

AMENDMENT NO. 2 TO THE LEASE AND OPERATIONS AGREEMENT

This Amendment No. 2. to Lease and Operations Agreement ("Amendment No. 2") is made and entered into by and between the Trustees of the Oklahoma City Airport Trust ("Lessor") and Private Jets, Inc. d/b/a JETSET FBO ("Lessee").

WITNESSETH:

WHEREAS, the Lessor now leases and operates a municipal airport designated as Wiley Post Airport ("Airport"), located in Oklahoma County, Oklahoma for the benefit of The City of Oklahoma City ("City"); and

WHEREAS, Lessor and Lessee entered into a Lease and Operations Agreement as previously amended by Supplement No. 1 and Amendment No. 1 (the "Original Agreement"), whereby the Lessor leased the Lessee certain ground space on the Airport to construct a hangar ("Hangar A"), fuel farm, ramp, and vehicular parking facilities for Lessee's fixed base operations and specialized aviation services; and

WHEREAS, Lessee was to construct certain Infrastructure Improvements under the Original Agreement including one (1) main entrance, one (1) ramp access entrance, one (1) secondary entrance, two (2) connectors on Taxiway B, one (1) connector on Taxiway A-5 and one (1) driveway, but the Lessee was only required to construct one large ramp access from Taxiway B, 3 drainage structures, and a vehicular driveway off NW 63rd Street; and

WHEREAS, the Director of Airports, on behalf of the Lessor, and Lessee entered into a Memorandum of Understanding dated February 21, 2020, adding the additional drainage Infrastructure Improvements to be constructed by the Lessee and providing Lessee additional time in which to complete construction activities, agreeing to end the construction period with the receipt of a temporary certificate of occupancy, and starting the Primary Lease Period on February 21, 2020 with the Primary Lease Period ending on February 20, 2045; and

WHEREAS, in addition to the drainage the Lessee was to construct a ramp access entrance which included an object free area as part of the Infrastructure Improvements for the original Hangar A, but the ramp area that is part of the ramp access was not constructed to the FAA and Airport's required specifications and as such will remain as facilities of the Lessee and Lessee remains responsible for all their maintenance, repair or replacement needs; and

WHEREAS, the Lessee submitted a Permanent Certificate of Use of Occupancy dated March 17, 2021, after completion of the drainage Infrastructure Improvements; and

WHEREAS, Article 4.5 in the Original Agreement provides that the Final Site Plan for the original construction activities shall be attached to the Agreement as a Revised Exhibit "B" and the parties are amending this Exhibit to include the Final Site Plan; and

WHEREAS, the Lessee has requested permission to build two additional hangars (Hangars B and C) and to expand the vehicular parking areas on the Leased Premises and the Lessee has agreed to relocate the fuel farm to an approved location, but these new construction activities will necessitate the Lessee leasing additional ground space from the Lessor and this Amendment will provide Lessee the necessary space; and

WHEREAS, the construction of Hangars B and C, the expansion of the vehicular parking area, and the relocation of the fuel farm will not be subject to Article 4 of the lease but instead will be governed by a separate Construction Agreement to be effective March 1, 2022 along with this Amendment; and

WHEREAS, the parties desire to additionally amend the Original Agreement to confirm the completion of the original construction activities, to memorialize the commencement of the Primary Lease Period, to address Infrastructure Improvement turnover, expand the Leased Premises, adjust the Ground Rentals and such other necessary items to prepare for additional construction activities.

NOW THEREFORE, in consideration of the mutual obligations, covenants and agreement hereinafter set forth, Lessor and Lessee agree as follows, to wit

1. This Amendment No. 2 shall be effective March 1, 2022, unless otherwise specified herein.
2. The parties originally agreed that Lessee would construct one (1) main entrance, one (1) ramp access entrance, one (1) secondary entrance, two (2) connectors on Taxiway B, one (1) connector on Taxiway A-5, one (1) driveway and three (3) separate drainage improvement areas as Infrastructure Improvements that were to become Lessor's upon completion and acceptance, but Lessee has instead constructed one large ramp access from Taxiway B, the three (3) separate drainage improvement areas, and a vehicular driveway off NW 63rd Street. The parties have now agreed that such items will not be Infrastructure Improvements but are part of the Facilities of the Lessee that will be owned and maintained by the Lessee with title to the same vesting with the remainder of the Facilities pursuant to section 3.5.1 of the Original Agreement.
3. The parties agree that **Article 1 – DEFINITIONS** shall be amended with the replacement of the following:

" ...

- G. "**Facilities**" shall mean the original facilities to be constructed by Lessee on its Leased Premises, at its sole cost and expense consisting of: (i) one (1) approximately 30,000 square foot (but not to be less than 20,000 square feet)

hangar, containing therein approximately 15,000 square feet of office, pilot's lounge, restrooms, and shop space (Hangar A); (ii) approximately 100,000 square feet of paved apron or ramp space (but not less than 100,000 square feet) and 45,000 square feet of vehicle parking areas (but not less than 45,000 square feet or as required by City Building Code, whichever is greater); (iii) [omitted]; and (iv) a Fuel Storage Facility which shall consist of three (3) above-ground 12,000 gallon storage tanks of which two (2) tanks are for Jet-A and one (1) tank for 100LL AvGas fuels, and all associated facilities and equipment including but not limited to pumps, filters, separators, meters, etc., constructed pursuant to all federal, state, and local laws and regulations, necessary for proper separation, dispensing, and recording of all bulk fuels and oils sold and used by Lessee in its conduct as a FBO. Upon completion of construction, Facilities shall also include: (v) one (1) approximately 30,000 square foot (but not to be less than 20,000 square feet) hangar, containing therein approximately 15,000 square feet of office, pilot's lounge, restrooms, and shop space (Hangar B); and (vi) an expansion of the vehicular parking area of approximately 8,750 square feet. In the event the Lessee obtains the Director's approval to construct an additional hangar, the Facilities shall also include, without additional amendment hereto, (vii) one (1) approximately 12,000 square feet hangar that may contain office, pilot's lounge, restrooms, and shop space (Hangar C).

...

M. "Infrastructure Improvements" shall consist of those items defined and described in a separate Construction Agreement between the parties.

N. "Leased Premises" shall mean the premises leased by Lessee to operate the Facilities as an FBO during the Primary Lease Period. The Leased Premises is subject to any and all existing and future building restrictions, setbacks, and/or easements, other restrictions and covenants, whether or not filed of record, and contains approximately 395,440.04 square feet and are as legally described by a metes and bounds description on Exhibit "A" and the additional leased premises described and depicted on Exhibit "A-1" attached to this Agreement.

...

U. "Primary Lease Period Commencement Date" shall mean February 21, 2020 and shall be the first day of the the Primary Lease Period term.

..."

4. The parties agree that **Article 2 – PURPOSE** shall be amended with the inclusion of section 2.3 Object Free and Safety Areas as follows:

"2.3 Weight Limits and Object Free Area. No aircraft shall be located on the Leased Premises that exceeds any weight bearing capacity for any adjacent

taxiway or taxilane. No aircraft, vehicle, equipment, or other object may be or located on the Leased Premises or ramp in a location where any part of the aircraft would extend past an object free area associated with any taxiway or taxilane as described in the FAA Advisory Circular 150/5300-13A or as the same may be subsequently amended or replaced, even if only temporarily into the object free area of any taxilane or taxiway. In addition to any FAA requirements, the Lessor reserves the right to enlarge the setback area to an acceptable level of safety under FAA Engineering Brief No. 78 to accommodate larger aircraft on the Airport.

2.3.1 Taxiway B: 75.8' setback from the centerline for an object free area for aircraft movement.

2.3.2 Taxilane A-5: 66.4' setback from the centerline of Taxilane A-5 for an object free area for aircraft movement."

5. The parties agree that **Article 3 – TERM AND TITLE TO FACILITIES** shall be amended and replaced in its entirety with the following:

"ARTICLE 3 - TERM AND TITLE TO FACILITIES

3.1 Construction Period. Lessee agrees to use commercially reasonable efforts to cause construction of the Facilities and Infrastructure Improvements to be completed and a temporary or permanent Certificate of Use and Occupancy to be issued no later than the last day of the Construction Period, or such other reasonable date as the parties may agree upon in writing. The Construction Period may be extended for causes permitted under this Agreement including, but not limited to, Force Majeure or delays due to Section 4.11.2, and other causes beyond the reasonable control of Lessee. Such extended date shall be confirmed by written amendment to this Agreement.

3.2 Primary Lease Period. On the Primary Lease Period Commencement Date, the Construction Period shall automatically terminate, and Lessee the Primary Lease Period shall begin and shall terminate on the February 20, 2045 ("Termination Date").

3.3 Option Period. At the expiration of the Primary Lease Period, the Lessee shall have an Option Period to renew and extend the Primary Lease Period of the Agreement. The provisions of the Agreement during the Option Period will be at the same terms and conditions and the ground rental shall be computed and escalated like the Ground Rent in the Primary Lease Period in accordance with Section 5.1. The Option Period shall only be effective in the event Lessee gives written notice of its desire to exercise the option no earlier than 360 days and no later than 210 days prior to the expiration of the Primary Lease Period or the immediately preceding Option Period.

3.4 Modification of Terms. During the Primary Lease Period or as extended by any Option Period, the provisions of this Agreement shall be modified as necessary to affirm compliance requirements with applicable federal, state or local law or regulation or as the parties may agree from time to time.

3.5 Transfer of Title.

3.5.1 *Facilities.* It is understood and agreed by the parties that title to the Facilities constructed by the Lessee shall remain exclusively in the Lessee until the termination or expiration of the Primary Lease Period as the same may be extended pursuant to 3.3 or 3.3.1 above whichever should occur first.

3.5.2 *Infrastructure Improvements.* Title to any Infrastructure Improvements constructed by the Lessee shall vest and transfer to the Lessor upon completion of construction and acceptance of the construction project by Lessor in accordance with Article 4 or as provided in a separate Construction Agreement.

3.5.3 *Free and clear title.* At the time title to the Facilities or Infrastructure Improvements vests in Lessor, said title shall vest in Lessor in an "as-is" condition without any cost or expense and free and clear of any and all liens and encumbrances of whatsoever nature arising by, through or under Lessee. Lessee shall give Lessor a warranted Bill of Sale for the Facilities and Infrastructure Improvements, in the form attached hereto as Exhibit "D" and such other documentation reasonably satisfactory to Lessor evidencing the vesting of title to Facilities and Infrastructure Improvements in Lessor, in an "as-is" condition, free and clear of all liens and encumbrances arising by, through or under Lessee, including, but not limited to, Construction Mortgages, Financing Statements, and/or Security Agreements, Laborer's, Mechanic's or Materialman's Liens, and any other liens or encumbrances not specifically enumerated herein."

6. The parties agree that **ARTICLE 5 – RENTAL AND FEES**, section 5.1 Ground Rentals, is replaced with the following:

"ARTICLE 5 – RENTAL AND FEES

5.1 Ground Rental. Upon commencement of the Construction Period and during the Primary Lease Period or Option Period, Lessee shall pay to Lessor ground rental which is calculated on a per square foot per year basis for the total square footage of land area contained in the Leased Premises. During the Construction Period and Commencing on the Primary Lease Period Commencement Date, the ground rental rate shall be \$0.13 per square foot per year for the total square footage of land contained in the Leased Premises. Beginning on the third anniversary of the Primary Lease Period Commencement Date, and every three

(3) years thereafter through the remainder of the Primary Lease Period and during any Option Period, the annual rental for the total square footage contained in the Leased Premises shall be escalated by \$0.01 per square foot. All rent shall be paid as follows:

BEG DATE	END DATE	SQUARE FEET	RATE (or %)	ANNUAL	MONTHLY
2/21/2020	2/20/2023	317,467.64	\$0.13	\$41,270.79	\$3,439.23
3/1/2022	2/20/2023	395,440.04	\$0.13	\$51,407.16	* \$4,283.93
2/21/2023	2/20/2026	395,440.04	\$0.14	\$55,361.64	* \$4,613.47
2/21/2026	2/20/2029	395,440.04	\$0.15	\$59,316.00	* \$4,943.00
2/21/2029	2/20/2032	395,440.04	\$0.16	\$63,270.36	* \$5,272.53
2/21/2032	2/20/2035	395,440.04	\$0.17	\$67,224.84	* \$5,602.07
2/21/2035	2/20/2038	395,440.04	\$0.18	\$71,179.20	* \$5,931.60
2/21/2038	2/20/2041	395,440.04	\$0.19	\$75,133.56	* \$6,261.13
2/21/2041	2/20/2044	395,440.04	\$0.20	\$79,088.04	* \$6,590.67
2/21/2044	2/20/2045	395,440.04	\$0.21	\$83,042.40	* \$6,920.20
2/21/2045	2/20/2048	395,440.04	\$0.22	\$86,996.81	* \$7,249.73
2/21/2048	2/20/2050	395,440.04	\$0.23	\$90,951.21	* \$7,579.27

**Annual amounts rounded to ensure 12 equal monthly payments.*

5.2 Fuel Flowage Fees. The Lessor has adopted a Fuel Flowage Fee policy that is applicable to Lessee and the Lessee shall be responsible for the payment of Lessor's Fuel Flowage Fees on each gallon of Jet-A or Av-Gas ("Aviation Fuel") received or delivered into Lessee's Fuel Storage Facilities and remittance of the Fuel Flowage Fees to the Lessor on a monthly basis in accordance with section 5.2.4 below. At no time shall the Lessor's Fuel Flowage Fees be considered revenues of or be the fees of the Lessee. The Lessor reserves the right to amend or to expand its Fuel Flowage Fees at any time during the term of this Agreement as Lessor solely deems necessary; provided, Lessor shall give Lessee thirty (30) day advance written notice of any modification to the applicable Fuel Flowage Fees.

At the time of execution of this Agreement the current Fuel Flowage Fees applicable to Lessee are as follows:

5.2.1 General Aviation Fuel Flowage Fee ("GA-FFF"): Any Aviation Fuel delivered or received into Lessee's Fuel Storage Facilities to be dispensed into any general aviation aircraft is subject to a GA-FFF of eight cents (\$0.08) per gallon. The GA-FFF shall be considered as payment in lieu of landing fees for general aviation aircraft. A general aviation aircraft shall be considered an aircraft operated as a Part 91 or Part 135 aircraft in accordance with FAA guidance.

5.2.2 Government Entity Fuel Flowage Fee ("GE-FFF"): Any Aviation Fuel delivered or received into Lessee's Fuel Storage Facilities to be dispensed into any aircraft owned by a governmental entity or a political subdivision thereof including, but not limited to, United States Department of Defense, Customs and Boarder Protection, Federal Bureau of Prisons, United States Marshall's, police units, or other governmental aviation units whether federal, state or local, is subject to a GE-FFF of eight cents (\$0.08) per gallon. The GA-FFF shall be considered as payment in lieu of landing fees for aircraft owned by or operated for the benefit of a governmental entity.

5.2.3 Monthly Activity Report. Lessee shall submit via email to **OCATAActivity@okc.gov**, a Monthly Activity Report, on forms prescribed by the Lessor, showing the number of gallons of Aviation Fuel on hand in the Lessee's fuel storage tank(s) and mobile refueler tank(s) at the beginning of the month, the number of gallons of Aviation Fuel so purchased or otherwise obtained by Lessee during the month, the number of gallons of Aviation Fuel dispensed, and the number of gallons of Aviation Fuel on hand at the end of the month. Each type of Aviation Fuel, including the fuel in the above-ground storage tank(s) from mobile refueling tank(s), shall be reported separately on the Monthly Activity Report. The Monthly Activity Report shall be filed no later than the fifth (5th) business day of the month following the month of receipt of said Aviation Fuel.

5.2.4 Payment. Lessee shall transmit the applicable Fuel Flowage Fee no later than the last day of the month succeeding the month of the receipt of the Aviation Fuel(s) into any Lessee owned fuel storage facilities. The Lessor shall have the right and privilege to inspect and audit the bills, receipts and records pertaining to the purchase, delivery, or receipt of Aviation Fuel for the purpose of verifying the correctness of the fee payments tendered by Lessee. Such inspection and audit shall occur at Lessee's offices between the hours of 8 a.m. and 5 p.m. local time, Monday through Friday, upon at least 48 hours advance notice. An audit may occur no more than one time per 12-month period.

5.2.5 Bill of Lading. For any shipments of Aviation Fuel Lessee obtains, Lessee agrees to provide or to require its contractor(s)/supplier(s) to provide via **OCATAActivity@okc.gov** bill(s) of lading reporting the date and number of gallons of Aviation Fuel received by the Lessee. Lessee shall pay all applicable federal, city and state taxes for any fuel delivered to Lessee's Fuel Storage Facility. Bill of Ladings shall be delivered no later than the fifth (5th) business day of the month following the month of receipt of said Aviation Fuel.

5.3 Most Favored Nations. The parties acknowledge and accept that there are some differences in the terms of the lease and/or operations agreements with other FBO operators at the Airport at the Effective Date of the Agreement, but the Lessee

and Lessor are aware of those differences and accept the same. Lessor covenants and agrees not to enter into any lease, contract or any other agreement with any other FBO containing substantially more favorable Fuel Flowage Fee terms than originally contained in this Agreement or in agreements with other FBO operators at the time of execution, or to grant to any tenant engaged in FBO operations, rights or privileges with respect to the Airport that are not accorded Lessee hereunder, unless the same rights, terms and privileges are concurrently made available to Lessee.”

7. The parties agree that **ARTICLE 7 - BOOKS AND RECORDS**, is replaced with the following:

“ARTICLE 7 - BOOKS AND RECORDS RETENTION AND AUDIT RIGHTS

In order to ensure that the Trust, by and through the Director, is able to adequately monitor the Lessee’s performance under the terms of this Agreement, the Lessee will keep and maintain true and accurate records relating to the use of the Leased Premises and the service provided herein in accordance with generally accepted accounting principles, and will make the same readily available for examination by the Director during normal business hours during the term of this Agreement and shall be maintained for a period of no less than five (5) years after the end of the term of this Agreement.”

8. The parties agree that **ARTICLE 9 - LESSEE’S MAINTENANCE AND REPAIR OBLIGATIONS**, is replaced with the following:

“ARTICLE 9 – LESSEE’S MAINTENANCE AND REPAIR OBLIGATIONS

9.1 Lessee obligation. Lessee, at its exclusive cost and expense, shall be solely responsible for all maintenance and repair needs of the Leased Premises and Facilities which shall include, but are not limited to, structure, structural, interior finishes, mechanical/HVAC, electrical, plumbing, pavement (including ramp and taxiway entrances), roof, fencing, landscaping, snow removal, and exterior maintenance and repair needs of the Facilities and Leased Premises. The Lessee shall likewise be responsible for any driveways or landscape and mowing of any right-of-ways to any curb line that is located off and adjacent to the Leased Premises, but that serve the Leased Premises. Lessee shall be responsible for the maintenance and clearing of any object free areas on its Leased Premises. The Lessee has examined the Leased Premises and the Facilities and accepts them in their present “as-is” condition. Unless otherwise expressly provided in Article 10, Lessor has no obligation to provide any maintenance or to make any improvements, alterations, or repairs to the Leased Premises or Facilities. Lessee’s maintenance and standard of repair shall be to keep the Leased Premises and Facilities at all times in a safe, clean, neat, attractive, and healthful condition and shall not permit the accumulation of any trash or debris or allow a state of disrepair or unkept condition.

9.2 Joint Inspection. Lessee and Lessor representatives shall conduct a semi-annual joint inspection of the Facility and/or Leased Premises to determine any needed repairs and other maintenance items to be accomplished by the Lessee by the next semi-annual inspection in the performance of the Lessee's obligations under this Agreement or within such other time agreed to and confirmed in writing by the Lessee and Lessor. Such repairs shall be commenced and completed timely in order to prevent further damage or deterioration. No alterations or repairs shall be made in or on said Leased Premises except as provided in Article 11 hereof."

9. The parties agree that **ARTICLE 11 – ALTERATIONS AND REPAIRS TO PREMISES** is replaced with the following:

"ARTICLE 11 - ALTERATIONS AND REPAIRS TO PREMISES

11.1 Director Approval

The Lessee shall not construct new facilities or structures, alter the Leased Premises or Facility, and/or make major repairs without prior written approval of the Director, such approval will not be unreasonably withheld, conditioned, or delayed but may be contingent upon approval of plans and specifications for the proposed project as well as other conditions considered by Lessor to be necessary. Alterations and major repairs requiring written authorization from the Director include, but are not limited to, (i) changes to the vertical or horizontal footprint including the height of the Facility or any light poles, (ii) changes to any load bearing wall or structural changes to the Facility, (iii) modifications or additions to electrical, plumbing, natural gas, or other utilities when the Facility is owned by Lessor, (iv) modifications or replacement of mechanical or HVAC systems when the Facility is owned by Lessor, (v) any roof penetrations or replacement of roofing systems when the Facility is owned by Lessor, or (vi) change to existing external façade materials. Major repairs do not include repairs for cosmetic, aesthetic, or preventive maintenance purposes. In making such major repairs or alterations, no waste shall be committed, or damage done to the property of the Lessor. No construction, modification or alteration shall occur until Lessee has obtained all applicable permits and provided the same to the Lessor, and Lessee has the written authorization by the Director as required herein.

11.2 Repairs by Licensed Tradesmen and Skilled Craftsmen

Any repairs or alterations to any utility servicing the Leased Premises or to any electrical, mechanical, plumbing equipment, or to the heating and air conditioning system shall be made by licensed tradesmen. All other repairs required of Lessee shall be made by skilled craftsmen who perform such work regularly as a trade. Lessee is required to obtain and pay for any and all inspection fee(s), permit(s), or license(s) required before making any repairs.

11.3 Construction and/or Alteration Costs

Immediately upon completion of the repairs, alterations, or new construction, Lessee shall present to the Director of Airports for examination and approval a statement of the "Construction and/or Alteration Costs." "Construction and/or alteration costs," for the purposes of this Article, are hereby defined as all money paid by Lessee for actual demolition, construction, or alteration, including architectural and engineering costs plus pertinent fees in connection therewith. Where such alterations or construction have been made on buildings owned by Lessor, Lessee shall present to Lessor within thirty (30) days following completion of the alterations or construction a complete set of "as-built" drawings including, but not necessarily limited to, plumbing and electrical systems. Lessee shall keep the premises leased hereunder free and clear of any and all liens in any way arising out of any construction, improvement, or use thereof by Lessee.

11.4 Improvements

In the event that Lessee makes alterations or improvements to the Leased Premises, the use thereof shall be enjoyed by Lessee during the remaining Term of this Agreement without the payment of additional fees therefor, but such alteration or improvements shall become the property of Trust at the time described in section 3.5.

11.5 FAA Approval/Form 7460-1/Air Space Study

If applicable, Lessee shall, at its sole initiative and cost, complete and file FAA's Form 7460-1, "Notice of Proposed Construction or Alteration" with the Department of Airports for the Department of Airports' review and submittal to the Federal Aviation Administration (FAA). The FAA's Air Spacing results must be received by the Airport prior to commencement of original construction, as well as to any subsequent alteration of the Facilities during the term or any renewal option term hereof. If the FAA indicates any impacts to the Airport or its operations, no construction or operations may begin or continue under this Agreement until the impact(s) are alleviated, or determined to be manageable, to the satisfaction of the Director of Airports. If the impact(s) cannot be so resolved, Article 21 of this Agreement shall apply.

11.6 Setbacks

11.6.1 No aircraft or building may be located in the object free areas specified in section 2.3.

11.6.2 The Leased Premises is subject to a minimum of 950 foot building restriction line/building setback from the centerline of runway 17L-35R on the Leased Premises."

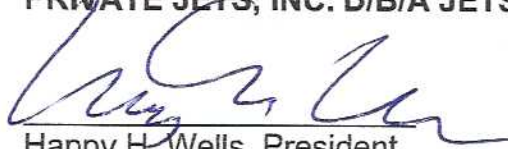
12. Pursuant to **Article 4 – Construction Activities**, Section 4.5 Final Site Plan, Exhibit "B", Preliminary Site Plan, is replaced with the attached Revised Exhibit "B", Final Site Plan.

13. The parties agree that the construction activities for the to be constructed Hangar B, expansion of the vehicular parking areas, fuel farm relocation and Hangar C will be subject to a separate Construction Agreement rather than Article 4 – Construction Activities in the Original Agreement.

14. Except as hereby amended by this Amendment No. 2, all other terms and conditions of the Original Agreement shall remain unchanged and in full force and effect to the extent they are not in conflict with any provisions contained in this Amendment No. 2. Upon the approval hereof, the recitals and provisions of this Amendment No. 2 shall become a part of the Original Agreement as if fully written therein and shall be known as the "Agreement". "

IN WITNESS WHEREOF, Lessor and Lessee have made this Amendment No. 2 as of the date and year first above written.

LESSEE
PRIVATE JETS, INC. D/B/A JETSET FBO


Happy H. Wells, President

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APPROVAL RECOMMENDED:

Jeff Mulder
Director of Airports


APPROVED by the Oklahoma City Airport Trust and signed by the Chairman this 24th day of February, 2022.

ATTEST:

Amy K. Simpson Trust Secretary  **OKLAHOMA CITY AIRPORT TRUST**
[Signature] Chairman

APPROVED by the City Council and signed by the Mayor of the City of Oklahoma City this 1st day of March, 2022.

ATTEST:

Amy K. Simpson City Clerk  **THE CITY OF OKLAHOMA CITY**
David Holt Mayor

REVIEWED for form and legality.

Jami Blocker
Assistant Municipal Counselor/
Attorney for the Trust

EXHIBIT A-1– ADDITIONAL LEASED PREMISES



300 Pointe Parkway Blvd
Yukon, OK 73099

405.787.6270

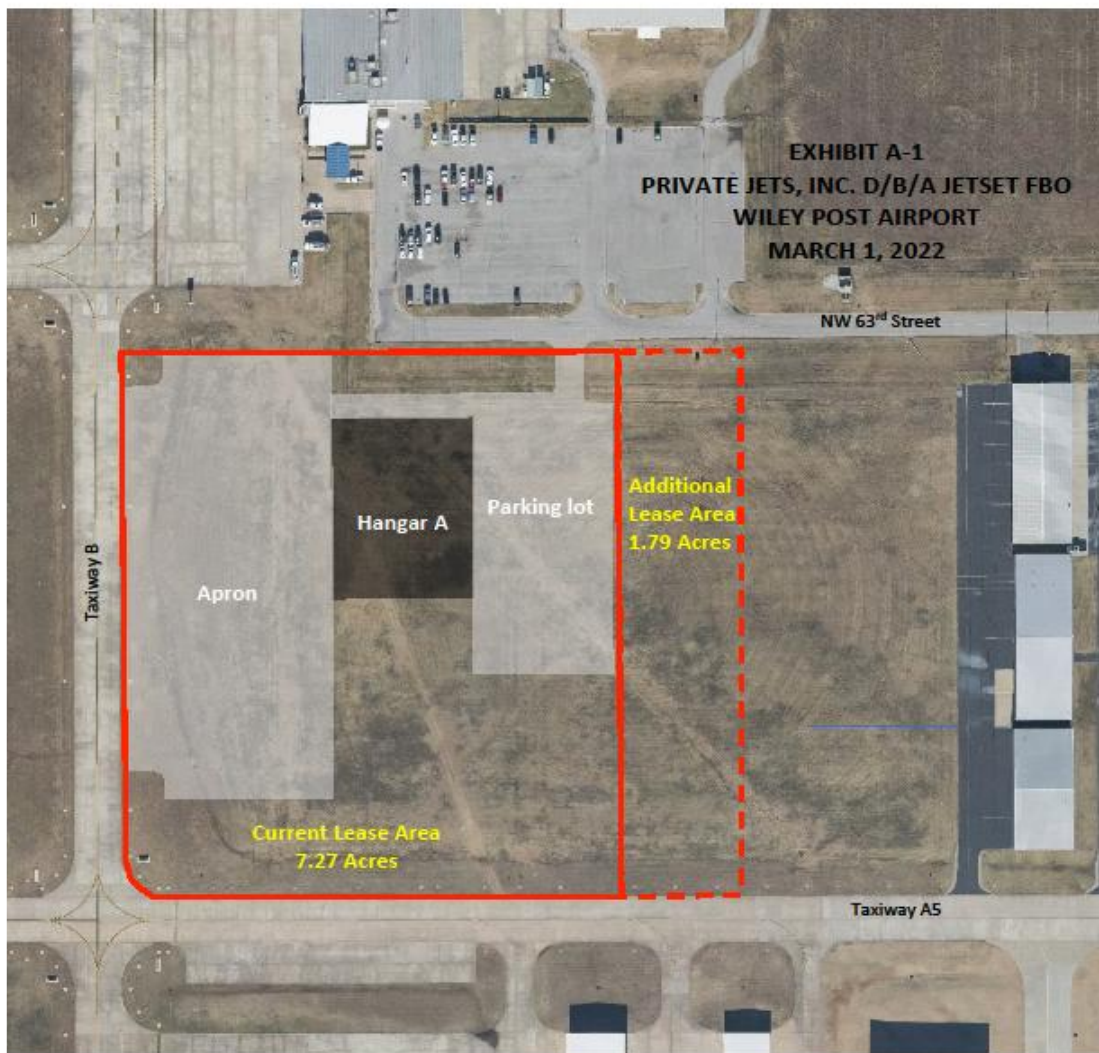
A tract of land situate within a portion of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.) in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4; thence
S 89° 59' 08" W a distance of 1350.04 feet; thence
S 00° 09' 31" E a distance of 36.18 feet to the POINT OF BEGINNING; thence
N 89° 59' 08" E a distance of 130.00 feet; thence
S 00° 09' 31" E a distance of 600.00 feet; thence
S 89° 59' 08" W a distance of 130.00 feet; thence
N 00° 09' 31" W a distance of 600.00 feet to the POINT OF BEGINNING.
Said tract contains 78,000 Sq Ft or 1.79 Acres, more or less.
Basis of bearing = S 00° 09' 31" E along the East line of the NE/4.

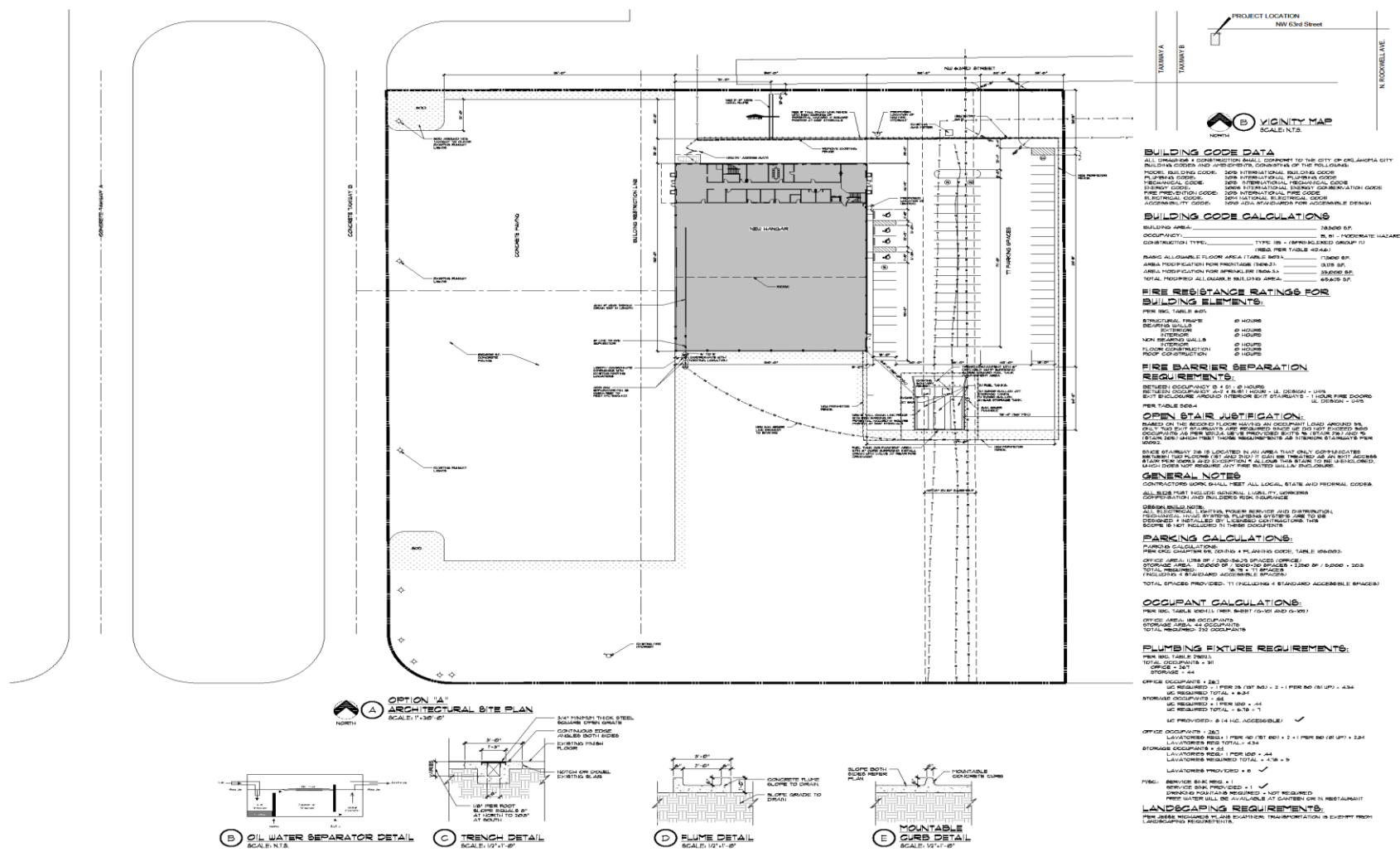
This Legal description prepared by Denver Winchester, PLS 1952 on October 21, 2021 based on the measurements in the lease legal description prepared by Ryan R. Doudican, RPLS 1591 on January 18, 2018 for Private Jets Inc.


Denver Winchester





REVISED EXHIBIT B – FINAL SITE PLAN



PRIVATE JETS INC. D/B/A JETSET FBO
AMENDMENT NO. 2
EXHIBIT B-1
PAGE 1 OF 1

DATE	DESCRIPTION
05-22-09	REVIEW COMMENT REVISION
7-09-09	DEPT. OF AIRPORTS REVISION
09-03-09	TAKE PERMITS REVISIONS
09-27-09	FLOOR DRAIN REVISIONS
09-29-09	FLOOR DRAIN CLAMPING/CACTIONS
09-30-09	FLOOR DRAIN REVISIONS
10-03-09	FLOOR DRAIN REVISIONS
10-24-09	CONCRETE PLUMB
02-14-10	RETAINERS CURED DETAIL
03-26-10	AIR-SEAL REVISION

STAMP:



CORNERSTONE
ARCHITECTURE
1601 S.W. 89TH SUITE 0100 P. JACOBS 609.4161

NC.

HOMA

JOB SITE ADDRESS:
WILEY POST AIRPORT
1720 WILSON STREET
OKLAHOMA CITY, OKLAHOMA

2016 NEW CONSTRUCTION
PRIVATE JETS
WILEY POST AIRPORT
OKLAHOMA CITY, OKLA

OWNER:
JOHN PINION
1720 NORTHWEST 5th
MCKINNEY, OKLAHOMA 73088

JOB NUMBER:	
1826	
DRAWN BY:	CHECKED BY:
S.L.C.	J.A.P.
SHEET TITLE:	
ARCHITECTURAL SITE PLAN	
DATE:	
AUGUST 14, 2018	
SHEET NUMBER:	
A-101	