tri-county Airport Road, Bonifay, Holmes County, Florida 32425, and the tenant, hereinafter referred to as “Lessee”, certified to do business in the State of Florida.

The Lessor and Lessee, for the consideration herein set forth, agree as follows:

SECTION ONE

Leased Property

1.1 Lessor does hereby lease certain real property at the Tri-County Airport (the “Airport”), as indicated in the attached and incorporated Exhibit A, located at 1983 Tri-county Airport Road, Holmes County, State of Florida (“Leased Premises”), to Lessee for the following purposes:

- a. Hanger Space, to occupy and maintain hangar storage of one (1) individually-owned/corporate-owned aircraft at the Leased Premises.
- b. Reasonable and necessary right of access within the Airport to the Leased Premises;
- c. Additional aircraft may be stored in the hangar with proper notice to Lessor provided that proof of required insurance coverage is provided to Lessor.
- d. No other use is authorized for any portion of the Lease Premises without amendment hereto.

SECTION TWO

Use of Public Area

2.1 As part of this Lease, the Lessee is hereby granted use of the Public Use Area as depicted in Exhibit "B" on a "Preferential Use" basis from time to time, with the extent and duration of such use to be determined according to the requirements and security level of any contract being performed. Lessee is required to notify the Airport Manager, at least twenty-four (24) hours in advance, of the need to utilize the Public Use Area along with the time required.

2.2 The Lessee is subject to the published rules and regulations of the Tri-County Airport as posted on its public website and which may be modified from time to time.

SECTION THREE

Lease Term

3.1 The initial term of the Lease shall begin on **October 1, 2025** and end on **September 30, 2026**, with renewal terms computed from each October 1st for 12 consecutive calendar months. For renewal of the then current term, or other extension, Lessee shall give to Lessor a written request to extend no later than Sixty (60) days prior to the expiration of the then current term. The Lease rate and terms for any renewal of the Lease shall be by mutual agreement by the parties, which will be presented to the Tri-County Airport Authority board for approval.

SECTION FOUR

Rent

4.1 A flat rate as indicated in the cover sheet, paid in monthly installments, **plus applicable tax**, is established for the Leased Premises. **Please note that there is also an initial deposit for all first time tenants of the TCAA (see section 4.4 below).** The Lessee shall pay to Lessor at Post Office Box 756, Bonifay, FL 32425-0756 or the office of the Airport Manager, or at such other place as

may be designated by Lessor. Upon signing the Lease, Lessee shall pay to Lessor the sum of the first-month's rent in advance plus the rent for the last month as provided in paragraph 4.4 below.

4.2.1 **LATE FEES:** In addition to the above sums, if any payment is not timely made by the due date, in addition to the monthly sum due there shall be a late payment penalty due in an amount equal to ten percent (10%) of the payment due each month, each month late.

4.2.2 **TERMINATION & EVICTION:** If any payment by Lessee remains unpaid for a period of ninety (90) days following the due date, Lessor may declare all remaining unpaid sums due, terminate this lease, begin eviction proceedings to include court filings, and proceed to foreclose on all collateral securing Purchaser's obligations as described herein.

4.3 Lessee shall pay any and all taxes, assessments, charges, costs, and expenses that may be due as a result of this Lease, together with all court costs, legal fees, collection fees, reasonable expenses and penalties that may accrue thereon.

4.4 For all first time tenants of the TCAA, a new lease security deposit equal to one months' rent shall be paid to the Lessor by Lessee upon the execution of this Lease. Such deposit will be held in a non-interest bearing account. The security deposit, less any amounts to be retained by the Lessor pursuant to Sections Twenty Six (26) and Twenty-Eight (28) will be returned to the Lessee at termination of this Lease. For all tenant renewal lease agreements, the deposit paid in the Lessee's initial lease is maintained in a savings account by the Lessor and the Lessee is not required to make another deposit. If, however, the Lessee upgrades to a larger box hangar the Lessee will be required to pay the difference between the deposit of the original box hangar and the new larger box hangar.

4.5 Leases, and extensions (if any) shall be sent to Lessee to be completed electronically.

4.6 Consistent with Section One hereof, Lessee acknowledges and agrees that it is leasing the Leased Premises for the purpose of storing and maintaining a working aircraft as per published **Tri-County Airport Liability Insurance and Flyable Aircraft Policy**. IF AT ANY TIME DURING THE TERM OF THIS LEASE LESSEE IS NOT MEETING THE REQUIREMENTS OF THIS POLICY, LESSEE SHALL PAY LESSOR ADDITIONAL RENT OF \$200 PER MONTH OVER AND ABOVE THE AMOUNT DESCRIBED IN SECTION 4.1 HEREOF. Upon Lessor's determination that a working aircraft is not being stored in the Leased Premises, Lessor shall provide written notice to Lessee. Lessee shall have five (5) days from the date of such written notice to produce proof of a working aircraft to the satisfaction of Lessor. The additional rent described in this paragraph shall be prorated to the day and shall continue to be due and owing to Lessor until Lessee meets the requirements of the policy, at which time Lessor shall provide Lessee with written notice providing for termination of the additional rent as of the date specified in such notice.

SECTION FIVE

Annual Rental Review

5.1 The rent may be adjusted annually as part Lessor's annual budget process and any adjustment for renewals shall be effective as of October 1st of each fiscal year.

5.2 Leases and Lesees are subject to annual as well as periodic review.

SECTION SIX
Aircraft Ownership

6.1 Lessee shall provide written confirmation to Lessor of proof of ownership of individually-owned and/or corporate owned aircraft, or shall present proof of authorization of the owner of the aircraft, to be stored pursuant to this Lease. In the event Lessee's aircraft is sold, Lessee shall have six (6) months to replace said aircraft or provide written documentation that another aircraft is under contract for purchase by Lessee; otherwise this Lease shall be voided at the Lessor's discretion.

SECTION SEVEN
Utilities

7.1 Lessor currently provides electrical service for each hangar at no cost to Lessee.

7.2 Lessee shall dispose of all waste and trash in an inconspicuous manner by removal from the premises or in specified Lessor provided common disposal containers, if any. All waste disposed of in Lessor provided common disposal containers must be bagged. Waste and trash shall not be stored within the Airport and Lessee shall be responsible for disposing of all waste and trash in accordance with applicable laws, codes, rules, and regulations. *Waste from outside the airport property shall not be disposed of using the airport dumpster, nor shall waste be placed adjacent to a full dumpster.*

SECTION EIGHT
Improvements

8.1 Any and all improvements hereafter installed, erected, or placed within the Leased Premises, including alterations and repairs shall become, upon the termination of this Lease for any cause, the absolute and sole property of the Lessor and shall not be removed for the Leased Premises. If upon termination of this Lease, Lessee is not in default, Lessee shall have the right to remove from the Leased Premises any equipment or trade fixtures that can be removed without damage to the Leased Premises (and if any damage does occur on any such removal, Lessee shall promptly repair the same).

SECTION NINE
Construction of Hangar

9.1 If a new hangar is to be constructed then such arrangements shall be contained within a new separate Lease between Lessee and Lessor.

SECTION TEN
Building, Alterations and Permits

10.1 Lessee shall not make any alterations or improvements to the Leased Premises without the prior written consent of the Lessor.

10.2 Lessee shall at its expense apply for and obtain any and all building, construction, or other permits and licenses to build, repair or maintain the improvements contemplated by the Lease. Lessor makes no representations or warranty relative to the availability of such licenses or permits, and Lessee assumes full responsibility for securing same. No construction, modification, or alterations of improvements to include antennas or other devices are permitted without prior written approval by Lessor.

10.3 Any such alterations and/or improvements to the Leased Premises shall become the property of the Tri-County Airport Authority.

10.4 Automatic wireless open/close bi-fold door controls are not installed by the Lessor on any hangar doors. The Lessor has granted permission for Lessees to install automatic wireless

open/close bi-fold door controls (upon the lesee's request). If a hangar has an automatic wireless open/close bi-fold door control, the Lessor is not responsible for the maintenance and/or upkeep of the Automatic wireless open/close bi-fold door control. The Lessor is responsible for the manual door control (a.k.a. "dead-man open/close control") that is installed standard with each bi-fold door.

SECTION ELEVEN

Care of Leased Premises

11.1 Lessee accepts the Leased Premises, and the fixtures and equipment included therein, in their existing condition and state of repair unless noted otherwise herein, and Lessee agrees that no representations, statements, or warranties, expressed or implied, have been made by or on behalf of the Lessor, in respect therein, except as contained in the provisions of this Lease, and Lessor shall in no event be liable for any latent defects within the Leased Premises.

11.2 Lessee shall keep said hangar and premises neat, clean, and orderly at all times. Lessee shall not store anything on the premises other than those items specifically required to maintain the owner's aircraft as listed or prohibited in the Airport Rules & Regulations. All petroleum products, solvents, cleaners and flammable material shall be stored in an approved fireproof rated cabinet. Used petroleum products, solvents, cleaners and cleaning materials shall be disposed of both in accordance with all governmental regulations and off Lessor's premises.

11.3 Lessee shall at its own cost and expense, remedy and repair any damages or excessive wear and tear that Lessee or its invitee's causes to the Leased Premises or Public Use Area or other areas within the Airport. Lessor shall provide regular janitor services and maintenance for all Public Use Areas and other areas within the Airport.

11.4 Any private locks on any airport hangar door shall be removed by airport staff without notice.

11.5 Lessee may opt, at any time, to contact the Airport Manager, who will make best effort to install a keypad lock that remains the property of the Tri-County Airport.

SECTION TWELVE

Maintenance in Leased Premises

12.1 Lessee shall not conduct any commercial activity in or around the Leased Premises except with the prior written approval of Lessor and included within or as an addendum to the Lease or a new subsequent lease agreement.

SECTION THIRTEEN

Mechanics' (Contractor's) Liens

13.1 Nothing in this Lease shall be deemed or construed in any way as constituting the consent or request of Lessor, expressed or implied, by inference or otherwise, to any contractor, subcontractor, laborer, or materialman for the performance of any labor or the furnishing of any materials for any specific improvement, alteration to, or repair of the Leased Premises or any part thereof, nor as giving Lessee any right, power, or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any lien against the Leased Premises, including buildings.

SECTION FOURTEEN

Unlawful or Dangerous Activity; Security

14.1 Lessee shall neither use nor occupy the Leased Premises or any part thereof for any unlawful or hazardous business purpose nor operate or conduct its business in a manner

constituting a nuisance of any kind. Lessee shall immediately, on discovery of any unlawful or hazardous use, take action to halt such activity, and shall further immediately notify the Airport Manager.

14.2 Lessee agrees to cooperate with Lessor in the enforcement and implementation of Airport security procedures, including, but not limited to, reporting suspicious activity to the Airport Manager or local authorities. Lessee shall not allow any unauthorized vehicles to occupy areas of the Airport reserved solely for aircraft, such as taxiways and runways unless approved by the Airport Manager. Security of the Leased Premises will be the responsibility of Lessee.

SECTION FIFTEEN

Insurance

15.1 Lessee is responsible for damage caused to airport facilities to include hangars and other airport property. During the term of this Lease, Lessee shall insure its contents (in most cases, one or more aircraft) within the Leased Premises at Lessee's expense.

15.2 Lessee shall provide upon demand to the Lessor Certificate(s) of Liability Insurance demonstrating that a minimum of \$1,000,000 of liability insurance has been obtained and showing that Lessor is named as an additional insured.

15.3 Lessee shall be in exclusive control and possession of the Leased Premises and Lessor shall not be liable for any injury or damages to any property or to any person on or about the Leased Premises or for any property of Lessee.

SECTION SIXTEEN

Indemnification

16.1 Lessee agrees to indemnify Lessor against all expenses, liabilities, and claims of every kind, including reasonable counsel fees, by or on behalf of any person or entity arising out of either:

- a. A failure by Lessee to perform any of the terms and conditions of this Lease.
- b. Any injury or damage happening on or about the Lessor's property resulting from the Lessee's occupancy, operations, or use of the Leased Premises.
- c. Failure to comply with any law of any governmental authority having jurisdiction.
- d. Any mechanics' or contractors' lien or security interest filed against the Lessor's property or any equipment installed or caused to be install by Lessee at the Leased Premises, or any materials used or caused to be used by Lessee on or at the Leased Premises, or any work done or caused to be done by Lessee at the Leased Premises for any purpose.

SECTION SEVENTEEN

Easements, Agreements, or Encumbrances

17.1 The parties shall be bound by all existing easements, agreements and encumbrances of record relating to the Leased Premises and Lessor shall not be liable to Lessee for any damages resulting from any action taken by the holder of the interest pursuant to the rights of that holder thereunder.

SECTION EIGHTEEN

Liability; Risk of Loss

18.1 Lessee shall be in exclusive control and possession of the Leased Premises and Lessor shall not be liable for any injury or damages to any property or to any person on or about the Leased Premises or any property of Lessee. Lessor has the right to inspect the Leased Premises at any time upon reasonable notice. The provisions herein permitting Lessor to enter and inspect the Leased

Premises are made to ensure that Lessee is in compliance with the terms and conditions hereof and make repairs that Lessee has failed to make or are necessary as a consequence of a repair that was necessary that was outside the responsibility of Lessee. Lessor shall not be liable to Lessee for any entry on the premises for inspection or necessary repair purposes.

18.2 Lessee assumes the risk of loss or damage to the hangar contents, whether from windstorm, fire, flood, earthquake, or any other cause whatsoever.

SECTION NINETEEN

Representations by Lessor

19.1 At the commencement of the term Lessee shall accept the Leased Premises and the fixtures and equipment included therein in their existing condition and state of repair, and Lessee agrees that no representations, statements, or warranties, expressed or implied, have been made by or on behalf of Lessor in respect therein except as contained in the provisions of this Lease, and Lessor shall in no event be liable for any latent defects within the Leased Premises. *Lessor does not provide or intend to provide "ramp services" and has not trained its staff to reposition aircraft, tiedown aircraft, clean aircraft, provide catered food services or refuel aircraft beyond providing access to the self-service or small tanker truck fueling facilities.*

SECTION TWENTY

Rights of Lessor

20.1 It is understood and agreed that Lessor may, in connection with future development of the Airport, require the space hereinabove for future development. In such case, Lessor shall give written notice to Lessee. After thirty (30) days from said written notice, Lessor shall have the right at Lessor's expense, to remove said hangar and erect it at a different location at the Airport as designated in writing by Lessor, provided that the new location is reasonable, feasible, and accessible to the taxiways and runways.

20.2 Lessor reserves itself, its successors, and assigns for the use and benefits of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described together with the right to cause in said airspace such noises as may be inherent in the operations of aircraft, now known or hereafter used for navigation of or flight in the airspace, and for use of the airspace for landing on, taking off from, or operating on the Airport.

20.3 Lessee expressly agrees for itself, its successors, and assigns to prevent any use of the Leased Premises, which would interfere with or adversely affect the operation or maintenance of the Airport, or otherwise constitute an airport hazard.

20.4 Lessee expressly agrees for itself, its successors, and assigns, to restrict the height of structures, objects, of natural growth, and other obstructions on the Leased Premises to such height so as to comply with the Federal Aviation Regulations, Part 77.

SECTION TWENTY-ONE

Waivers

21.1 The failure of Lessor to insist on a strict performance of any of the terms and conditions hereof shall not be deemed a waiver of the rights or remedies the Lessor may have to enforce performance of the terms and conditions of this Lease at any time.

SECTION TWENTY-TWO

Notice

22.1 Lessor shall provide an up to date telephone number, address and electronic mail address to Lessor at all times. All notices to be given with respect to this Lease shall be in writing (US mail, FedEx, UPS) or electronic mail. Each notice shall be sent via electronic mail with return receipt requested or in writing with confirmation of receipt.

SECTION TWENTY-THREE

Assignment or Sublease

23.1 Except as hereinabove set out, the Leased Premises may not be sublet, in whole or in part, and Lessee shall not assign this Lease or any portion of this Lease at any given time without annual prior written consent of Lessor, said prior written consent from Lessee is due at the time of renewal of the Lease at the beginning of each fiscal year.

23.2 Lessee agrees that upon assignment of this Lease by Lessee, Lessor shall have the right to inspect the leased premises and require of Lessee that the hangar and property be repaired or restored to the condition that it existed upon execution hereof.

SECTION TWENTY-FOUR

Termination of the Lease

24.1 Unless mutually agreed and extended by Lessor and Lessee, this lease shall terminate on the September 30th following commencement of Lease.

24.2 Provided that the Lessee's contractual requirements are met, the Lessee may terminate this Lease for convenience and be released from all obligations thereunder by providing the Lessor with thirty (30) days' written notice.

SECTION TWENTY-FIVE

Compliance with Governmental Procedures

25.1 Lessee shall conform to all the requirements of applicable State and Federal statutes and regulations and all local ordinances and regulations and shall secure such permits and licenses as may be duly required by any such laws, ordinances, or regulations as may be promulgated by Lessor.

25.2 Lessee agrees to comply with and ensure that any invitee's comply with the Tri-County Airport Rules and Regulations which are published on its public website and subject to change.

SECTION TWENTY-SIX

Surrender of Possession

26.1 Lessee shall quietly and peaceably vacate the Leased Premises and surrender possession to Lessor on or before the last day of the Lease, or on an earlier termination and forfeiture of the Lease, free of sub-tenancies, in good condition and repair. Lessee shall remove all property of every description in the Leased Premises that is not the property of Lessor on or before 12:00 a.m. (midnight) on the last day of the Lease.

26.2 Lessee shall be required to sweep and clean the Leased Premises and return the Leased Premises in good working order. Any damages to the Leased Premises shall be the responsibility of Lessee. A failure to satisfactorily clean the Leased Premises or repair any damages shall result in forfeiture of the security deposit and may result in filing of a claim against Lessee.

SECTION TWENTY-SEVEN

Default or Breach

27.1 Each of the following events shall constitute a default or breach of this Lease by Lessee:

- a. If Lessee or any successor or assignee of Lessee while in possession shall file a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act, or shall voluntarily take advantage of any such act by answer or otherwise or shall make an assignment for the benefit of creditors.
- b. If voluntary proceedings under any bankruptcy law or insolvency act shall be instituted against Lessee or if a receiver or trustee shall be appointed of all or substantially all of the property of Lessee, and such proceedings shall not be dismissed or the receivership or trusteeship vacated within sixty (60) days after the institution or appointment.
- c. If Lessee shall fail to pay Lessor any rent, or additional rent required hereunder when such becomes due and shall not make the payment within ten (10) days after notice thereof by Lessor to Lessee.
- d. If Lessee shall fail to perform or comply with any of the conditions of this Lease and if the nonperformance shall continue for a period of fifteen (15) days after notice thereof by Lessor to Lessee or, if the performance cannot be reasonably had within the fifteen (15) day period, Lessee shall not in good faith have commenced performance within the Fifteen (15) day period and shall not diligently proceed to completion of performance. Whether lessee diligently proceeded shall be determined at the sole discretion of the Lessor.
- e. If the Lessee fails to maintain in full force and affect the insurance coverage as required.
- f. If Lessee shall vacate or abandon the Leased Premises.
- g. If the Lease or the estate of Lessee hereunder shall be transferred to or shall pass to or devolve on any other person or party, except in the manner herein permitted.
- h. If the Lessee fails to take possession of the Leased Premises on the term commencement date or within ten days after notice that the Leased Premises are available for occupancy, if the term commencement date is not fixed herein or shall be deferred as herein provided.

SECTION TWENTY-EIGHT

Effect of Default

28.1 In the event of any default hereunder, as set forth in Section Twenty-seven (27) the rights of Lessor shall be as follows:

- a. Lessor shall have the right to cancel and terminate this Lease, as well as all of the rights, title, and interest of Lessee hereunder, by giving to Lessee not less than Fifteen (15) days' notice of the cancellation and termination. On expiration of the time fixed in the notice, this Lease and the right, title, and interest of Lessee hereunder shall terminate in the same manner and with the same force and effect, except as to Lessee's liability, as if the date fixed in the notice of cancellation and termination were the end of the term herein originally determined.
- b. Lessor may elect, but shall not be obligated, to make any payment required of Lessee herein or comply with any agreement, term, or condition required hereby to be performed by

Lessee, and Lessor shall have the right to enter the demised premises for the purpose of correcting or remedying any such default to remain until the default has been corrected and remedied, but any expenditure for the correction by Lessor shall not be deemed to waive or release the default of Lessee or the right of Lessor to take any action as may be otherwise permissible hereunder in the case of any default.

- c. Lessor may re-enter the premises immediately and remove the property of Lessee, and store and dispose of the property in accordance with chapter 705, Florida Statutes.
- d. Lessor shall have the right to retain Lessee's full security deposit to offset any damages to Lessor.
- e. As noted in Section 4.2.2, If any payment by LESSEE remains unpaid for a period of ninety (90) days following the due date, Lessor may declare all remaining unpaid sums due, terminate this lease and proceed to foreclose on all collateral securing Lessee's obligations as described herein.
- f. Lessor shall have any other remedy available by law.

SECTION TWENTY-NINE

Entire Lease; Applicable to Successors

29.1 This Lease contains the entire agreement between the parties and cannot be changed except by written instruments subsequently executed by the parties hereto. This Lease and the terms and conditions hereof apply to and are binding on the heirs, legal representatives, successors, and assigns of both parties.

SECTION THIRTY

Applicable Law and Venue

30.1 This Lease shall be governed by and construed in accordance with the laws and the courts of the State of Florida. Venue for any legal actions relating to this Lease shall be brought in the courts in and for Holmes County, Florida.

SECTION THIRTY-ONE

Construction and Application of Terms

31.1. The section and paragraph headings in this Lease are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of intent of any portion hereof. The parties have participated jointly in the negotiation and drafting of this Lease. In the event an ambiguity or question of intent or interpretation arises, this Lease shall be construed as if drafted jointly by the parties and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any provisions of this Lease. Both parties have had an opportunity to have their respective legal counselors review this Lease.

(End of Lease Agreement Document Body)

[The following pages contains exhibits A & B, and the 2024-2025 Hangar Rate Card]

Exhibit A

Leased Premises Legal Description and Map

If a box hanger or T hanger, the Leased Premises shall be the interior cubic airspace of the hangar contiguous to the interior surface of the structural walls. If a “shade hangar,” the leased premises is defined as the airspace that would contain the aircraft horizontally and to the highest point on the aircraft creating a cubic area + three (3) feet beyond the aircraft nose, tail, and wing-tips for access around the aircraft.



Exhibit B

Public Areas Legal Description

The public areas of the airport are defined as the runway, taxiways, ramps, self-service fueling facilities, unoccupied tie-down spaces, terminal building, vehicle parking areas inside or outside the security fencing, and the enclosed hangars whether leased or not, the occupied or unoccupied shade hangar spaces, within 25' of any airport facilities such as equipment storage, beacon and radio towers, weather station remote facility.

Approved 2025-2026 HANGAR RATE CARD

BJW08142024

Tri-County Airport Authority Rates From October 1, 2025

Type	Approx. Square Ft.	Units	Base Rate		Annualized	Tax @ 7.5%	2025 = 7.5%* Total Annual	Monthly	Foot	Square Prorata
C 1 (Negotiated Rate) *	4,800	1	\$ 1,507.23	(1)	\$ 18,086.76	\$ 113.04	\$ 19,443.27	\$ 1,620.27	\$ 4.05	\$ 53.27
C 2 (Negotiated Rate) *	2,944	1	\$ 924.00		\$ 11,088.00	\$ 69.30	\$ 11,919.60	\$ 993.30	\$ 4.05	\$ 32.66
C 4 (Negotiated Rate) *	6,044	1	\$ 1,898.51	(2)	\$ 22,782.12	\$ 142.39	\$ 24,490.78	\$ 2,040.90	\$ 4.05	\$ 67.10
Box (A)	1,403	3	\$ 329.19		\$ 3,950.28	\$ 296.27	\$ 4,246.55	\$ 353.88	\$ 2.82	\$ 11.63
Box (B, D, E)	1,281	15	\$ 316.03		\$ 3,792.36	\$ 284.43	\$ 4,076.79	\$ 339.73	\$ 2.96	\$ 11.17
Double Box (F)	1,900	4	\$ 443.66		\$ 5,323.92	\$ 399.29	\$ 5,723.21	\$ 476.93	\$ 2.80	\$ 15.68
Box (New G)	1,407	4	\$ 346.42		\$ 4,157.04	\$ 311.78	\$ 4,468.82	\$ 372.40	\$ 2.95	\$ 12.24
"T" Hangars	985	7	\$ 255.26		\$ 3,063.12	\$ 229.73	\$ 3,292.85	\$ 274.40	\$ 3.11	\$ 9.02
Shade Hangars	1,209	7	\$ 72.93		\$ 875.16	\$ 65.64	\$ 940.80	\$ 78.40	\$ 0.72	\$ 2.58
Tie Down	1,209	13	\$ 24.26	(3)	Per Day					\$ 0.80
Total Aircraft Parking Areas		56								

(1) C 1 Hangar area = 3,300, office +/- 1,500 + finished upstairs

(2) Hangar area = 5,024, office 1,020 = 6,044 SF

(3) Tie Down \$12.13/night to maximum of \$24.26, waived up to 7 days w/fuel purchase
Monthly = \$24.26 + Tenant fuel discount of \$.20/gallon.

New leases have a term through 9/30/XX as all hangar leases renew each October 1st.

For partial month, count day following lease effective date.

Hangar C3 nightly rate \$250.00.

Any hangar that does not have a flyable aircraft in the hangar will be charged and additional \$200 per month

Rates are set each fiscal year and can change without notice for new tenants taking possession for a partial year once the TCAA has set the rates for the next fiscal year commencing on the next October 1st.

*Holmes County discretionary tax 1.5% plus Florida State Sales tax 6.0% = 7.5% total