

**CITY OF EL PASO, TEXAS
DEPARTMENT HEAD'S SUMMARY REQUEST FOR COUNCIL
ACTION (RCA)**

DEPARTMENT: Airport
AGENDA DATE: October 6, 2009
CONTACT PERSON/PHONE: Monica Lombraña, A.A.E.
DISTRICT(S) AFFECTED: 3

SUBJECT:

That the City Manager be authorized to sign the Restated General Aviation Non-Commercial Ground Lease Agreement by and between the City of El Paso (Lessor), and Dr. S. Donald Phifer ("Lessee").

BACKGROUND / DISCUSSION:

Dr. Phifer has been a General Aviation tenant since July 1983 when the existing leasehold and improvements thereupon were assigned to him by Southwest Air Rangers of El Paso. The original lease was previously amended to extend the term.

The City of El Paso and Dr. Phifer now desire to restate the General Aviation Non-Commercial Ground Lease by extending the term for an additional 10 years with one five year option. A recent appraisal has established current Fair Market Value.

Previous rental on 30,000sf was set at \$0.2930/sf or \$8,790.00. New annual revenues will be set at 30,000 sf at \$0.45/sf or \$13,500.00. 5 year rental adjustments are built in to bring future rents to 8% of the then current Fair Market Value.

By this document, the City consents to this Restated General Aviation Non-Commercial Ground Lease.

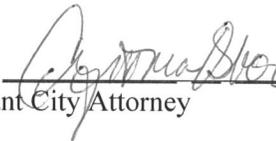
PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A. This is a revenue-generating lease.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required)  **FINANCE:** (if required) _____
Cynthia Osborn, Assistant City Attorney

OTHER: Monica Lombraña, Director of Aviation

Monica Lombraña

(Example: if RCA is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign a Restated General Aviation Non-Commercial Ground Lease by and between the City of El Paso ("Lessor") and Dr. S. Donald Phifer ("Lessee") for the property described as Lot 22 and West ½ of Lot 23, Block 4, El Paso International Airport Tracts, Unit 2, El Paso County, Texas and commonly known as 7325 Boeing Drive.

APPROVED this the ____ day of _____ 2009.

LESSOR: CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



Monica Lombraña, A.A.E.
Director of Aviation

**RESTATED GENERAL AVIATION
NON-COMMERCIAL GROUND LEASE**

**El Paso International Airport
El Paso, Texas**

OCTOBER 6, 2009
Effective Date

DR. S. DONALD PHIFER
Lessee

**RESTATED GENERAL AVIATION NON-COMMERCIAL GROUND LEASE
TABLE OF CONTENTS**

	Page
ARTICLE I	PREMISES AND PRIVILEGES2
Section 1.01	Replacement of General Aviation Non-commercial Ground Lease dated June 1, 19982
Section 1.02	Description of Premises2
Section 1.03	Description of General Privileges, Uses and Rights2
Section 1.04	Description of Specific Privileges, Uses and Rights.....3
Section 1.05	Definition of General Aviation Non-Commercial Activities.....3
Section 1.06	Restrictions on Uses and Privileges.....4
Section 1.07	Conditions of Granting Lease4
Section 1.08	Right to Construct.....4
Section 1.09	Authorization to Enter Restricted Area.....4
Section 1.10	Penalties Assessed by Federal Agencies.....5
ARTICLE II	OBLIGATIONS OF LESSOR5
Section 2.01	Quiet Enjoyment5
Section 2.02	Subordination of Lease5
Section 2.03	Condition and Maintenance of Premises5
ARTICLE III	OBLIGATIONS OF LESSEE6
Section 3.01	Net Lease.....6
Section 3.02	Condition of Premises.....6
Section 3.03	Compliance with Laws.....6
Section 3.04	Maintenance10
Section 3.05	Utilities.....10
Section 3.06	Trash, Garbage, and Other Refuse10
Section 3.07	Permitted Uses10
ARTICLE IV	TERM OF LEASEHOLD10
Section 4.01	Term.....10
Section 4.02	Option to Extend10
Section 4.03	Holding Over11
Section 4.04	National Emergency.....11
ARTICLE V	GROUND RENTALS11
Section 5.01	Ground Rental11
Section 5.02	Commencement of Rental.....11
Section 5.03	Time of Payment.....11
Section 5.04	Readjustment of Ground Rental.....11

TABLE OF CONTENTS (Continued)

	<u>Page</u>
ARTICLE V	GROUND RENTALS (Cont'd)
Section 5.05	Unpaid Rent, Fees and Charges13
Section 5.06	Place of Payment.....13
Section 5.07	Fuel Flowage Fees13
Section 5.08	Landing Fees13
ARTICLE VI	INSURANCE AND INDEMNIFICATION13
Section 6.01	Fire And Other Risks Insurance.....13
Section 6.02	Liability Insurance.....14
Section 6.03	Performance and Payment Bonds14
Section 6.04	Authorized Insurance Companies14
Section 6.05	Indemnification15
ARTICLE VII	DESTRUCTION OF IMPROVEMENTS BY FIRE OR OTHER CASUALTY15
Section 7.01	Obligations of Lessee.....15
Section 7.02	Insurance Proceeds.....16
Section 7.03	Cancellation of Lease.....16
ARTICLE VIII	CONDEMNATION17
Section 8.01	Definitions.....17
Section 8.02	Notice of Condemnation18
Section 8.03	Rights of Parties During Condemnation Proceeding.....18
Section 8.04	Taking of Leasehold.....18
Section 8.05	Total Taking.....19
Section 8.06	Partial Taking.....19
Section 8.07	Obligations of Lessee Under Partial Taking19
Section 8.08	Taking of Temporary Use of Premises and Improvements.....19
ARTICLE IX	ENCUMBRANCES20
Section 9.01	Encumbrance.....20
Section 9.02	Mortgagee's Rights20
Section 9.03	Rights on Foreclosure20
ARTICLE X	EXPIRATION, CANCELLATION, ASSIGNMENT AND TRANSFER20
Section 10.01	Expiration.....20
Section 10.02	Cancellation21
Section 10.03	Repossessing and Reletting.....21
Section 10.04	Assignment and Transfer22
Section 10.05	Subleasing22
Section 10.06	Rights Upon Expiration22

TABLE OF CONTENTS (Continued)

Section 10.07 Landlord’s Lien.....23

ARTICLE XI GENERAL PROVISIONS.....23

Section 11.01 Continuity of Rules, Regulations and Land Use Requirements - General Aviation Non-Commercial Area.....23

Section 11.02 Right of Flight.....23

Section 11.03 Time is of the Essence24

Section 11.04 Notices24

Section 11.05 Attorney’s Fees24

Section 11.06 Agreement Made in Texas24

Section 11.07 Nondiscrimination Covenant24

Section 11.08 Affirmative Action.....25

Section 11.09 Cumulative Rights and Remedies.....26

Section 11.10 Interpretation.....26

Section 11.11 Agreement Made In Writing.....26

Section 11.12 Paragraph Headings26

Section 11.13 Severability26

Section 11.14 Successors and Assigns.....26

Section 11.15 Taxes and Other Charges26

Section 11.16 Waiver of Warranty of Suitability.....27

Section 11.17 Survival of Certain Provisions27

Section 11.18 Restrictions and Reservations27

Section 11.19 Right of Entry.....27

Section 11.20 Subordination of Lease27

Section 11.21 Authorization To Enter Lease.....27

Section 11.22 Effective Date27

LESSOR’S SIGNATURES & ACKNOWLEDGMENT.....28

LESSEE’S SIGNATURES & ACKNOWLEDGMENT29

ATTACHMENTS

- EXHIBIT “A” - Property Description & Metes and Bounds of Premises.
- EXHIBIT “B”– Rules, Regulations and Land Use Requirements - General Aviation Non-Commercial Area

**RESTATED GENERAL AVIATION
NON-COMMERCIAL GROUND LEASE**

THIS RESTATED GENERAL AVIATION NON-COMMERCIAL GROUND LEASE AGREEMENT, hereinafter referred to as the "Lease", is made this ____ day of _____ 2009, between the City of El Paso ("Lessor") and DR. S. DONALD PHIFER ("Lessee").

WITNESSETH:

WHEREAS, by lease dated effective August 1, 1962 (the "Original Lease"), by and between Lessor and Farah Manufacturing Company, Inc., Lessor leased the real property described as Lot 22, and West ½ of Lot 23, Block 4, EPIA Tracts, Unit 2;

WHEREAS, on October 21, 1976, Farah Manufacturing Company, Inc. assigned, transferred and conveyed the rights under the Original Lease to Southwest Air Rangers of El Paso Inc.;

WHEREAS, on October 21, 1976, the Original Lease was amended to extend the term for two (2) five year periods, through July 31, 1997;

WHEREAS, on July 12, 1983, Southwest Air Rangers of El Paso, Inc. assigned, transferred and conveyed the rights under the Original Lease to S. Donald Phifer;

WHEREAS, on August 1, 1997, the Original Lease was amended to extend the term for an additional six months;

WHEREAS, by lease dated effective June 1, 1998, the Original Lease was replaced with a new General Aviation Non-Commercial Ground Lease, extending the term for an additional ten (10) years and incorporating new terms, conditions, and covenants, thereby replacing and superseding the terms, conditions, and covenants contained in the Original Lease; and

WHEREAS, Lessee and Lessor now desire to restate the General Aviation Non-Commercial Ground Lease by extending the term of the lease an additional ten (10) years and incorporating new terms, conditions, and covenants; and

WHEREAS, Lessor and Lessee agree that this Restated General Aviation Non-Commercial Ground Lease ("Restated Lease") contains a ten (10) year extension of the term as well as the incorporation of new terms, conditions, and covenants that shall replace and supersede the terms, conditions, and covenants contained in the General Aviation Non-Commercial Ground Lease dated effective June 1, 1998.

NOW THEREFORE, for and in consideration of the terms, conditions and covenants of this Restated Lease to be performed by Lessee, all of which Lessee accepts, Lessor hereby leases to Lessee and Lessee hereby takes from Lessor certain real property, together with improvements thereon, and certain attendant privileges, uses and rights, as hereinafter specifically set out.

ARTICLE I - PREMISES AND PRIVILEGES

Section 1.01 Replacement of General Aviation Non-commercial Ground Lease dated June 1, 1998. Lessor and Lessee agree and understand that the terms, conditions and covenants of this Restated Lease shall supersede and replace the previous terms, conditions, and covenants under the prior General Aviation Non-Commercial Ground Lease dated June 1, 1998. Lessor and Lessee agree that in executing this Restated Lease, Lessee has not relinquished possession and control of the Premises identified herein and Lessee shall retain title to all leasehold improvements on said Premises; provided, however, that Lessor shall retain its rights upon expiration or early termination as set forth herein.

Section 1.02 Description of Premises. Subject to and on the terms, conditions, covenants, agreements and undertakings hereinafter set forth, Lessor does hereby demise and lease to Lessee and Lessee does hereby lease from Lessor the following described real property located in El Paso County, Texas, described as follows:

Lot 22, and West ½ of Lot 23, Block 4, El Paso International Airport Tracts, Unit 2, El Paso, El Paso County, Texas, commonly known as 7325 Boeing Drive and more particularly described by metes and bounds on Exhibit "A", attached hereto and by this reference made a part hereof ("Premises").

Section 1.03 Description of General Privileges, Uses and Rights. Lessor hereby grants to Lessee the following general privileges, uses and rights, all of which shall be subject to the terms, conditions and covenants hereinafter set forth and all of which shall be non-exclusive:

- A. The general use of all public airport facilities and improvements, which are now or may hereafter be connected with or appurtenant to the El Paso International Airport ("Airport") to be used by Lessee for general aviation non-commercial activities as herein defined.

For the purpose of this Lease, "public airport facilities and improvements" shall include all necessary landing area appurtenances including, but not limited to, approach areas, runways, taxiways, aprons, aircraft and automobile parking areas, roadways, sidewalks, navigational and navigational aids, lighting facilities, terminal facilities, or other public facilities appurtenant to the Airport.

- B. The right of ingress to and egress from the Premises over and across public roadways serving the Airport for Lessee, its agents, servants, patrons, invitees and

suppliers of service or furnishers of material. Said right shall be subject to such ordinances, rules and regulations as now or may hereafter have application at the Airport.

Section 1.04 Description of Specific Privileges, Uses and Rights. In addition to the general privileges, uses and rights described above, and without limiting the generality thereof, Lessor hereby grants to Lessee, its tenants and sublessees, the right to engage in general aviation non-commercial activities on the Premises as defined below. The rights granted under this Lease are specifically limited to said general aviation non-commercial activities, as defined below, and for no other purpose.

Section 1.05 Definition of General Aviation Non-Commercial Activities. “General Aviation Non-Commercial Activities” are hereby defined as those activities which involve the maintenance of a facility for the basing and servicing of the aircraft of Lessee solely for its own benefit and not for the public; it specifically excludes the sale of such aviation services to others, including but not limited to, the into-plane sale of aviation fuel and oil. Lessee shall not offer or permit any sales of goods or services, or repairs of any type from the Premises. A determination as to what constitutes a “sale of aviation fuel and oil” and a “sale of goods or services” shall be at the sole discretion of Director of Aviation for the City of El Paso (“Director”).

“General Aviation Non-Commercial Activities” shall include, but not be limited to the following:

- A. The loading and unloading of aircraft in any lawful activity as incidental to the conduct of any operations outlined in this section;
- B. The maintenance, storing and servicing of an aircraft owned or operated by Lessee, its affiliates or subsidiaries, which shall include overhauling, rebuilding, repairing, inspection and licensing of same. The maintenance, storing and servicing shall be solely for non-commercial activities;
- C. The unrestricted use of the Public Airport Facilities and navigational aids and facilities relating thereto for purposes of non-commercial landings, takeoffs and taxiing of Lessee’s aircraft;
- D. The training of Lessee’s employees in any art, science, craft or skill pertaining directly or indirectly to the non-commercial operation of Lessee’s aircraft;
- E. The location, construction, erection, maintenance and removal of improvements (including hangars, shops and related office space) in any lawful manner, upon or in the Premises, for the purpose of carrying out any of the permitted non-commercial activities, subject to the conditions herein provided;
- F. The acquisition, sale, exchange or disposal of any aircraft engines, motors, instruments, devices, supplies and accessories appurtenant to any aircraft owned, leased or operated by Lessee;

- G. The servicing and operation of aircraft in the non-commercial transportation of Lessee's employees, passengers, merchandise, mail or freight; and
- H. The maintenance of offices and the operation or undertaking of any phase of aviation activity related to or contributing to Lessee's effective non-commercial air transportation undertaken as an incidental phase of Lessee's business.

This definition and enumeration shall be cumulative of provisions contained in the "Rules, Regulations and Land Use Requirements - General Aviation Non-Commercial Area," attached as **EXHIBIT "B"** hereto and fully incorporated by reference.

Section 1.06 Restrictions on Uses and Privileges. Lessee shall not use or permit the Premises to be used in whole or in part during the term of this Lease for any purpose other than those set forth in the Lease, without the prior written consent of Lessor. Nor shall Lessee permit any use in violation of any present or future laws, ordinances, rules and regulations, of any public or governmental authority, including, but not limited to laws, rules and regulations relating to sanitation, public health, safety or welfare, or operation and use of the Airport. Lessee hereby expressly agrees at all times during the term of this Lease, at its own cost and expense, to maintain, use and operate the Premises and all improvements, furnishings, fixtures and equipment in a clean, wholesome, and sanitary condition. Lessor expressly agrees to use its best efforts to prevent any unreasonable inhibition or restriction of Lessee's rights hereunder. Lessee shall not at anytime during the term hereof abandon any or all of the Premises without the prior written consent of Lessor.

Section 1.07 Conditions of Granting Lease. The granting of this Lease and its acceptance by Lessee is conditioned upon the covenant that the right to use public airport facilities in common with others authorized so to do shall be exercised only subject to and in accordance with the laws of the United States of America, the State of Texas, and the City of El Paso; the rules and regulations promulgated by their authority with reference to aviation and air navigation; and all applicable rules, regulations and ordinances of Lessor now in force or hereafter prescribed or promulgated by charter authority or by law.

Section 1.08 Right to Construct. Lessee shall have the right and privilege to construct and maintain improvements upon the Premises subject to the terms, covenants and conditions herein contained and subject to the prior written consent of Lessor.

Section 1.09 Authorization to Enter Restricted Area. Lessee understands that the Premises include access points to a restricted area of the Airport and that Lessee and its agents, employees, servants or independent contractors must be separately authorized by the Lessor to enter restricted areas of the Airport prior to their entry thereon. The authorization to enter restricted areas of the Airport is not granted by this Lease, but shall be granted to Lessee upon Lessee's completion of security clearance and identification badging requirements necessary of all persons entering restricted areas of the Airport. As Lessee is required to comply with all applicable rules and regulations, any violation of this provision or those security rules and regulations applicable to the

restricted areas of the Airport, shall be considered to be a material violation of this Lease and grounds for termination.

Section 1.10 Penalties Assessed by Federal Agencies. Lessee understands and agrees that in the event any federal agency assesses a civil penalty against the Lessor or the Airport for any security violation as a result of or related to any act or failure to act on the part of Lessee, its agents, employees or independent contractors, Lessee shall reimburse the Lessor in the amount of the civil penalty assessed. Failure to reimburse the Lessor within thirty (30) calendar days of receipt of written notice shall constitute an event of default hereunder.

Lessee is familiar with the restrictions imposed on Lessor by FAR Part 107 and agrees to assume responsibility for compliance with said regulation as it relates to access and identification procedures on the Premises. To accomplish this compliance, Lessee agrees to develop a security plan and will submit same to the Federal Aviation Administration's security office for required approval.

ARTICLE II - OBLIGATIONS OF LESSOR

Section 2.01 Quiet Enjoyment. Lessor covenants and agrees that it has good title to the Premises, free and clear of all liens and encumbrances having priority over this Lease; and that Lessor has the right and authority to lease the Premises. Lessor further covenants that all things have happened and been done to make its granting of the Lease effective and Lessor warrants to Lessee peaceful possession and quiet enjoyment of the Premises during the lease term and any extensions; provided Lessee is not in default of its obligations.

Section 2.02 Subordination of Lease. All rights granted in this Lease shall be subordinate to the rights in any deed from the United States to the City of El Paso. This Lease shall further be subordinate to the provisions of any existing or future agreements between Lessor and the United States relative to the operation and maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport. Should the effect of such agreement with the United States Government be to substantially destroy the commercial value of the Premises, Lessee may cancel this Lease in its entirety.

Section 2.03 Condition and Maintenance of Premises. Lessor shall have no responsibility as to the condition of the Premises and shall not assume responsibility for maintenance, upkeep, or repair necessary to keep the Premises in a safe and serviceable condition.

Lessor shall, however, reasonably maintain all public roads on the Airport, giving access to the Premises, in good and adequate condition for use by cars and trucks and shall reasonably maintain free and uninterrupted access to the Premises over said roads at all times.

ARTICLE III - OBLIGATIONS OF LESSEE

Section 3.01 Net Lease. The use and occupancy of the Premises by Lessee shall be without cost or expense to Lessor. It shall be the sole responsibility of Lessee to:

- A. keep, maintain, repair and operate the Premises and all improvements located thereon in a good state of repair at all times at Lessee's sole cost and expense;
- B. pay all taxes and governmental charges of any kind whatsoever that may be assessed against the Lessee or the Lessor, with respect to the Premises, Lessee's use and/or occupancy of the Premises, or any improvements thereon, during the term of this Lease including any extensions or option periods granted thereto;
- C. pay all insurance premiums required in accordance with the requirements of this Lease; and
- D. supply to Lessor information regarding operational activities, subtenants, based aircraft, and similar activities as requested by the Director from time to time.

Section 3.02 Condition of Premises. Lessee accepts the Premises in their present condition and, without expense to Lessor, shall repair and maintain any installations thereon and remove or cause to be removed any debris to the extent required for its use.

Section 3.03 Compliance with Laws. Lessee, at Lessee's expense, agrees that it will design, construct, operate, and maintain any tenant improvements on the Premises in accordance with the requirements of **EXHIBIT "B"**, and in accordance with all laws, rules, orders, ordinances, directions, regulations and requirements of federal, state, county and municipal authorities, now in force or which may hereafter be in force, including, but not limited to, those which shall impose any duty upon the Lessor or Lessee, with respect to the use, occupation or alteration of the Premises and any improvements thereon.

Lessee, at Lessee's expense, specifically agrees to make or cause to be made all such alterations to the Premises and any improvements thereon including, without limiting the generality of the requirements of this sentence, removing such barriers and providing such alternative services, as shall be required by the Americans with Disabilities Act, as amended and any other laws, rules, orders, ordinances, directions, regulations and requirements of federal, state, county and municipal authorities, now in force or which may hereafter be in force, which relate to the use or occupation of Premises and any improvements thereon by disabled persons ("Disabilities Laws").

Lessee shall, at Lessee's expense, comply with all present and hereinafter enacted Environmental Laws, and any amendments thereto, affecting Lessee's use, operation, occupation or alteration of the Premises and any improvements thereon.

- A. Definitions.

- (1) “Environmental Laws” means any one or all of the following as the same are amended from time to time: the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6941 et seq.; the Toxic Substances Control Act, 15 U.S.C. Section 2601 et seq.; the Safe Drinking Water Act, 42 U.S.C. Section 300h et seq.; the Clean Water Act, 33 U.S.C. Section 1251 et seq.; the Clean Air Act, 42 U.S.C. Section 7401 et seq.; and the regulations promulgated thereunder and any other laws, regulations and ordinances (whether enacted by the local, state or federal government) now in effect or hereinafter enacted that deal with the regulation or protection of the environment, including, but not limited to, the ambient air, ground water, surface water, and land use, including sub-strata land.
- (2) “Hazardous Material” shall mean all substances, materials and wastes that are, or that become, regulated under or classified as hazardous or toxic under any Environmental Law and gasoline, oil, jet fuel, lubricants, and all other petroleum products.
- (3) “Release” shall mean any releasing, spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, disposing, or dumping into the environment.

B. Compliance.

- (1) Lessee shall not cause or permit any Hazardous Material to be used, generated, manufactured, produced, stored, brought upon, or released, on, under or about the Premises, or transported to and from the Premises, by Lessee, its agents, employees, contractors, invitees, or a third party in violation of any Environmental Law; it being expressly understood and agreed that Lessee will have Hazardous Materials stored on the Premises and shall do so in accordance with this Lease and all applicable laws, rules and regulations of governmental agencies exercising jurisdiction. **Without limiting the generality of any other indemnity clauses contained in this Lease, Lessee shall indemnify, defend and hold harmless Lessor, its successors and assigns, its employees, agents and attorneys from and against any and all liability, loss, damage, expense, penalties and legal and investigation fees or costs, arising from or related to any claim or action for injury, liability, breach of warranty or representation, or damage to persons or property and any and all claims or actions brought by any person, entity or governmental body, alleging or arising in connection with contamination of, or adverse effects on, the environment or violation of any Environmental Law or other statute, ordinance, rule, regulation, judgment or order of any government or**

judicial entity which are incurred or assessed as a result (whether in part or in whole) of any activity or operation on or discharge from the Premises or any improvements thereon. This obligation includes but is not limited to all costs and expenses related to cleaning up the Premises, improvements, land, soil, underground or surface water as required under the law. Lessee's obligations and liabilities under this paragraph shall continue so long as Lessor bears any liability or responsibility under the Environmental Laws for any action that occurred on the Premises. This indemnification of Lessor by Lessee includes, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of hazardous material located on the Premises or in any improvements thereon or present in the soil or ground water on, under or about the Premises. The parties agree that Lessor's right to enforce Lessee's promise to indemnify is not an adequate remedy at law for Lessee's violation of any provision of this Section. Lessor shall also have all other rights and remedies provided by law or otherwise provided in this Lease.

- (2) Without limiting the foregoing, if the presence of any Hazardous Material on, under or about the Premises or in any improvements thereon or permitted by Lessee results in any contamination of the Premises, any improvements thereon, or any surrounding property, Lessee shall promptly take all actions, at its sole cost and expense, as are necessary to return the Premises, and any improvements thereon or the surrounding property to the condition existing prior to the introduction of any such Hazardous Material to the Premises, any improvements thereon or the surrounding property; provided that Lessor's approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse long-term effect on the Premises, any improvements thereon or the surrounding property.
- (3) Lessee shall, at Lessee's own cost and expense, make all submissions to, provide all information to, and comply with all requirements of the appropriate governmental authority (the "Government") under the Environmental Laws. Should the Government determine that site characterization, site assessment and/or a cleanup plan be prepared or that a cleanup should be undertaken on the Leased Premises, any improvements thereon or on surrounding property then Lessee shall, at Lessee's own cost and expense, prepare and submit the required plans and financial assurances, and carry out the approved plans. At no cost or expense to Lessor, Lessee shall promptly provide all information requested by Lessor to determine the applicability of the Environmental Laws to the Premises or to respond to any governmental investigation or to respond to any claim of liability by third parties, which is related to environmental contamination.

- (4) Lessee shall immediately notify Lessor of any of the following: (a) any correspondence or communication from any governmental entity regarding the application of Environmental Laws to the Premises or Lessee's operation on the Premises, and (b) any change in Lessee's operation on the Premises that will change or has the potential to change Lessee's or Lessor's obligations or liabilities under the Environmental Laws.
 - (5) Lessee shall insert the provisions of this section in any lease agreement or contract by which it grants a right or privilege to any person, firm or corporation under this Lease.
- C. Fuel Storage Tanks. Without limiting the foregoing, if Lessee, at any time during the term of this Lease, installs any above ground storage tanks on the Premises, Lessee warrants that it will file all the appropriate forms with the TCEQ, or any successor agency, to show that Lessee is the owner of said tanks and, as such, accepts responsibility for the above ground storage tanks.

Notwithstanding any other provision in this Lease to the contrary, Lessor shall have the right to "self-help" or similar remedy in order to minimize any damages, expenses, penalties and related fees or costs, arising from or related to a violation of any law on, under or about the Premises.

Lessee's failure or the failure of its agents, employees, contractors, invitees or the failure of a third party to comply with any of the requirements and obligations of this Section shall constitute a material default of this Lease and shall permit Lessor to pursue the remedies as set forth in Section 11.02 herein below, in addition to all other rights and remedies provided by law or otherwise provided in the Lease, to which Lessor may resort cumulatively, or in the alternative.

D. Reporting:

At any time that Lessee submits any filing pertaining to its property, operations, or presence of the Airport with any governmental entity (other than the Internal Revenue Service) by way of example but not in limitation, the Federal Aviation Administration (FAA), the Environmental Protection Agency (EPA) or the TCEQ, Lessee shall provide duplicate copies of the filing(s) and all related documents to Lessor.

Upon expiration, termination or cessation of this Lease for any reason, Lessee shall provide a current Phase I environmental site assessment of the Premises acceptable to Lessor; and if, in the opinion of Lessor, the Premises shall require environment remediation, Lessee shall perform same to return the Premises into a (like new) condition equal or better to that as of the effective date of this Lease.

Section 3.04 Maintenance. Lessee shall, at its sole cost and expense, maintain the Premises and the improvements and appurtenances thereto in totality, in a presentable condition consistent with good business practice and equal in appearance and character to other similar improvements on the Airport. Lessee shall repair all damages to the Premises caused by its employees, patrons or its operation; shall maintain and repair all equipment on the Premises including any drainage installations, paving, curbs, islands, buildings and improvements; and shall repaint its own buildings as necessary.

Lessor shall be the sole judge of the quality of maintenance and, upon written notice by Lessor to Lessee, Lessee shall be required to perform whatever maintenance Lessor deems necessary. If maintenance is not undertaken by Lessee within ten (10) days after receipt of written notice, Lessor shall have the right to enter on the Premises and perform the necessary maintenance. Lessee shall be required to reimburse Lessor the cost of making the repairs plus ten (10%) as an administrative and overhead charge. Failure to make full payment to Lessor within ten (10) days of receipt of invoice shall be an event of default.

Section 3.05 Utilities. Lessee shall pay for all costs or charges for utility services furnished to Lessee during the term of the Lease. Lessee shall have the right to connect to any and all storm and sanitary sewers and water and utility outlets at its own cost and expense; and Lessee shall pay for any and all service charges and hook-up fees incurred.

Section 3.06 Trash, Garbage, and Other Refuse. Lessee shall provide complete and proper arrangements for the adequate sanitary handling and disposal of all trash, garbage and other refuse caused as a result of the operation of its business. Lessee shall provide and use suitable covered commercial type receptacles for all such garbage, trash and other refuse, and will maintain these receptacles, screened from view of adjoining properties or public streets in an attractive, safe, and sanitary manner and make arrangements to have the garbage, trash and other refuse removed from the Airport on a regular basis. Piling of boxes, cartons, barrels or other similar items, in an unsightly or unsafe manner, on or about the Premises, shall not be permitted.

Section 3.07 Permitted Uses. Lessee covenants and agrees that in no event will it enter into any business activity on the Airport other than those specified in Article I.

ARTICLE IV - TERM OF LEASEHOLD

Section 4.01 Term. The term of this Lease shall be for a period of ten (10) years, commencing on the Effective Date ("Initial Term").

Section 4.02 Option To Extend. In the event that Lessee is not in default of any terms of this Lease, Lessee shall have the option to extend this Lease for one (1) additional term of five (5) years. Lessee may exercise the option ("Option Period") by notifying Lessor in writing at least one hundred and twenty (120) days prior to the expiration of the Initial Term. In the event Lessee exercises its option, the Lease shall be extended for five (5) years on the same terms and

conditions, except that Ground Rentals shall be adjusted to eight percent (8%) of the then fair market value as established by appraisal as described in Section 5.03.

Lessee's option to extend the Lease shall terminate if Lessee fails to notify Lessor in writing one hundred twenty (120) days before the expiration of the Initial Term. Time is of the essence with regard to the one hundred twenty (120) day notice requirement.

Section 4.03 Holding Over. It is agreed and understood that any holding over by Lessee of the Premises at the expiration or cancellation of this Lease shall operate and be construed as a tenancy from month to month at a rental of one and one-half (1.5) times the current monthly installments of Ground Rental. Lessee shall be liable to Lessor for all loss or damage on account of any holding over against Lessor's will after the expiration or cancellation of this Lease, whether such loss or damage may be contemplated at this time or not. No receipt or acceptance of money by Lessor from Lessee after the expiration or cancellation of this Lease or after the service of any notice, after the commencement of any suit, or after final judgment for possession of the Premises, shall reinstate, continue or extend the terms of this Lease, or affect any such notice, demand or suit or imply consent for any action for which Lessor's consent is required or operate as a waiver of any right of the Lessor to retake and resume possession of the Premises.

Section 4.04 National Emergency. In the event the rights and privileges hereunder are suspended by reason of war or other national emergency, the term of this Lease shall be extended by the amount of the period of such suspension.

ARTICLE V – GROUND RENTALS

Section 5.01 Ground Rental. For the purpose of computing rental payments due, Lessor and Lessee agree that the Premises comprise **30,000** square feet of land. The annual Ground Rental for the Premises will be calculated on the basis of **\$0.45** per square foot per annum for the land. Therefore, the annual Ground Rental for the first five (5) years of the Initial Term shall be **\$13,500.00** per annum.

Section 5.02 Commencement of Rental. Payment of Ground Rental by Lessee to Lessor as aforesaid shall commence on the Effective Date.

Section 5.03 Time of Payment. All rental due hereunder shall be paid in twelve (12) equal monthly installments. Said monthly rental payments shall be paid, in advance, on or before the first day of each month during the term or any extension of this lease.

Section 5.04 Readjustment of Annual Rental. The Ground Rental shall be adjusted to eight percent (8%) of the then fair market value of the Premises, disregarding the value of any Lessee-owned improvements located on the Premises, within ninety (90) days prior to or after the following: the fifth (5th) year and tenth (10th) year lease anniversaries. In no event, however, shall the readjusted Ground Rental be less than the Ground Rental for the rental period

immediately preceding, no more than 20% the Ground Rental for the period immediately preceding.

The fair market value of the Premises shall be determined by an appraisal of the Premises; however, if mutually agreeable to Lessor and Lessee, the appraisal to determine the fair market value, may be foregone if the Director and Lessee agree on the fair market value of the Premises established by a recent appraisal of similar property located in the surrounding area which was performed within twelve (12) months of the lease anniversary date in question.

In the event Lessor and Lessee do not so mutually agree, the Lessor shall select a qualified appraiser ("First Appraiser") to establish the fair market value of the Premises, disregarding the value of any Lessee-owned improvements located on the Premises. Lessor shall notify Lessee of such selection and, if Lessee is not satisfied with the selection of the First Appraiser, Lessee, within fifteen (15) days after receipt of said notice, shall notify Lessor of Lessee's selection of a qualified second appraiser ("Second Appraiser"). If Lessee does not so select a Second Appraiser, the First Appraiser shall proceed to establish the fair market value of the Premises. If the Second Appraiser is so selected and Lessor is satisfied with such selection, the Second Appraiser shall proceed to determine the fair market value of the Premises.

If Lessor is not satisfied with the selection of the Second Appraiser and Lessor and Lessee cannot mutually agree on the selection of one appraiser, then both the First Appraiser and the Second Appraiser will proceed to independently determine the fair market value of the Premises. If the fair market value determined in the two appraisals differs by less than five percent (5%), then the fair market value of the Premises shall be established by the averaging of the two appraisals. If the fair market value determined by the two appraisals differs by five percent (5%) or more and the Lessor and Lessee cannot mutually agree as to a fair market value, the First Appraiser and the Second Appraiser shall mutually select a third qualified appraiser to determine the fair market value of the Premises. In such event, the fair market value shall be established by averaging the two appraisals that are the closest in fair market value determinations.

In any case, the fees and expenses of any appraisals shall be borne equally by the Lessor and Lessee and the Ground Rent established by the determination of the fair market value shall be effective as of the anniversary date for which the adjustment of the Ground Rent is being determined. Furthermore, any appraiser designated to serve in accordance with the provisions of this Lease shall be an unbiased and disinterested party and shall be qualified to appraise real estate of the type covered by this Lease situated in El Paso County, Texas, and shall have been actively engaged in the appraisal of real estate similar to the Premises and located in El Paso County, Texas for a period of not less than five (5) consecutive years immediately preceding his appointment.

All readjustments shall be effective as of the appropriate anniversary date or commencement of option period, without regard to the date the actual adjustment is made; provided, however, that in no event shall the readjusted Ground Rental be less than the rate in place immediately prior to such readjustment.

In the event that lessee exercises the Option as indicated in Section 4.02, Ground Rentals shall be adjusted at the commencement of said Option Period to equal eight percent (8%) of the then fair market value of the Premises in the same manner.

Section 5.05. Unpaid Rent, Fees and Charges. Any installment of rent, fees, or other charges or monies accruing under any provisions of this Lease that are not received by the Lessor by the twentieth (20th) day of the month in which payment is due, shall bear interest at the rate equal to the maximum allowed by law from the date when the same was due according to the terms of this Lease until paid by Lessee.

Section 5.06. Place of Payment. All rental and other required payments provided herein shall be paid to Lessor at the following address:

Accounting Department
El Paso International Airport
P. O. Box 971278
El Paso, Texas 79997-1278

Section 5.07 Fuel Flowage Fees. In addition to the above referenced Ground Rentals, Lessee shall pay to Lessor a fuel flowage fee, as determined by Lessor from time to time, for each gallon of aviation fuel delivered for Lessee's or any of Lessee's tenants' consumption on the Airport. Fuel flowage fees are presently set at eight cents (\$0.08) per gallon and shall be due and payable on the twentieth (20th) day of each month immediately succeeding that in which the aviation fuel was delivered to the Premises. Included with each payment Lessee shall provide to Lessor, on a form acceptable to Lessor, an accounting of all fuel delivered.

Section 5.08 Landing Fees. Each aircraft used by or for Lessee that exceeds 60,000 pounds maximum gross landed weight shall incur airport landing fees equal to the number of thousands of pounds of the maximum gross landed weight of aircraft arrivals multiplied by the cost recovery rate set forth in the budget resolution approved by Lessor for the fiscal year for which the landings occurred. Such fees do not apply to flights, which depart from the Airport and return to the Airport due to emergency, weather or other reasons without landing at another airport. The fees incurred for each landing will be due each calendar month and payable within ten (10) days from the end of the month in which the landings occurred. Each payment shall be accompanied by a statement showing the dates of all revenue flights made to or from the Airport during the month, the maximum gross landing weight of each aircraft landing at the Airport and any additional details and breakdown required by the Director.

ARTICLE VI - INSURANCE AND INDEMNIFICATION

Section 6.01 Fire and Other Risks Insurance. Lessee, at its sole cost and expense, shall, throughout the term of this Lease, keep or cause to be kept all improvements now or hereafter located upon the Premises insured for the mutual benefit of Lessor and Lessee against loss or

damage by fire and against loss or damage by other risks embraced by “extended coverage” and against civil commotions, riots, vandalism and malicious mischief, in an amount equal to the actual replacement cost of such improvements, including costs of replacing excavations and foundation, but without deduction for depreciation (“Full Insurable Value”). In the event a dispute arises as to the Full Insurable Value, which cannot be resolved by agreement of the parties, an appraisal of the Premises and all improvements thereon shall be made by an appraiser selected by Lessee, and reasonably acceptable to Lessor, to determine the Full Insurable Value. The expense of the appraisal shall be borne by Lessee. The resulting determination shall be conclusive between the parties for the purpose of this Section. Should the appraiser selected by Lessee be unsatisfactory to Lessor, the carrier of the insurance then in force shall be requested to determine the Full Insurable Value.

Section 6.02 Liability Insurance. Lessee, at its sole cost and expense shall, throughout the term of the Lease, provide and keep in force for the benefit of Lessor and Lessee, as their respective interests may appear, comprehensive general liability and property damage insurance in an amount not less than Five Hundred Thousand Dollars (\$500,000.00) for bodily injury to one person for each occurrence, One Million Dollars (\$1,000,000.00) for bodily injuries to more than one person arising out of each occurrence and One Hundred Thousand Dollars (\$100,000.00) for property damage arising out of each occurrence, or in amounts equal to the maximum liability for damages for municipalities for claims arising under governmental functions provided for under the Texas Tort Claims Act, whichever is greater.

Section 6.03 Performance and Payment Bonds. Lessee, at its own cost and expense, shall cause to be made, executed, and delivered to Lessor two (2) separate bonds, as follows:

- A. Prior to the date of commencement of any construction, a contract surety bond in a sum equal to the full amount of the construction contract awarded.

This bond shall guarantee the faithful performance of necessary construction and completion of improvements in accordance with approved final plans and detailed specifications; and shall guarantee Lessor against any losses and liability, damages, expenses, claims and judgments caused by or resulting from any failure of Lessee to perform completely the work described as herein provided.

- B. Prior to the date of commencement of any construction, a payment bond with Lessee’s contractor or contractors as principal, in a sum equal to the full amount of the construction contract awarded.

This bond shall guarantee payment of all wages for labor and services engaged and of all bills for materials, supplies, and equipment used in the performance of said construction contract.

Section 6.04 Authorized Insurance Companies. All such policies of insurance and bonds shall be written by insurance companies authorized to do business in the State of Texas and shall be written by companies approved by Lessor, such approval not to be unreasonably withheld.

Certificates of insurance shall be delivered to Lessor at least ten (10) days prior to the effective date of the insurance policy for which the certificate is issued. Each such certificate shall contain:

- A. A statement of the coverage provided by the policy;
- B. A statement of the period during which the policy is in effect;
- C. A statement that the annual premium or the advance deposit premium for such policy has been paid in advance;
- D. An agreement by the insurance company issuing such policy that the policy shall not be canceled or reduced in any amount for any reason whatsoever without at least thirty (30) days' prior written notice to Lessor; and
- E. A statement certifying the Lessor has been listed as an additional named insured on the policy.

Section 6.05 Indemnification. WITHOUT LIMITING THE GENERALITY OF ANY OTHER INDEMNITY CONTAINED IN THIS LEASE, LESSEE AGREES TO INDEMNIFY AND HOLD LESSOR HARMLESS AGAINST ANY AND ALL CLAIMS, DEMANDS, DAMAGES, COSTS, LIABILITIES AND EXPENSES, INCLUDING INVESTIGATION EXPENSES AND REASONABLE ATTORNEY'S FEES FOR THE DEFENSE OF SUCH CLAIMS AND DEMANDS, ARISING OUT OF OR ATTRIBUTED DIRECTLY, OR INDIRECTLY TO THE OPERATION, CONDUCT OR ANAGEMENT OF LESSEE'S ACTIVITIES ON THE PREMISES, ITS USE OF THE PREMISES, OR FROM ANY BREACH ON THE PART OF LESSEE OF ANY TERMS OF THIS LEASE, OR FROM ANY ACT OR NEGLIGENCE OF LESSEE, ITS AGENTS, CONTRACTORS, EMPLOYEES, CONCESSIONAIRES, OR LICENSEES IN OR ABOUT THE PREMISES INCLUDING CLAIMS AND DAMAGES ARISING IN WHOLE, OR IN PART, FROM THE NEGLIGENCE OF LESSOR. IN CASE OF ANY ACTION OR PROCEEDING BROUGHT AGAINST LESSOR BY REASON OF ANY SUCH CLAIM, LESSEE, UPON RECEIPT OF WRITTEN NOTICE FROM LESSOR, AGREES TO DEFEND THE ACTION OR PROCEEDING BY COUNSEL ACCEPTABLE TO LESSOR.

ARTICLE VII - DESTRUCTION OF IMPROVEMENTS BY FIRE OR OTHER CASUALTY

Section 7.01. Obligations of Lessee. During the term hereof, except as provided in Section 7.03 below, should the improvements constructed by Lessee upon the Premises be damaged or destroyed, in whole or in part, by fire or other casualty, Lessee shall give prompt notice thereof to Lessor, and Lessee, at its own cost and expense, shall promptly repair, replace and rebuild the same, at least to the same extent as the value and as nearly as practical to the character of the

buildings and improvements existing immediately prior to such time. Such repairs, replacements or rebuilding shall be made by Lessee as aforesaid and in accordance with the following terms and conditions:

- A. Prior to commencing such work, Lessee shall deliver to Lessor a set of the preliminary construction plans and specifications in accordance with the terms and provisions of the Development Standards. In the event the preliminary plans and specifications are not approved, Lessee will be so notified and the notice shall specify in detail the reasons therefor and the requested modifications or alterations thereto.
- B. Upon approval of the preliminary plans and specifications, as herein provided, Lessee shall prepare or cause to be prepared final working plans and specifications in substantial conformity to the preliminary plans and specifications. Upon completion of the final working plans and specifications, Lessee shall submit the same to appropriate governmental agencies for approval. Upon approval by such agencies and the issuance of permits for the commencement of construction, Lessee shall deliver to Lessor a complete set of the final working plans and specifications as approved by the governmental agencies exercising jurisdiction thereover. Changes from the preliminary plans and specifications shall be considered to be within the scope of the preliminary plans and specifications if such changes are reasonably inferable therefrom or if they are made to comply with suggestions, requests or requirements of the governmental agencies exercising jurisdiction.
- C. Prior to commencing construction, Lessor shall require Lessee to furnish a performance and payment bond and, if requested, Builder's Risk Insurance.
- D. Upon compliance with the foregoing, and after settlement shall have been made with the insurance company or companies and said proceeds of such insurance policy or policies shall have been paid to Lessee, Lessee shall commence such repair, replacements or rebuilding within a reasonable time and shall continue such work with reasonable diligence until completion.

Section 7.02. Insurance Proceeds. Upon receipt by Lessee of the proceeds of the insurance policy or policies, Lessee shall deposit same in an escrow account to pay for the cost of such repair, replacement or rebuilding. Such proceeds shall be disbursed by Lessee during construction to pay the cost of such work. If the amount of such insurance proceeds is insufficient to pay the costs of the necessary repair, replacement or rebuilding of such damaged improvements, Lessee shall pay any additional sums required, and if the amount of such insurance proceeds is in excess of the costs thereof, the amount of such excess shall be retained by Lessee.

Section 7.03. Cancellation of Lease. Should the improvements on the Premises be damaged or destroyed in whole or in part by fire or other casualty during the last year of the Initial Term or

last year of any Option Period of this Lease, Lessee shall be relieved of the obligation to repair, replace and rebuild the same and shall have the right to cancel this Lease by giving Lessor written notice of such election within thirty (30) days after the date of any such damage or destruction. In such event, this Lease shall terminate as of the date of such destruction and the insurance proceeds received or receivable under any policy of insurance shall be paid to and retained by Lessor, unless Lessor has elected to have the Premises returned to it clear of all improvements in accordance with this Lease, in which case Lessee shall be entitled to such insurance proceeds. All rents payable under this Lease shall be prorated and paid to the date of such termination.

ARTICLE VIII - CONDEMNATION

Section 8.01. Definitions. The following definitions apply in construing the provisions of this Lease relating to the taking of or damage to all or any part of the Premises, or improvements thereon, or any interest in them by eminent domain or condemnation:

- A. "Taking" means the taking or damaging, including severance damage by eminent domain or by condemnation for any public or quasi-public use under any statute. The transfer of title may be either a transfer resulting from the recording of a final order in condemnation or a voluntary transfer or conveyance to the condemning agency or entity under threat of condemnation and avoidance proceedings are pending. The taking shall be considered to take place the date actual physical possession is taken by the condemning authority.
- B. "Total taking" means the taking of the fee title to all of the Premises and improvements thereon.
- C. "Substantial taking" means the taking of so much of the Premises or improvements or both that one or more of the following conditions results:
 - 1. The remaining portion of the Premises and improvements thereon after such taking would not be economically and feasibly useable by Lessee;
 - 2. The conduct of Lessee's business on the Premises would be substantially prevented or impaired;
 - 3. The portion of the Premises not so taken cannot be so repaired or reconstructed, taking into consideration the amount of the award available for repair or reconstruction, as to constitute a complete rentable structure capable of producing a proportionately fair and reasonable net annual income after payment of all operation expenses including the rent and after performance of all covenants and conditions required of Lessee under this Lease.

- D. "Partial taking" means the taking of a fee title that is not either a total or substantial taking.
- E. "Improvements" includes, but is not limited to, all buildings, structures, fixtures, fences, utility installations, parking facilities and landscaping on the Premises.
- F. "Notice of intended taking" means any notice or notification on which a reasonably prudent person would rely and which such person would interpret as expressing an existing intention of taking as distinguished by a mere preliminary inquiry or proposal. It includes, but is not limited to, the service of a condemnation summons and complaint on a party to this Lease. The notice is considered to have been received when a party to this Lease receives from the condemning agency or entity a notice of intent to take in writing containing a description or map reasonably defining the extent of the taking.
- G. "Award" means compensation paid for the taking, whether pursuant to judgment, or by agreement, or otherwise.
- H. "Date of Taking" means the date that Lessee is required to vacate the Premises pursuant to a final order of condemnation or agreement between the parties hereto.

Section 8.02. Notice of Condemnation. The party receiving any notice of the kind specified below shall promptly give the other party notice of the receipt, contents and date of the notice received:

- A. Notice of intended taking;
- B. Service of any legal process relating to condemnation of the Premises or improvements; or
- C. Notice in connection with any proceedings or negotiations with respect to such a condemnation.

Section 8.03. Rights of Parties During Condemnation Proceeding. Lessor and Lessee shall each have the right to represent its respective interest in each proceeding or negotiation with respect to a taking or intended taking and to make full proof of its claims. No agreement, settlement, sale or transfer to or with the condemning authorities shall be made without the consent of all parties. Each party agrees to execute and deliver to any other party hereto any instrument that may be required to facilitate the provisions of this Lease relating to the condemnation.

Section 8.04. Taking of Leasehold. Upon a total taking, Lessee's obligation to pay rent and other charges hereunder shall terminate on the Date of Taking, but Lessee's interest in the leasehold shall continue until the taking is completed by deed, contract or final order of condemnation. If the taking is substantial under the aforementioned definition, Lessee may, by

notice to Lessor within ninety (90) days after Lessee receives notice of the intended taking, elect to treat the taking as a total taking. If Lessee does not so notify Lessor, the taking shall be deemed a partial taking. Upon a partial taking, this Lease shall remain in full force and effect covering the balance of the Premises not so taken, except that the rent payable hereunder by Lessee shall be reduced in the same ratio as the percentage of the area of the Premises taken bears to the total area of the Premises.

Section 8.05. Total Taking. Upon a total taking, all of Lessee's obligations under the Lease shall terminate as of the Date of Taking. In such event, all sums awarded for any Lessee-owned improvements and the leasehold estate shall be disbursed to Lessee. All sums awarded for the Premises, as unencumbered by the Lessee-owned improvements, but subject to the Lease, shall be disbursed to Lessor.

Section 8.06. Partial Taking. Upon a partial taking, all awards shall be disbursed as follows:

- A. To the cost of restoring the improvements on the Premises; and
- B. The balance, if any, to Lessor and Lessee as follows: Lessee shall receive all sums awarded for Lessee-owned improvements and the Leasehold estate. Lessor shall receive all sums awarded for the Premises as unencumbered by the improvements but subject to the Lease.

Section 8.07. Obligations of Lessee Under Partial Taking. Promptly after any such partial taking, Lessee, at its expense, shall repair, alter, modify or reconstruct the improvements on the Premises so as to make them reasonably suitable for Lessee's continued occupancy for the uses and purposes for which the Premises are leased. Notwithstanding the foregoing to the contrary, should there be a partial taking in the last year of the Initial Term or any Option Period, Lessee shall be relieved of the responsibility to so repair or reconstruct the improvements on Premises as aforesaid by notifying Lessor if its intention to that effect; provided, however, that all sums awarded for Lessee owned improvements and the Leasehold estate shall be disbursed to Lessor.

Section 8.08. Taking of Temporary Use of Premises and Improvements. Upon any taking of the temporary use of all or any part or parts of the Premises or improvements, or both, for a period of any estate less than a fee ending on or before the expiration date of the term, neither the term nor the rent shall be reduced or affected in any way and Lessee shall be entitled to any award for the use or estate taken. If a result of the taking is to necessitate expenditures for changes, repairs, alterations, modifications or reconstruction of the improvements to make them reasonably suitable for Lessee's continued occupancy for the uses and purposes for which the Premises are leased, after the termination of such taking, Lessee shall receive, hold and disburse the award in trust for such work. At the completion of the work and the discharge of the Premises and improvements from all liens or claims arising therefrom, Lessee shall be entitled to any surplus and shall be liable for any deficiency.

If any such taking is for a period extending beyond the expiration date of the term, the taking shall be treated under the foregoing provisions for total, substantial and partial takings.

ARTICLE IX - ENCUMBRANCES

Section 9.01 Encumbrance. As used herein the term “Mortgage” includes a deed of trust and the term “Mortgagee” includes the beneficiary under a deed of trust. Lessee may encumber its leasehold estate and its interest in the improvements constructed by Lessee on the Premises by the execution and delivery of a Mortgage. The Mortgagee of any such Mortgage may deliver to Lessor a written notice specifying:

- A. The amount of the obligation secured by the Mortgage;
- B. The date of the maturity or maturities thereof; and
- C. The name and mailing address of the Mortgagee.

After receipt of such notice, Lessor shall serve such Mortgagee by certified mail at the latest address furnished by such Mortgagee a copy of every notice or demand served by Lessor upon Lessee under the terms and provisions of this Lease so long as such Mortgage is in effect.

Section 9.02 Mortgagee’s Rights. Upon receipt of a notice or demand in accordance with Section 9.01 above, Mortgagee shall have one hundred and twenty (120) days after receipt of such notice within which, at Mortgagee’s election, either:

- A. To cure the default if it can be cured by the payment or expenditure of money;
- B. To perform such other action as may be necessary to cure the default;
- C. If the default cannot be cured within one hundred and twenty (120) days, to commence performance within such one-hundred-twenty day period and thereafter diligently prosecute same to completion, in which event, the default will have been deemed to have been cured; or
- D. To institute foreclosure proceedings and prosecute same diligently to conclusion.

Section 9.03 Rights on Foreclosure. In the event of foreclosure by Mortgagee, the purchaser at the foreclosure sale or the person acquiring Lessee’s interest in lieu of foreclosure shall succeed to all of Lessee’s rights, interests, duties and obligations under this Lease.

ARTICLE X EXPIRATION, CANCELLATION, ASSIGNMENT AND TRANSFER

Section 10.01 Expiration. This Lease shall expire at the end of the term, applicable Option Period or any extension thereof.

Section 10.02 Cancellation. Subject to the provisions of Article IX above, this Lease shall be subject to cancellation by Lessor in the event Lessee shall:

- A. Be in arrears in the payment of the whole or any part of the amounts agreed upon hereunder for a period of ten (10) days after Lessor has notified Lessee in writing that payment was not received when due;
- B. File in any court a petition in bankruptcy or insolvency or for the appointment of a receiver or trustee of all or a portion of Lessee's property;
- C. Make any general assignment for the benefit of creditors;
- D. Abandon the Premises;
- E. Default in the performance of any of the covenants and conditions required herein (except rental payments) to be kept and performed by Lessee, and such default continues for a period of thirty (30) days after receipt of written notice from Lessor to cure such default, unless during such thirty-day period, Lessee shall commence and thereafter diligently perform such action as may be reasonably necessary to cure such default;
- F. Be adjudged bankrupt in involuntary bankruptcy proceedings; or
- G. Be made a party to any receivership proceeding in which a receiver is appointed for the property or affairs of Lessee where such receivership is not vacated within sixty (60) days after the appointment of such receiver.

In any of the aforesaid events, Lessor may take immediate possession of the Premises including any and all improvements thereon and remove Lessee's effects, forcibly if necessary, without being deemed guilty of trespassing.

Failure of Lessor to declare this Lease canceled upon the default of Lessee for any of the reasons set out shall not operate to bar or destroy the right of Lessor to cancel this Lease by reason of that or any subsequent violation of the terms of this Lease.

No receipt or acceptance of money by Lessor from Lessee after the expiration or cancellation of this Lease or after the service of any notice, after the commencement of any suit, or after final judgment for possession of the Premises, shall reinstate, continue, or extend the terms of this Lease, or affect any such notice, demand or suit or imply consent for any action for which Lessor's consent is required or operate as a waiver of any right of the Lessor to retake and resume possession of the Premises.

Section 10.03 Repossessing and Reletting. In the event of default by Lessee hereunder, which shall remain uncured after the required notices have been given pursuant to this Lease, and for such

time as provided herein, Lessor may at once thereafter, or at any time subsequent during the existence of such breach or default:

- A. Enter into and upon the Premises or any part thereof and repossess the same, expelling therefrom Lessee and all personal property of Lessee (which property may be removed and stored at the cost of and for the account of Lessee), using such force as may be necessary; and
- B. Either cancel this Lease by notice or without canceling this Lease, relet the Premises or any part thereof upon such terms and conditions as shall appear advisable to Lessor. If Lessor shall proceed to relet the Premises and the amounts received from reletting the Premises during any month or part thereof be less than the rent due and owing from Lessee during such month or part thereof under the terms of this Lease, Lessee shall pay such deficiency to Lessor immediately upon calculation thereof, providing Lessor has exercised good faith in the terms and conditions of reletting. Payment of any such deficiencies shall be made monthly within ten (10) days after receipt of notice of deficiency.

Section 10.04 Assignment and Transfer. Lessee shall have the right and privilege to assign or transfer this Lease, subject to the prior written approval of Lessor; provided, however, that Lessor's approval shall not be required in the event of an assignment of this Lease by Lessee to the first leasehold Mortgagee.

Any person or entity to which this lease is assigned pursuant to the Bankruptcy Code U.S.C. 101, et seq., shall be deemed, without further act or deed to have assumed all the obligations arising under this Lease on or after the date of such assignment. Any such assignee shall, upon demand, execute and deliver to Lessor an instrument confirming such assumption.

Section 10.05 Subleasing. Lessee shall have the right to sublease all or any part of the Premises hereunder for the same purposes permitted under the terms and provisions of this Lease. Any such sublease shall require the prior written consent of Lessor and shall be subject to the same conditions, obligations and terms as set forth herein including but not limited to the insurance requirements contained herein. Lessee shall be responsible for the observance by its sublessees of the terms and covenants contained in this Lease. Lessee shall promptly report to Lessor any subleases of the Premises and, upon request of Lessor, Lessee shall furnish Lessor with a copy of the Sublease Agreement.

Section 10.06 Rights Upon Expiration. At the expiration of this Lease, Lessor shall be entitled to have the Premises returned to Lessor clear of all improvements. Lessee shall have one hundred and eighty (180) days after expiration to remove such improvements; provided that any occupancy by Lessee for the purposes of removal shall be subject to the ground rental due hereunder. If Lessee fails to so remove said improvements, Lessor may remove same at Lessee's expense.

Lessor may, at its option, take title to the improvements in lieu of removal by or for Lessee. Lessee may request Lessor to make such election at least one hundred and eighty (180) but not more than

three hundred and sixty (360) days before the beginning of the last year of this Lease, Option Period or any extension or renewal thereof.

Section 10.07 Landlord's Lien. It is expressly agreed that in the event of default in the payment of rentals or any other sum due from Lessee to Lessor under the terms of this Lease, Lessor shall have a lien upon all goods, chattels, personal property or equipment, save and except delivery vehicles or rolling stock belonging to Lessee which are placed in, or become a part of, the Premises, as security for Ground Rentals due and to become due for the remainder of the Lease term, which lien shall not be in lieu of or in any way affect the statutory landlord's lien given by law, but shall be in addition to that lien, and Lessee grants to Lessor a security interest in all of Lessee's personal property placed in or on the Premises for purposes of this contractual lien. Provided, however, that the terms of this provision shall have effect only to the extent they are not inconsistent with the rules and regulations of the Interstate Commerce Commission and any other laws pertaining thereto and the Railroad Commission of the State of Texas. Lessor agrees that Lessor will not levy a landlord's lien against any delivery vehicle or rolling stock or any of the goods or personal property of third parties in the possession of Lessee, any sublessee or any assignee of the Lessee. In the event Lessor exercises the option to terminate the leasehold as provided herein, the Lessor, after providing reasonable notice to Lessee of its intent to take possession and giving an opportunity to cure the default, may take possession of all of Lessee's property on the Premises and sell it at public or private sale after giving Lessee reasonable notice of time and place of any public sale or of the time after that any private sale is to be made, for cash or credit, for such prices and terms as Lessor deems best. The proceeds of the sale shall be applied first the necessary proper expense of removing, storing and selling such property, then to the payment of any rentals or other sums due or to become due under this Lease, with the balance, if any, to be paid to Lessee.

ARTICLE XI - GENERAL PROVISIONS

Section 11.01 Continuity of Rules, Regulations and Land Use Requirements - General Aviation Non-Commercial Area. This Lease is subject to the terms, covenants and conditions contained in EXHIBIT "B". Lessor reserves the right to revise the standards set forth in such exhibit provided, however, that such revisions will not, in Lessor's opinion, cause a substantial reduction in the value of Lessee's leasehold interest.

Lessor's right to revise said exhibit includes, but is not limited to, the right to revise said document because of the development of new concepts or improved construction and architectural techniques.

Section 11.02 Right of Flight. Lessor reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the Premises, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for the use of said airspace for landing on, taking off from or operation at the Airport.

Lessor reserves to itself, its successors and assigns, for the use and benefit of the public, a continuing right and easement over the Premises, to take any action it deems necessary to prevent the construction, erection, alteration or growth of any structure, tree or other object in the vicinity of the runways at the Airport which would constitute an obstruction to air navigation according to the criteria or standards prescribed in Subpart C of Part 77 of the Federal Aviation Regulations and any amendments or successor regulations.

Lessor reserves for itself, its successors and assigns the right to prevent any use of the Premises which would interfere with aircraft landing on, or taking off from, the Airport and the right to prevent any other use of said land which would constitute an airport hazard.

Section 11.03 Time is of the Essence. Time is and shall be deemed of the essence in respect to the performance of each provision of this Lease.

Section 11.04 Notices. All notices provided to be given under this Lease shall be given by certified or registered mail, return receipt requested, postage fully prepaid, addressed to the proper party at the following addresses:

LESSOR: Director of Aviation
El Paso International Airport
6701 Convair Rd.
El Paso, Texas 79925-1091

LESSEE: DR. S. DONALD PHIFER
1837 Paseo Real
El Paso, TX 79936

Any notice so given shall be deemed properly delivered, given, served, or received on the date shown on the return receipt for delivery, rejection, or undeliverable. Any party may change the address to which notices shall thereafter be given upon five (5) days prior written notice to all other parties in the manner set forth in this paragraph.

Section 11.05 Attorney's Fees. If either party brings any action or proceedings to enforce, protect or establish any right or remedy under the terms and conditions of this Lease, the prevailing party shall be entitled to recover reasonable attorney's fees, as determined by a court of competent jurisdiction, in addition to any other relief awarded.

Section 11.06 Agreement Made in Texas. The laws of the State of Texas shall govern the validity, interpretation, performance and enforcement of this Lease. Venue shall be in the courts in El Paso County, Texas.

Section 11.07 Nondiscrimination Covenant. Lessee, for itself, its heirs, personal representatives, successors in interest and assigns, as part of the consideration hereof, does hereby covenant and agree as follows:

- A. That in the event facilities are constructed, maintained, or otherwise operated on the said property described in this Lease for the purpose for which Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation and as said Regulations may be amended.
- B. That no person on the grounds of race, creed, color, sex, age, disability, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Premises.
- C. That in the construction of any improvements on, over, or under the Premises and the furnishing of services thereon, no person on the grounds of race, creed, color, sex, age, disability, or national origin shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination.
- D. That Lessee shall use the Premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A. Part 21, Nondiscrimination in federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended. Lessee shall also comply with the applicable provisions of Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112) and 49 CFR Part 27.
- E. Economic Discrimination. To the extent that, under this Lease, Lessee furnishes goods or services to the public at the Airport, Lessee agrees that it shall:
 - 1. Furnish each and every good and service on a fair, reasonable, and not unjustly discriminatory basis to all users of the Airport; and
 - 2. Charge fair, reasonable and not unjustly discriminatory prices for each unit or service, provided that Lessee may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers as otherwise permitted under the law.
- F. That, in the event of breach of any of the above nondiscrimination covenants, Lessor shall have the right to terminate this Lease and re-enter and repossess the Premises and the improvements thereon, and hold the same as if said Lease had never been made or issued.

Section 11.08 Affirmative Action. Lessee assures that no person shall, on the grounds of race, creed, color, age, disability, sex, or national origin be excluded from participating in or receiving the services or benefits of any program of activity covered by 14 CFR Part 152, Subpart E, and

any amendments thereto, and any other federal statutes or regulations applicable to the receipt of federal assistance from the Department of Transportation by local governments for Airport use, or otherwise applicable to persons leasing premises from Lessor. Lessee assures that it will require that its covered sub-organizations (sublessees) provide assurances to Lessor, as set forth herein, that they similarly will undertake affirmative action programs, and that they will require assurance from their sub-organizations (sublessees) to the same effect.

Section 11.09 Cumulative Rights and Remedies. All rights and remedies of Lessor here enumerated shall be cumulative and none shall exclude any other right or remedy allowed by law. Likewise, the exercise by Lessor of any remedy provided for herein or allowed by law shall not be to the exclusion of any other remedy.

Section 11.10 Interpretation. Words of gender used in this Lease shall be held and construed to include the other gender, and words in the singular shall be held to include the plural and vice versa unless the context otherwise requires.

Section 11.11 Agreement Made in Writing. This Lease contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any manner other than by agreement in writing signed by the parties hereto or their respective successors in interest.

Section 11.12 Paragraph Headings. The table of contents and the captions of the various articles and sections of this Lease are for convenience and ease of reference only, and do not define, limit, augment or describe the scope, context or intent of this Lease or any part or parts of this Lease.

Section 11.13 Severability. If any provision of this Lease is found by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remainder of this Lease will not be affected, and in lieu of each provision which is found to be illegal, invalid, or unenforceable, there will be added as part of this Lease a provision as similar to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

Section 11.14 Successors and Assigns. All of the terms, provisions, covenants and conditions of this Lease shall inure to the benefit of and be binding upon Lessor and Lessee and their successors, assigns, legal representatives, heirs, executors and administrators.

Section 11.15 Taxes and Other Charges. The Lessee shall pay any and all taxes and governmental charges of any kind whatsoever that may be lawfully assessed against the Lessee or the Lessor, with respect to the Premises, any improvements, equipment, personal property or inventory thereon or Lessee's use and/or occupancy of the Premises, during the term of this Lease including any extensions or option periods granted thereto.

The Lessee in good faith may contest any tax or governmental charge; provided that the Lessee may not permit such tax or governmental charge to remain unpaid during the period of such contest and any appeal therefrom.

Section 11.16 Waiver of Warranty of Suitability. LESSOR DISCLAIMS ANY WARRANTY OF SUITABILITY THAT MAY ARISE BY OPERATION OF LAW. LESSEE LEASES THE PREMISES AS-IS AND LESSOR DOES NOT WARRANT THAT THERE ARE NO LATENT DEFECTS THAT ARE VITAL LESSEE'S USE OF THE PREMISES FOR THEIR INTENDED COMMERCIAL PURPOSE.

Section 11.17 Survival of Certain Provisions. All provisions of this Lease which expressly or impliedly contemplate or require performance after the cessation, expiration, cancellation, or termination of this Lease hereunder shall survive such cessation, expiration or termination of this Lease, including without limitation, Sections 3.03 and 6.05.

Section 11.18 Restrictions and Reservations. This Lease is subject to all rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land. Lessor reserves the right to grant any future rights-of-way, easements, dedications, restrictions, reservations, or encumbrances and Lessee consents to and will diligently execute all documentation necessary to complete any future rights-of-way, easements, dedications, restrictions, reservations, or encumbrances, so long as such grants do not adversely affect Lessee's use of the Premises.

Section 11.19 Right of Entry. Lessor reserves for itself and any authorized agent to, at any reasonable time and without notice, enter upon and inspect the Premises for all legal purposes, including without limitation the purpose of ascertaining whether the maintenance of such parcel, and the maintenance, construction, or alteration of structures thereon are in compliance with all the Environmental Laws and for the purpose of showing the Premises; Lessor shall not be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

Section 11.20 Subordination of Lease. All rights granted in this Lease shall be subordinate to the rights in any deed from the United States to the City of El Paso. This Lease shall further be subordinate to the provisions of any existing or future agreements between Lessor and the United States relative to the operation and maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport. Should the effect of such agreement with the United States Government be to substantially destroy the commercial value of the Premises, Lessee may cancel this Lease in its entirety.

Section 11.21 Authorization to enter Lease. Each of the persons executing this Lease on behalf of Lessee warrants to Lessor that Lessee is a duly authorized and existing entity, that Lessee is qualified to do business in the State of Texas, that Lessee has full right and authority to enter into this Lease, and that each and every person signing on behalf of Lessee is authorized to do so. Upon the Director's request, Lessee will provide evidence satisfactory to the Director confirming these representations.

Section 11.22 Effective Date. The effective date of this Lease shall be on the date signed by the City Manager for the City of El Paso.

LESSEE: DR. S. DONALD PHIFER

By: *S. Donald Phifer MD*
Printed Name: S. DONALD PHIFER, MD
Title: owner

ACKNOWLEDGMENT

THE STATE OF Texas)
COUNTY OF El Paso)

This instrument was acknowledged before me on the 8th day of September, 2009,
by **Dr. S. Donald Phifer** (Lessee).



Leticia Bautista
Notary Public, State of Texas

PROPERTY DESCRIPTION
30,000 SQUARE FEET OR
0.689 ACRE

Being the description of all of Lot 22 and the west 1/2 of Lot 23, Block 4, El Paso International Airport Tracts, Unit Two, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the City Monument at the centerline intersection of Grumman Street (68 feet wide) and Boeing Drive (68 feet wide);

THENCE, along the centerline of said Boeing Drive, South $81^{\circ}10'07''$ West, a distance of 334.00 feet to a point for corner;

THENCE, leaving said centerline, North $08^{\circ}49'53''$ West, a distance of 34.00 feet to a southwest corner of said Lot 22 and POINT OF BEGINNING for the herein described Tract;

THENCE, along the west line of said Lot 22, North $08^{\circ}49'53''$ West, a distance of 200.00 feet to the northwest corner of said Lot 22;

THENCE, along the north line of Lot 22 and 23, North $81^{\circ}10'07''$ East, a distance of 150.00 feet to a point for corner in the north line of said Lot 23;

THENCE, leaving said north line, South $08^{\circ}49'53''$ East, a distance of 200.00 feet to a point in a north right-of-way line of said Boeing Drive;

THENCE, along said north right-of-way line, South $81^{\circ}10'07''$ West, a distance of 150.00 feet to the POINT OF BEGINNING and containing 30,000 square feet or 0.689 acre of land.

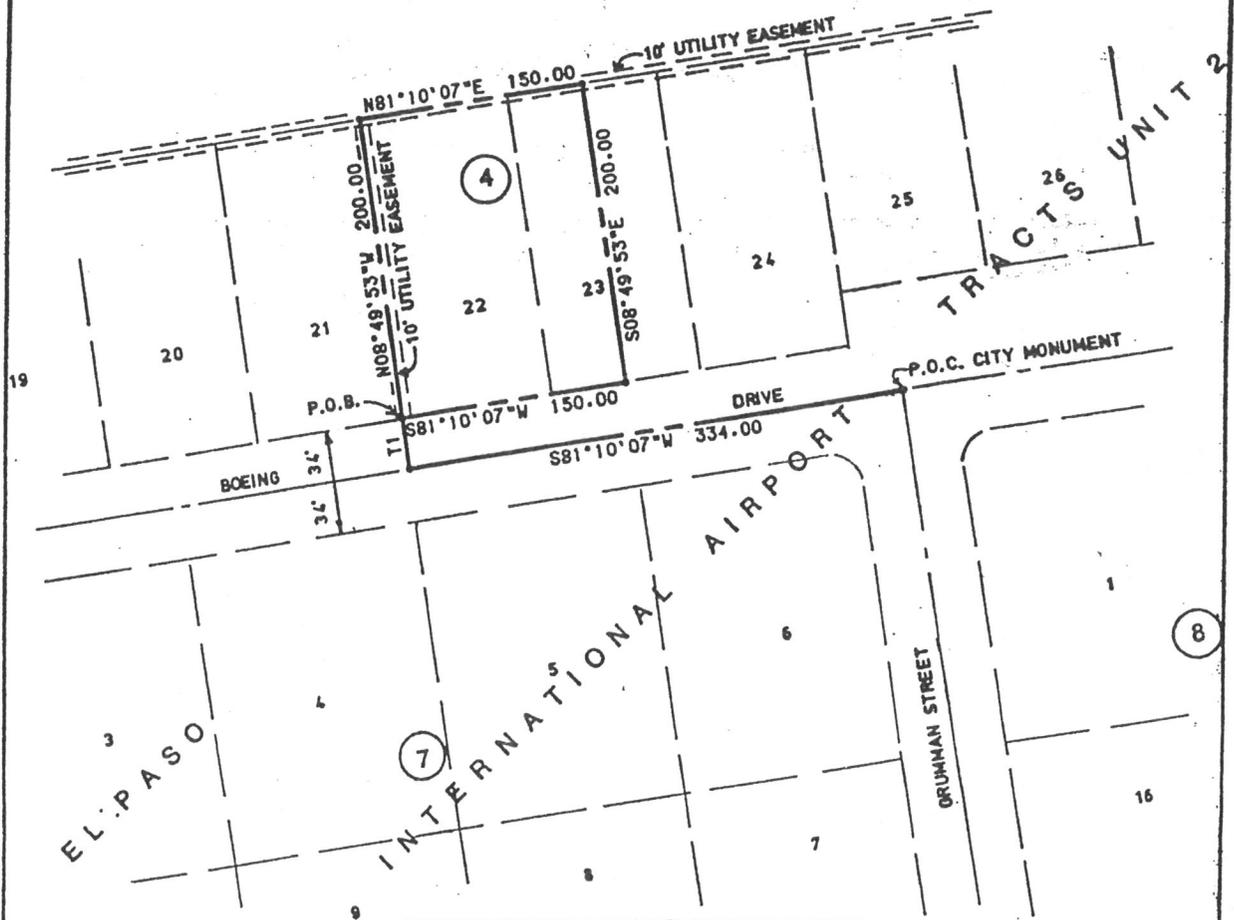
PREPARED BY:
Faught & Associates Inc.
El Paso, Texas
March 2, 1989
Job No.: 5010-52Q

EXHIBIT
A

NO.	BEARING	DISTANCE
T1	N08°49'53"W	34.00



EL PASO INTERNATIONAL AIRPORT



30,000 SQUARE FEET
OR
0.689 ACRES

Faught & Associates Inc.
Consulting Engineers

433 Executive Center Blvd.
El Paso, Texas 79902
(915) 542-4900

LOT 22 AND THE WEST 1/2 OF LOT 23 BLOCK 4, EL PASO INTERNATIONAL AIRPORT TRACTS, UNIT 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS

Drawn By: J.C.	Date: 3/2/89	Scale: 1" = 100'	Job No. 5010-520
----------------	--------------	------------------	------------------

EXHIBIT B

RULES, REGULATIONS AND LAND USE REQUIREMENTS GENERAL AVIATION NON-COMMERCIAL AREA

El Paso International Airport

El Paso, Texas

**RULES, REGULATIONS AND LAND USE REQUIREMENTS
GENERAL AVIATION NON-COMMERCIAL AREA**

TABLE OF CONTENTS

		<u>PAGE</u>
ARTICLE I	PROPERTY.....	1
ARTICLE II	DEFINITIONS	1
A.	BUILDING.....	1
B.	BUILDING SITE	1
C.	STREET	1
D.	SETBACK.....	1
E.	FRONT LOT LINE	1
F.	REAR LOT LINE	1
G.	PROPERTY LINE	1
H.	CITY.....	2
I.	LOT	2
ARTICLE III	PERMITTED USES.....	2
ARTICLE IV	PERFORMANCE STANDARDS	2
A.	FIRE AND EXPLOSIVE HAZARDS	2
B.	NOISE	2
C.	AIR POLLUTION.....	2
D.	DUST CONTROL.....	2
E.	HEAT OR GLARE	2
F.	ILLUMINATION.....	3
G.	SIGNS	3
H.	REFUSE OR TRASH.	3
I.	STORAGE.....	3
J.	SEWAGE DISPOSAL SYSTEMS	3
ARTICLE V	DEVELOPMENT OF SITE - REQUIRED IMPROVEMENTS.....	4
A.	OFFSTREET PARKING	4
B.	AIRCRAFT PARKING AND SERVICING	4
C.	VEHICLE LOADING.....	4
D.	SETBACKS.....	4
E.	LANDSCAPING.....	4
F.	BUILDING HEIGHTS.....	5
G.	SITE COVERAGE.....	5
H.	TYPE OF CONSTRUCTION	5
I.	PIPES.....	5
J.	FENCING.....	5

TABLE OF CONTENTS (Continued)

ARTICLE VI	PREPARATION AND SUBMISSION OF PLANS FOR IMPROVEMENTS	5
A.	GENERAL	5
B.	FORM AND CONTENT OF PLANS.....	6
C.	CODES AND REGULATIONS	6
D.	APPROVAL OF PLANS	6
E.	COMMITMENT TO CONSTRUCT	7
F.	CONSTRUCTION WITHIN TIME SPECIFIED	7
G.	LANDSCAPING PLANS	7
H.	PLANS FOR ALTERATIONS IN IMPROVEMENTS	7
I.	CONSTRUCTION WITHOUT APPROVAL	7
J.	FEE FOR EXAMINATION OF PLANS AND SPECIFICATIONS	8
K.	RIGHT OF ENTRY AND INSPECTION	8
ARTICLE VII	GENERAL PROVISIONS	8
A.	CUTTING AND FILLING	8
B.	HOUSEKEEPING.....	8
C.	MAINTENANCE OF LANDSCAPING	8
D.	USE PERMITS.....	8

RULES, REGULATIONS AND LAND USE REQUIREMENTS

GENERAL AVIATION NON-COMMERCIAL AREA

The City of El Paso hereby declares that the property, more particularly described hereinafter, is, and shall be, held and conveyed subject to the rules, regulations and requirements hereinafter set forth, each and all of which are for the benefit of each tenant of any portion of said property, each and all of which shall inure to, and pass with, each and every parcel of said property, and each and all of which shall apply to and bind the respective successors in interest of said property and any portion thereof, as follows:

ARTICLE I - PROPERTY

The real property, subject to these rules, regulations and land use requirements is situated on the El Paso International Airport and is more particularly described in Exhibit A of the Lease to which these Rules, Regulations and Land Use Requirements are attached.

ARTICLE II - DEFINITIONS

Wherever used in this document, the following terms shall have the following meanings:

- A. **"BUILDING"** shall include both the main portion of such building and all projections or extensions therefrom, including garages, outside platforms and docks, carports, canopies and porches. Ground cover shall not be included.
- B. **"BUILDING SITE"** shall mean the entire lot or lots (if contiguous) leased by one tenant and as shown as "leased premises" in Exhibit A of the Lease to which these Rules, Regulations and Requirements are attached.
- C. **"STREET"** shall mean any street, highway, or other thoroughfare shown on the map entitled "El Paso International Airport Tracts," as filed with the County Clerk, County of El Paso, Texas.
- D. **"SETBACK"** shall mean the distance a building must be set back from the property line of the parcel.
- E. **"FRONT LOT LINE"** shall mean the property line which faces the Apron.
- F. **"REAR LOT LINE"** shall mean the property line which faces the Street.
- G. **"PROPERTY LINE"** shall mean those boundaries of the leased premises, as set out in Exhibit "A" of the Lease to which this document is attached.

- H. "CITY" shall mean the City of El Paso, Texas, its duly elected Council, or any duly constituted agent/committee appointed through said Council to fulfill the obligations herein required.
- I. "LOT" shall mean the land area shown on Exhibit A.

ARTICLE III - PERMITTED USES

No building, structure, or land shall be used for any purpose other than those purposes set out in the Lease attached hereto.

ARTICLE IV - PERFORMANCE STANDARDS

No land or structure shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable conditions, which may affect any other property, including, but not limited to:

Fire, explosive or other hazard;
Noise, vibration, or shock;
Smoke, dust, odor or other forms of air pollution;
Heat or glare;
Electrical or other disturbance;
Liquid or solid refuse or wastes;
Other substance, condition, or element in such manner or in such amount as to affect the surrounding area or adjoining premises.

Lessee shall comply with all environmental ordinances and environmental state and federal laws.

- A. **FIRE AND EXPLOSIVE HAZARDS.** No activity shall be undertaken involving fire or explosive hazard which shall endanger the property, improvements, or employees of any other property owner or tenant.
- B. **NOISE.** No noise, other than from the operation of motor vehicles or aircraft, which is objectionable to a person of normal sensibilities shall be permitted within fifty (50) feet of the property line.
- C. **AIR POLLUTION.** No activity of any type shall be conducted or permitted on the leased premises, which violates any applicable federal, state or local law, rule or regulation.
- D. **DUST CONTROL.** All ground areas not covered by structures shall be landscaped or surfaced with concrete, asphaltic concrete, asphalt oil or other comparable dust-free surfacing; shall be maintained in good condition, free of weeds, dust, trash, and other debris; and shall be properly drained and graded.

- E. HEAT OR GLARE.** Any operation producing intense glare or heat shall be performed within an enclosed or screened area in such manner that the glare or heat emitted will not be discernible from the property line.
- F. ILLUMINATION.**
1. Exterior Lighting. The design and location of exterior lighting shall comply in all respects to the requirements of the City, the Federal Aviation Administration or any successor agencies, and other governmental agencies having applicable jurisdiction with respect to height, type, and placement of lighting standards as they may affect the safety of flight operations into, from and around the Airport.
 2. Interior Lighting. The source of illumination of any kind within any building on the site shall not be visible at the property line except for normal installation of standard interior lighting fixtures within buildings.
- G. SIGNS.** The number, size, design, and location of all signs displayed for observation from outside a building whether displayed on, near, or within a building shall be subject to prior written approval by the Director of Aviation. All signs shall comply with any applicable sign ordinances and building codes of the City of El Paso and with all rules and regulations of the Federal Aviation Administration and its successor. Signs on the leased premises shall be limited to those identifying the uses conducted on the site, to those necessary for directional purposes, and to those required for temporary advertising of the rental of the leased premises. Outdoor advertising, billboards or flashing lighting shall not be permitted.
- H. REFUSE OR TRASH.** No refuse or trash shall be kept, stored or allowed to accumulate on any building site except in accordance with Article III, Section 3.04 of the Lease to which this document is attached.
- I. STORAGE.** All storage of every type, except of autos or aircraft, shall be within buildings or enclosures formed by a tight, painted board fence. Storage of aircraft parts, service equipment or similar items shall be expressly prohibited outside buildings or such enclosures. Storage of motor vehicles, other than aircraft, is not permitted; provided, however, that motor vehicle parking for reasonable periods of time in designated areas for such, is permitted.
- J. SEWAGE DISPOSAL SYSTEMS.** No cesspool, septic tank or other sewage disposal system or device shall be installed, maintained or used upon any parcel without the approval of the El Paso City-County Health District.

ARTICLE V - DEVELOPMENT OF SITE - REQUIRED IMPROVEMENTS

- A. OFFSTREET PARKING.** All provisions for automobile parking for employees and visitors of the Lessee shall be placed on the lot(s) leased. No parking whatsoever shall be permitted on the streets.

All parking areas shall be in rear setback areas and shall be paved to provide dust-free, all-weather surfaces.

Offstreet parking facilities shall be provided generally in accordance with the City of El Paso Offstreet Parking Ordinance No. 1653 and any amendments or successor ordinances thereto and shall be sufficient for the parking of all automobiles necessary to the conduct of the business.

Each parking space shall be designated by white lines painted upon the paved surface.

- B. AIRCRAFT PARKING AND SERVICING.** Except for routine parking and servicing of transient aircraft on a specifically designated transient parking apron, all provisions for parking of all aircraft of Lessee and its patrons, if any, shall be on the lot(s) leased. Parking of aircraft in areas other than the lot(s) leased or on transient parking aprons specifically designated by the City is expressly prohibited.
- C. VEHICLE LOADING.** All provisions for the loading and maneuvering of vehicles incidental to the operation of the business shall be placed on lot(s) leased; on-street vehicle loading shall not be permitted.
- D. SETBACKS.** All buildings shall be set back a minimum of twenty-five (25) feet from the front lot line and twenty-five (25) feet from the rear lot line. Side setbacks shall be a minimum of ten (10) feet.

One hundred percent (100%) of the required rear setback area shall be landscaped and planted, unless covered by paving.

- E. LANDSCAPING.** A reasonable amount of landscaping, including the planting of ground-covers, shrubs and trees, shall be required, such landscaping to be in accordance with standards established by the City. The first phase of such landscaping, as approved, shall be installed within a period not to exceed one hundred eighty (180) days after the notice of completion has been filed on the initial building.

Setback areas shall be landscaped to the minimum extent outlined in Paragraph D above. In addition, paving or landscaping shall extend from the property line to the curb, such paving or landscaping to be compatible with treatment for this area on other lots in the same Block.

All trees shall be limited to a height of thirty-five (35) feet above the curb line.

- F. BUILDING HEIGHTS.** All building heights shall conform to FAA rules and regulations, and any amendment and successor rules and regulations. The term building height shall include any building equipment, extrusions, etc.
- G. SITE COVERAGE.** All buildings and structures, or portions thereof, placed on the lot(s) shall not cover more than fifty percent (50%) of the total lot area.
- H. TYPE OF CONSTRUCTION.** All buildings shall be framed with reinforced concrete or masonry, structural steel or structural aluminum. Siding shall be masonry, glass, or enameled steel. Concrete or masonry units shall be kept neatly painted, if used.
- All buildings shall conform to applicable laws, ordinances and building codes of the City of El Paso.
- I. PIPES.** No water pipe, gas pipe, sewer pipe or drainage pipe (other than those within structures) shall be installed or maintained upon any building site above the surface of the ground, except hoses and movable pipes used for irrigation or similar purposes, as approved by the City.
- J. FENCING.** Construction of fencing between buildings of all tenants on all lots shall be required. The placement and design of such construction shall be in accordance with plans and specifications prescribed by the City, or its authorized agent, for the General Aviation Non-Commercial area and shall be uniform throughout the area.

ARTICLE VI - PREPARATION AND SUBMISSION OF PLANS FOR IMPROVEMENTS

- A. GENERAL.** All plans for improvements shall be prepared by registered engineers and architects, shall be of contemporary design, and shall require prior written approval by the Director of Aviation, or his/her authorized agent, before any application for a building permit and before any construction can take place. Said approval shall be based on the general conformity with the lease provisions and these Rules, Regulations and Land Use Requirements.

The following plans, if applicable, shall be submitted to the Director of Aviation for review:

1. A plot plan at a scale not smaller than 1 inch equals 100 feet showing the relationship of the proposed improvements to the building site and to the improvements on adjacent lots, utilities and access thereto, curbs, walks, driveways, parking areas, etc.
2. Building Plans and Specifications of sufficient detail to permit the City, or its authorized agent, to determine compliance with all applicable laws and ordinances

and with the restrictions herein. These plans and specifications may be manufacturers' standard plans, if such are sufficient as aforesaid.

3. Ground cover plans, including landscaping.
4. A true architectural rendering of the proposed buildings, including the proposed exterior color scheme, style, materials, and design and placement of signs.
5. Any other plans, specifications, or design features which the City or its authorized agent may deem necessary and request.

B. FORM AND CONTENT OF PLANS. The City may promulgate rules governing the form and content of plans to be submitted for its approval and may issue statements of its policy with respect to approval or disapproval of architectural styles, details or other matters pertaining to the plans.

Such rules and such statements of policy may be amended or revoked by the City at any time; and no inclusion in, omission from, or amendment of any such rule shall be deemed thereafter to bind the City to its future approval or disapproval of any matter subject to its approval or to waive the exercise of the City's discretion as to any such matter.

C. CODES AND REGULATIONS. All improvements shall be planned and constructed in accordance with rules and regulations prescribed by the City, with the laws and ordinances of the City of El Paso, with applicable building codes, and in compliance with the rules and regulations of the Federal Aviation Administration or any successor agencies, where applicable.

D. APPROVAL OF PLANS. Approval of plans and specifications shall be at the sole discretion of the City. If the City or its authorized agent fails to approve or disapprove such plans and specifications within sixty (60) days after submission thereof, said plans and specifications, as pertaining to these Rules, Regulations and Land Use Requirements, shall be deemed approved as submitted.

Approval of said plans and specification may be withheld because of:

1. Failure to comply with any of these restrictions.
2. Failure to include such information as may be reasonably requested.
3. Reasonable objection to the design and appearance of the proposed structure.
4. Failure to conform with existing structures upon other parcels.
5. The disapproval of the location, grading plan, color scheme, finish, design, proportions, style or architecture, height, or appropriateness of the proposed structure or because of any other matter which, in the judgment of the City, would render the proposed structure inharmonious with the general plan for improvement of the Airport.

Approval of any plans or specifications for use on any one parcel shall not be deemed a waiver of the City's right, in its discretion, to disapprove the same plans or specifications if such plans or specifications are subsequently submitted for approval for use on any other parcel or parcels.

- E. COMMITMENT TO CONSTRUCT.** Upon approval by the City of plans for construction of any structure, a copy of the approved plans shall be deposited for permanent record with the City, and a copy of such plans bearing the written approval of the City shall be returned to the owner of the parcel upon which such structure is or will be placed.

Approval of these plans by the City shall constitute a commitment on the part of the Lessee to erect and maintain the improvements as proposed and approved within a reasonable time period, such period to be determined jointly by the City and the Lessee and to be set forth in writing by the City.

- F. CONSTRUCTION WITHIN TIME SPECIFIED.** Any approved construction shall be prosecuted diligently in accordance with the approved plans and specifications and shall be completed within the time period specified. Failure to complete such work in the time specified shall cause such approval to be automatically withdrawn, unless the City grants written extension of such approval. After such automatic withdrawal of approval, the Lessee shall be considered in default of its Lease for such property, and the City may terminate such Lease in accordance with the provisions set forth in that document.

- G. LANDSCAPING PLANS.** Trees, shrubs, fences, hedges or other landscaping shall not be planted, placed or maintained upon any parcel until a complete plan thereof has been submitted to, and approved by, the City, in a manner similar to that required for architectural plans.

- H. PLANS FOR ALTERATIONS IN IMPROVEMENTS.** All plans for alterations to the building site, either for the construction of additional facilities or alterations to existing buildings, shall be prepared, submitted and approved, as outlined in Paragraphs A through G above, and shall be subject to the same restrictions as herein provided. This paragraph shall apply only to exterior or structural changes; alterations to the interior of buildings shall not be considered, unless they affect the performance standards set forth in Article IV.

- I. CONSTRUCTION WITHOUT APPROVAL.** If any structure shall be altered, erected, placed or maintained upon any parcel, other than in accordance with plans and specifications approved by the City, such alterations, erection and maintenance shall be deemed to have been undertaken without the approval required herein. This restriction shall be applicable to landscaping plans, as well as architectural plans.

In the event of such construction without approval, the Lessee shall be considered in default of the Lease for such property, and the City may terminate the Lease in accordance with the provisions set forth in that document.

- J. FEE FOR EXAMINATION OF PLANS AND SPECIFICATIONS.** The City may charge and collect a fee of not more than Two Hundred Fifty Dollars (\$250.00) for the examination of any plans and specifications submitted for approval pursuant to this Article. Such fee shall be payable at the time such plans and specifications are submitted.

The amount of such fee shall not exceed the actual cost to the City of making such examination, including the cost of any architect's or engineer's fees incurred in connection therewith.

- K. RIGHT OF ENTRY AND INSPECTION.** Any authorized agent of the City may, at any reasonable time and without notice, enter upon and inspect any parcel for the purpose of ascertaining whether the maintenance of such parcel and the maintenance, construction, or alteration of structures thereon are in compliance with the provisions hereof; and neither the City nor such authorized agent shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

ARTICLE VII - GENERAL PROVISIONS

- A. CUTTING AND FILLING.** The City or any authorized agent thereof may at any time make such cuts and fills upon any parcel or other part of said property and do such grading and moving of earth as, in its judgment, may be necessary to improve or maintain the streets in, or adjacent to, any property and to drain surface waters therefrom; provided, however, that after the principal structure upon a parcel shall have been completed in accordance with approved plans, the rights of the City under this paragraph shall terminate with respect to such parcel, except that the City shall thereafter have the right to maintain existing streets and drainage structures.
- B. HOUSEKEEPING.** If accumulations of weeds, rubbish, or items of equipment or supplies are permitted to remain on a parcel more than ten (10) days after a request in writing from the City to have them removed has been received by Lessee, the City, or its authorized agent, may enter upon any parcel for the purpose of removing same by whatever means it deems necessary. Such entry shall not be deemed a trespass and the City shall not be subject to any liability therefore. The cost of such work shall be borne by the Lessee.
- C. MAINTENANCE OF LANDSCAPING.** If landscaping areas are not maintained in accordance with the standards prescribed by the City and the condition is not corrected within ten (10) days after receipt of written notice from the City, the City, or its authorized agent, shall have the right to enter on any of the lot(s) leased and plant or replant such areas, without being deemed guilty of trespass. The costs therefore, as determined by the City, shall be paid by the Lessee.
- D. USE PERMITS.** Such use and occupancy permits as may be required by the Building Code of the City of El Paso shall be maintained in force at all times by each Lessee.