

T-HANGAR RENTAL AGREEMENT

This T-HANGAR RENTAL AGREEMENT (the "Agreement") entered into this ____ day of _____, 2014 by and between the **City of Lakeland / Lakeland Linder Regional Airport** ("Landlord") and _____ ("Tenant"). In consideration of the mutual covenants and agreements contained herein to be performed by the respective parties, and in consideration of the rental hereinafter designated to be paid, Landlord hereby rents the described premises unto Tenant, its successors, grantees and assigns, and Tenant does hereby hire and rent the below described property:

1. Description of the Hangar and Aircraft:

Landlord hereby rents to Tenant T-Hangar _____ (the "Hangar") located at **Lakeland Linder Regional Airport** (the "Airport"). The Hangar shall be used and occupied by Tenant for the storage/parking of the following described aircraft: Make/Model/Color _____
Registration No. _____ (the "Aircraft"), or any other similar aircraft owned or leased by Tenant (the "Substitute Aircraft"), provided Tenant has obtained the written consent of Landlord to store the Substitute Aircraft in the Hangar. All provisions of this Agreement applicable to the Aircraft shall also be applicable to the Substitute Aircraft.

2. Term:

The term of this Agreement shall commence on _____, and shall continue in effect from month to month, being automatically renewed each month, unless termination under the terms of this Agreement. However, the Landlord shall have the unilateral right to reevaluate the Agreement every ninety (90) days to assess the Tenants compliance with the Agreement.

3. Rent:

For the use of the Hangar, Tenant shall pay the Landlord the rental amount of **Two Hundred Eighty-five dollars (\$285.00)** per month plus applicable sales tax, payable in advance before the first day of each month. This rate shall be reviewed each year by the Lakeland Linder Regional Airport and rental rates shall be adjusted so as to maintain a fair rental rate based on change in the Consumer Price Index, all products as published by the United States Department of Commerce, an appraisal, or other means designated by the Lakeland Linder Regional Airport. Subsequent to such review, the monthly rental rate may be changed upon thirty (30) days notice to the Tenant. If the Tenant makes any monthly payments more than ten (10) days after the payment is due and owing, the Lakeland Linder Regional Airport reserves the right to assess a late payment fee of Twenty-five dollars (\$25.00) per month or any portion of any month until paid. In the event that this agreement is terminated on any date other than the first day or last day of a calendar month, the applicable rentals, fees and charges for that month shall be paid for said month on a pro-rata basis according to the number of days in that month during which the premises were enjoyed by the Tenant. Monthly rental checks shall be made payable to the City of Lakeland and mailed or delivered to Airport Administration, 3900 Don Emerson Drive, Suite 210, Lakeland, FL 33811.

4. Deposit

This Lease shall require a security deposit in the amount of _____ dollars (\$_____) which has been collected on _____. The security deposit shall secure the Lessee's performance of all the provisions of this lease. The deposit will be refunded after the Lessee has vacated the building and Airport Administration has completed a satisfactory building inspection. The deposit will be reduced for expenses relating to repair, removal of modifications or cleaning required to re-lease the hangar.

5. Obligations of Landlord:

Landlord will maintain the structural components of the Hangar, including doors and door mechanisms, and Landlord will provide access to water, light, electricity and normal building maintenance without additional cost to Tenant, provided, however, that Landlord reserves the right to assess an additional fee for extra-ordinary consumption of utilities by the Tenant as shall be determined by Landlord. Tenant shall have at all times the right of ingress to and egress from the rented premises. To ensure this right Landlord shall make all reasonable efforts to keep adjacent areas to the rented premises free and clear of all hazards and obstructions, natural or manmade.

6. Obligations of the Tenant:

a. Storage: The Hangar shall be used only for storage/parking of the above identified Aircraft unless otherwise approved in writing by the Airport Director or his/her designated representative.

b. Building Maintenance and Repair: The Tenant shall maintain the hangar in a neat and orderly condition, and shall keep the hangar floor clean and clear of oil, grease, and or toxic chemicals. No hazardous or flammable materials will be stored within or about the hangar unless stored within an EPA or local fire marshal approved container/cabinet. No boxes, crates, rubbish, paper or other litter that could cause or support combustion shall be permitted to accumulate within or about the hangar. The Tenant shall be responsible for all damage to the leased premises caused by the Tenant's negligence or abuse. The Tenant shall be responsible for all damage to property, real or personal, located on or about the leased premises damaged as a result of the Tenant's negligence or abuse. In the event the Tenant does not promptly repair any damaged premises, or property, for which the Tenant is responsible, the Landlord reserves the right to make such repairs, at the Tenant's expense, which shall become due and payable as part of the Tenant's next monthly rental payment. Any and all approved repairs, maintenance, or improvements made by tenant shall be accomplished in accordance with the City of Lakeland Building/Fire Codes. Tenant shall make no structural, electrical, or other modification to the premises without first obtaining Landlord's written permission and obtaining permit(s), as required.

c. Use of Hangar. The hangar is for storage of Tenant's aircraft, and is not to be used as commercial repair shop or maintenance shop. Painting, other than minor touch up of aircraft by the tenant, and major aircraft repairs are prohibited within the hangar unless otherwise approved by the landlord and the local fire marshal. Storage of boats, campers, or other non-aviation items on the premises may be only allowed with the written permission of the Airport Director or their designated representative except that the Tenant will be allowed to park his or her car in the rented premises during such time that the Tenant is using the aircraft. Maintenance activities, including those provided by Federal Aviation Regulations, may be permitted subject to approval by the Landlord and the appropriate Fire Official(s).

d. Commercial Activity: Tenant shall conduct no commercial activity of any kind whatsoever in, from or around the hangar.

e. Compliance with Laws: Tenant agrees to and shall comply with the Airport Rules & Regulations, and Airport Minimum Standards as well as all applicable ordinances, rules, and regulations established by Federal, State, or Local government agency or by Landlord. Tenant further expressly represents, covenants, warrants, guarantees, and agrees that it shall fully comply with all Federal, State and local laws, ordinances, rules, and regulations protecting the environment. Tenants agree to keep themselves informed of future changes in the existing environmental laws. Tenant hereby expressly agrees to indemnify and hold Landlord harmless from and against any and all liability for fines and physical damage to property or injury or deaths to persons, including reasonable expense and attorney's fees, arising from or resulting out of, or in any way caused by, Tenant's failure to comply with any and all applicable Federal, State, and local laws, ordinances, regulations, rulings, orders and standards, now or hereafter, promulgated for the purpose of protecting the environment. Tenant agrees to cooperate with any investigation or inquiry by any governmental agency regarding possible violation of any environmental law or regulation.

f. Access. The Landlord has supplied a lock to be used, and will retain a key for access to the hangar. The Landlord, local fire official, or representative, designated by the Landlord reserves the right at any time to enter the hangar for security, fire, or other inspections. If any deficiency in compliance with this Agreement is found, including any fire or accident hazard, Tenant shall be so informed, and shall within seven (7) days of notice rectify the hazard.

g. Termination. On the termination of this Agreement, by expiration or otherwise, Tenant shall immediately surrender possession of the Hangar and shall remove the Aircraft and all other property therein, leaving the Hangar in the same condition as when received, ordinary wear and tear expected. Tenant shall be liable for any and all damage to the Hangar caused by Tenant's use, including, but not limited to, bent or broken interior walls, damage to unsealed floors due to fuel or oil spillage, or doors damaged due to improper use or negligent by Tenant.

h. Other Activities. The hangar is for storage of Tenant's aircraft, installation of additional utilities, antennas, mailboxes or satellite dishes is prohibited. Mail or delivery services are not available.

i. Regulatory Review. Copies of airport rules and pertinent regulations can be viewed at [place to be designated by the Airport sponsor/City].

7. Sub-Agreement/Assignments:

Tenant agrees not to sub-let the Hangar or to assign this Agreement. The parking of aircraft not owned or leased by Tenant in the Hangar shall constitute a sub-agreement.

8. Condition of Premises:

Tenant shall accept the Hangar in its present condition without any liability or obligation on the part of Landlord to make any alterations, improvements or repairs of any kind on or about said Hangar.

9. Alterations:

Tenant covenants and agrees not to install any fixtures or make any alterations, additions or improvements to the Hangar without the prior written approval of Landlord. All fixtures installed or additions and improvements made to the Hangar shall become Landlord's property and shall remain in the Hangar at the termination of this Agreement without compensation or payment to Tenant.

10. Insurance:

Tenant agrees to maintain, at its own expense, for the benefit of itself and Landlord, as additional insured, insuring against liability for damage or loss to the Aircraft or other property, and against liability for personal injury or death, arising from acts or omissions of Tenant, its agents and employees. Such policy or policies shall contain a provision whereby Landlord must receive at least ten (10) days' prior written notice of any cancellation of Tenant's insurance coverage. Prior to the commencement of this Agreement, shall deliver to Landlord certificates or binders evidencing the existence of the insurance required herein. Failure to provide proof of the insurance at any time, to the satisfaction of Landlord shall be grounds for termination of the Rental Agreement. Every aircraft owned or operated by any Tenant and stored in the Hangar shall have insurance coverage in amounts as set forth by the City of Lakeland Risk Management Department for the respective categories of aeronautical services provided as may be from time to time amended. Current Insurance requirements are available on the Lakeland Airport Website at www.lakelandairport.com which are currently defined as not less than One Million Dollars (\$1,000,000) Liability (to be inclusive of bodily injury as well as property damage).

11. Casualty:

In the event the Hangar or the means of access thereto, shall be damaged by fire or any other cause, the rent payable hereunder shall not abate provided that the Hangar is not rendered unusable by such damage. If the Hangar is rendered unusable and Landlord elects to repair the Hangar, the rent shall abate for the period during which such repairs are being made, provided the damage was not caused by the acts or omissions of Tenant, its employees, agents or invitees. If such damage was caused by the Tenant, its employees, agents or invitees the rent shall not abate. If the Hangar is rendered unusable and Landlord elects not to repair the Hangar, this Agreement shall terminate.

12. Default:

This Agreement shall be breached if:

- (a) Tenant shall default in the payment of any rental payment hereunder;
- (b) Tenant shall default in the performance of any other covenant herein, such default shall continue for five (5) days after receipt by Landlord or notice thereof from Landlord;
- (c) A petition is filed by or against Tenant under the Bankruptcy Act or any amendment thereto (including a petition for reorganization or an agreement);
- (d) Tenant assigns his/her property for the benefit of creditors; or
- (e) Landlord determines after a reevaluation the Tenant is not in compliance with the terms of the Agreement on a routine/consistent basis.

In the event of any breach of this Agreement by the Tenant, Landlord shall, at their earliest option, and without further notice, have the right to terminate this Agreement and to remove the Aircraft and any other property of Tenant from the Hangar using such force as may be necessary, without being deemed guilty of trespass, breach of peace or forcible entry and detainer, and Tenant expressly waives the service of any notice. Exercise by Landlord of either or both of the rights specified above shall not prejudice

Landlord's right to pursue any other legal remedy available to Landlord in law or equity including but not limited to court costs and attorneys fees for bringing legal action against the tenant.

13. Termination:

Either party to this Agreement shall have the right, with or without cause, to terminate this Agreement by giving thirty (30) days' prior written notice. Failure to provide notice will result in loss of deposit.

14. Nonexclusive Rights:

Notwithstanding anything herein contained that may be, or appear to be, to the contrary, it is expressly understood and agreed that the right granted under this Agreement are nonexclusive and the Landlord herein reserves the right to grant similar privileges to another Tenant or other Tenants on other parts of the airport.

15. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action brought to enforce or interpret this agreement or to remove tenant from the premises shall be Polk County, Florida.

16. Relationship of Parties:

Tenant shall never at any time during the term of this Agreement become the agent of Landlord, and Landlord shall not be responsible for the acts or omissions of Tenant or its agents.

17. Notice:

Any notice given by one party to the other in connection with this Agreement shall be in writing and shall be sent by certified or registered mail, return receipt requested:

(a) If to Landlord, addressed to:

Airport Director
3900 Don Emerson Drive
Suite 210
Lakeland, FL 33811

(b) If to Tenant, address to:

Notices shall be deemed to have been received on the date of receipt as shown on the return receipt.

18. Waiver:

The waiver by either party of any covenant or condition of this Agreement shall not thereafter preclude such party from demanding performance in accordance with the terms hereof.

19. Entire Agreement:

This agreement constitutes the entire understanding between the parties, and as of its effective date, supersedes all prior or independent agreements between parties covering the subject matter hereof. Any change or modification hereof must be in writing, signed by both parties.

20. Severability:

If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect nearly as possible in accordance with the original intent of the parties.

21. Successors Bound:

This Agreement shall be binding on and shall insure to benefit of the heirs, legal representatives, and successors of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

LANDLORD: City of Lakeland, Lakeland Linder Regional Airport

BY: _____

TITLE: _____

TENANT NAME : _____

SIGNATURE: _____