

Eastern West Virginia Regional Airport Authority

170 Aviation Way, Suite 105
Martinsburg, WV 25405
www.FlyMRB.com

TEL (304) 263-2106
FAX (304) 267-6350
ndoran@flymrb.com



AIRCRAFT T-HANGAR LEASE AGREEMENT

Page 1 of 7

This Aircraft T-Hangar Lease Agreement (the "Lease") is made and entered into by and between the EASTERN WEST VIRGINIA REGIONAL AIRPORT AUTHORITY ("Lessor"), 170 Aviation Way, Suite 105, Martinsburg, West Virginia 25405-6862, having authority to administer and enforce the terms of this Lease, and the ("Lessee"), as is more fully identified in Section "A" of ("Aircraft T-Hangar Lease Agreement Information"), attached hereto as Exhibit A and incorporated herein by reference for all purposes.

1. Lessee hereby agrees to lease the property owned by Lessor and described in Section C of Exhibit "A" (the "Premises"), being located in and a part of the Eastern West Virginia Regional Airport (the "Airport"). Lessee accepts the Premises in its present condition. Upon the expiration or termination of this Lease, Lessee shall surrender the Premises to Lessor in its same present condition, subject to ordinary wear and tear.

2. The term of this Lease shall commence on the date indicated in Section E of Exhibit "A." This Lease will automatically renew on the first day of each subsequent month following the said commencement date. Either party may cancel by providing written notice to the other party of their intent to do the same not less than 30 days prior to the effective date of such cancellation.

3. A. Lessee agrees to pay Lessor the monthly rental set forth in Section D of Exhibit "A" (the Monthly Rent"). The Monthly Rent for the first month under this Lease is due on or before the effective date of this Lease. Thereafter, Monthly Rent payments are due on or before the first day of each month. If this Lease commences on a date other than the first day of any given month, the first month's Monthly Rent payment shall be prorated in accordance with the number of days remaining in that month. The Lessor shall impose a fee for any returned checks due to insufficient funds against the Lessee.

B. Monthly Rent shall be considered past due if Lessor has not received full payment of the same by the end of the tenth day of the month in which payment is due. Past due Monthly Rent will incur a late fee of ten percent (10%) of the total amount due from the Lessee to Lessor.

4. Lessee may use the Premises only for storage of the aircraft described in Section B of Exhibit "A" and for no other purpose without the prior written consent of the Lessor, through its Airport Manager or designee.

5. Lessee shall maintain the Premises in a good condition and keep the Premises free from trash at all times. Lessee shall not store, dispose of, or allow to stand any fuels, oils, solvents or other hazardous material on the Premises. Lessee shall not conduct or permit any action or activity that constitutes a nuisance, interferes with the use of any Airport property by other tenants, or disturbs or endangers the general public in any way.

6. Lessor and its designated agents, employees and volunteers shall at all times have reasonable access to the Premises for the purpose of inspection of the same and to determine compliance with the provisions of this Lease. Lessee consents to allow Lessor and its agents or assigns, as well as any public health or safety officer to immediately enter in the case of an emergency based on health and safety concerns. Lessor shall have the right to enter the Premises at any time in order to perform repairs or maintenance to Airport property.

7. Lessee hereby assumes all liability and responsibility for property loss, property damage and/or personal injury of any kind, including death, to any and all persons, of any kind or character, whether real or asserted, arising out of or in connection with the use of the Airport under this Lease or with the leasing, use, occupancy, existence or location of the Premises, whether or not caused, in whole or in part, by alleged negligence of Lessor, its officers, agents, servants, employees, contractors, subcontractors, licensees or invitees. Lessee covenants and agrees to, and does hereby, indemnify, hold harmless and defend Lessor, its officers, agents, servants and employees from and against any and all claims or lawsuits for property damage or loss (including alleged damage or loss to Lessee's business and any resulting lost profits) and/or personal injury, including death, to any and all persons, of any kind or character, whether real or asserted, arising out of or in connection with the use of the Airport under this Lease or with the leasing, use, occupancy, existence or location of the Premises, whether or not caused, in whole or in part, by alleged negligence of Lessor, its officers, agents, servants, employees, contractors, subcontractors, licensees, or invitees.

Lessee assumes all responsibility and agrees to pay Lessor for any and all injury or damage to Lessor's property which arises out of or in connection with any and all acts or omissions of Lessee, its officers, agents, employees, contractors, subcontractors, licensees, invitees, or trespassers, whether or not caused, in whole or in part, by alleged negligence of Lessor, its officers, agents, servants, employees, contractors, subcontractors, licensees or invitees.

8. A. The following events shall constitute events of default by Lessee under this Lease:

- (1) Lessee's failure to pay any installment of the Monthly Rent within 10 days following the date that the same is due;
- (2) Lessee's failure to comply with any term, provision or covenant of this Lease, other than the payment of Monthly Rent, within 15 days following receipt of written notice from Lessor to cure such failure; or
- (3) Lessee's abandonment or vacation of the Premises.

B. Upon the occurrence of any such events of default, Lessor shall have the option to terminate this Lease without further notice to Lessee. Upon termination Lessor shall have the right to take full possession of the Premises, by force if necessary, and to remove any party and/or property remaining on the Premises without being liable for trespass or damage to the same or for any other reason which may stem from Lessor's termination or assertion of its right to terminate. In the event of termination, Lessee agrees to pay Lessor on demand the amount of all loss or damage that Lessor may suffer by reason of such termination.

9. If Lessee abandons the Premises, Lessor expressly reserves the right to take, dispose of or otherwise remove Lessee's abandoned personal property without incurring any liability to the tenant or any other person.

10. This Lease shall be governed by the laws of the state of West Virginia. In the event there should be a breach or default under any provision of this Lease and either party should retain attorneys or incur other expenses for the collection of rent, fees or charges, or the enforcement of performance or observances of any covenant, obligation or agreement, Lessor and Lessee agree that each party shall be responsible for its own attorneys' fees.

11. Lessee represents and warrants to Lessor that Lessee is the owner of the aircraft described in Section B of Exhibit "A." If Lessee is leasing the said aircraft, it shall provide to lessor a copy of a valid lease or other documentation showing Lessee's possessory interest in the aircraft. If the said aircraft is co-owned, Lessee hereby represents that all individuals owning an interest in the same have been made parties to this Lease as Lessee.

12. Lessee shall not assign, sell, convey, sublet or transfer any of its rights, privileges, duties or Interests under or granted by this Lease. Any attempted assignment of this Lease shall be null and void.

13. Lessee hereby agrees to comply with all rules and regulations of the Lessor, Berkeley County Code, West Virginia Statutes, Federal Statutes, Federal Aviation Regulations, the Uniform Fire Code, the Uniform Building Code, and environmental laws regarding the handling, discharge, release and dumping of hazardous substances. Hazardous activities such as, but not limited to: smoking, welding, use of spark producing devices (i.e. grinders), open fuel lines, the application of hazardous substances, or engine starts within the hangar are expressly prohibited.

14. If any provision of this Lease is subsequently held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. Lessee is hereby notified of the Lessor's right and authority to make changes and/or increases in rates and charges as the same are deemed suitable and in keeping with their official function of Airport governance. Lessee shall receive written notice of any such change in rates or fees not less than 30 days prior to the date that said change in rate or fee shall become effective.

16. This Agreement is intended for the private (versus commercial) storage of the Aircraft. It is not intended for aircraft maintenance, storage of hazardous materials, or storage of non-aviation materials or vehicles.

17. Lessee shall provide Lessor with a current copy of the FAA Certificate of Aircraft Registration for the aircraft to be stored under this Agreement. If the registration is not in the name of the Lessee, a copy of a valid lease or other documentation showing a possessory interest in the aircraft shall be provided.

18. If the aircraft described in Section B of Exhibit A is co-owned, co-owners must also be listed on the FAA Certificate of Aircraft Registration.

19. The Lessee shall, for the duration of this Lease, obtain and maintain at its own cost and expense, Aircraft Liability Insurance, including Premises Liability, with coverage in the amount of not less than One Million (\$1,000,000.00) Dollars per occurrence ("Lessee's Insurance Policy"). Any deductibles or self-insured retentions over \$1,000.00 must be declared to and approved in writing by the Lessor. The Lessor, its officers, agents, employees, and volunteers shall be shown as "additional insureds" in Lessee's Insurance Policy and shall be covered with regard to any liabilities arising out of or in any way related to the acts or omissions of the Lessee or its agents, employees, invitees, or anyone upon or within the Leased Premises with the permission of the Lessee.

This coverage shall contain no special limitations on the scope of protection afforded to the Lessor, its officers, agents, employees, elected and appointed officials, and volunteers. The Lessee's Insurance Policy shall be primary insurance with regard to the Lessor, its officers, agents, employees, elected and appointed officials, and volunteers. Any insurance or self-insurance maintained by the Lessor, its officers, agents, employees, elected and appointed officials and volunteers shall be excess of the Lessee's Insurance Policy, and shall not contribute to it. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Lessor, its officers, agents, employees, elected and appointed officials, or volunteers.

The Lessee's Insurance Policy shall apply separately to each insured against whom claims are made or suit is brought, except with respect to the limits of the insurer's liability. The Lessee hereby releases the Lessor from any claim for recovery for any loss or damage which is insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance. This waiver shall apply only when permitted by the applicable policy of insurance.

19. (cont.) Each insurance policy required by this Lease Agreement shall be endorsed to provide that coverage shall not be suspended, voided or cancelled by either party, or reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been provided to the Lessor.

The Lessee shall furnish or cause to be furnished to the Lessor Certificates of Insurance, along with copies of any and all original endorsements affecting the coverages required by this agreement. These Certificates and endorsements for each policy of insurance shall be signed by a person authorized by that insurer to bind coverage on its behalf. All Certificates and endorsements are to be received and approved by the Lessor before occupancy of the Leased Premises commences. The Lessor reserves the right to require complete and certified copies of all required insurance policies, at any time. The Certificates and endorsements shall be forwarded to: Airport Manager, 170 Aviation Way, Suite 105, Martinsburg, WV 25405 (304) 263-2106; FAX (304) 267-6350.

Acceptance of Certificates/Endorsements Acceptance of any Certificate or endorsement of insurance by the Lessor shall not waive the insurance requirements provided in the foregoing paragraphs. Should the Lessor sustain any loss or be required to pay any claim as a result of the Lessee's failure to obtain or maintain insurance as required by this Lease, the Lessee shall immediately indemnify the Lessor for any such loss. This indemnity shall occur regardless of whether or not the Lessor has accepted any certificates or endorsements of insurance provided by the Lessee or its carrier.

20. Schedule of Fees and Charges for the Airport, Effective 02-07-2017

On the first day of July of every year, the Monthly Rent shall be adjusted upward for the ensuing twelve (12) months. This upward adjustment shall be in the same percentage proportion that the Consumer Price Index of the Washington-Baltimore, DC-MD-VA-WV area of the United States Department of Labor, Bureau of Labor Statistics, increases over the Consumer Price Index of July 2016.

The online "CPI Inflation Calculator" will be used to adjust the Monthly Rent once a year. In the case of a CPI decrease, the Monthly Rent will remain the same and shall not decrease. All amounts are rounded to the nearest whole dollar. An example of the effect of CPI increases on rent can be found below. The most recent action of the Lessor to increase rental rates and charges occurred in July 2014. In addition to CPI considerations, the Lessor reserves its right to increase rental rates consistent with changes in local fair market values.

Web Resources:

<https://data.bls.gov/cgi-bin/cpicalc.pl>

https://www.bls.gov/regions/mid-atlantic/data/consumerpriceindexhistorical_washingtondc_table.htm

Section A. Airport Monthly Rental Rates with CPI Increases, To Be Effective 7/1/2017

July 2017 Ramp Tie Down (Paved) \$56.00 / month

July 2017 T-Hangar rent (C) \$101.00 / month

July 2017 T-Hangar rent Single-Engine Unit (B, F, G, I-1-10) \$198.00 / month

July 2017 T-Hangar rent Multi-Engine Unit (D, H, I-11-13) \$370.00 / month

Section A. Airport Monthly Rental Rates with CPI Increases, To Be Effective 7/1/2018

July 2018 Ramp Tie Down (Paved) \$57.00 / month

July 2018 T-Hangar rent (C) \$102.00 / month

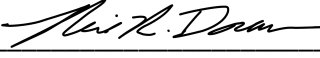
July 2018 T-Hangar rent Single-Engine Unit (B, F, G, I-1-10) \$199.00 / month

July 2018 T-Hangar rent Multi-Engine Unit (D, H, I-11-13) \$373.00 / month

21. This written instrument contains the entire understanding and agreement between Lessor and Lessee.

Any prior contemporaneous oral or written agreement is hereby declared null and void. IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

_____ LESSEE (Signature)

 LESSOR (Signature)
Neil R. Doran, C.M., A.C.E., Executive Director / Airport Manager
EASTERN WEST VIRGINIA REGIONAL AIRPORT AUTHORITY

_____ WITNESS (Signature)

_____ WITNESS (Print Name)

_____ WITNESS (Signature)

_____ WITNESS (Print Name)

EXHIBIT "A" AIRCRAFT T-HANGAR LEASE AGREEMENT INFORMATION

A. Lessee:

Name:

Business:

Bus. Address:

Bus. Phone:

Res. Address: Res. Phone:

FAX Number: ()

In case of emergency, call Phone:

EMAIL:

B. Aircraft:

Make:

No.

Color:

C. Leased Space: Hangar or Tie Down Site No.

D. Rental: \$ per month

E. Commencement Date:

F. Lessee will supply to Airport Manager: _____ Access key _____ Combination Lock Number/Info

Name: _____ Hangar #: _____

Residence Address: _____
Include Number and Street, City, State, Zip Code

Mailing Address: _____
Include Number and Street / PO Box, City, State, Zip Code

Phone #: _____ Fax #: _____

Cell Phone: _____ E-Mail: _____

Aircraft Make Model and Year: _____

Aircraft N#: _____

Copy of Current Aircraft Registration: Yes No

If aircraft not registered: Proof of Ownership: Yes No

Is the aircraft leased? Yes No

If the aircraft is leased, please complete the following:

Aircraft Owner Name: _____

Aircraft Owner Address Number and Street / PO Box City State Zip

Phone #: Fax #: _____

Cell Phone: E-Mail: _____

Pilot License #: _____

Proof of Insurance: Yes No

Insurance Company: _____

Address: _____

Number and Street / PO Box City State Zip

Phone #: Fax #:

E-Mail: _____ Insurance Policy #: