

Gulf Shores Airport Authority
Jack Edwards National Airport

3190 Airport Dr. Gulf Shores, AL 36542

Letter of Intent

Date 07/13/2020

Mr. Scott Fuller
City of Gulf Shores Airport Authority
P. O. Box 919
Gulf Shores, AL 36547

RE: Jack Edwards National Airport

Dear Mr. Fuller:

SERVICES, INC.
Coastal Aircraft Maintenance, LLC would like to submit the following "Letter of Intent" to lease a portion of the Jack Edwards National Airport.

Premises:

Unimproved Land:	2.4 acres – Lot 49 Business and Aviation Park
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Exhibit "A" shall further delineate the proposed premises.

Term:

40 Years 0 Months

Rental Rate:

Property Type	Size	Cost per square Foot / YR	Yearly Cost
Unimproved land	104,544	\$0.24	25,909.56
TOTALS	104,544		25,909.56

The base rental rate shall be increased regularly by the increase in the CPI index.

Fees:

All commercial uses shall be subject to the published rates and fees established for each use at **Jack Edwards National**. No Tenant shall operate a commercial use on the airport without a permit and payment of the applicable fee.

Type of Lease:

All leases are NET-NET-NET, which require the Lessee to pay for the cost of maintenance, repairs, utilities, janitorial, trash services, taxes and insurance. Other items of expense will be outlined in the lease document.

Insurance Requirements:

1. Real Property – 100% of the replacement value of the building.
2. Comprehensive General Liability - \$1,000,000 each occurrence \$5,000,000 general aggregate
3. Workers Compensation – As required by Law
4. Hangars keeper – In the amount of the full value of the airplanes to be stored in the premises.
5. Auto Liability – \$1,000,000
6. Rental Insurance – Against loss of rental due to fire or other perils for 1 years rent.
7. Environmental Liability

Uses:

The premises shall be used for the following;

1. The subleasing of hangar spaces for the storage of aircraft.
2. Sales, repair and service of avionics and avionic assemblies.
3. Maintenance, repair, overhaul, and modification of aircraft and related parts and equipment.
4. Sale of aircraft parts, components, accessories and allied equipment.

Lease Commencement:

The Lease shall commence on **September 1, 2020**

Remarks:

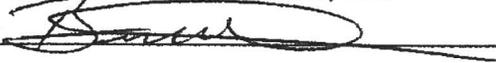
The Lease is subject to the following

- 1) Approval by the Authority in their sole discretion
- 2) The approval and execution of the lease document by all parties

This Proposal is an outline of the major lease points only and is not a binding legal agreement to lease. Neither party shall have any legal obligation nor liability to the other with respect to the matters set forth in this Proposal until a lease is executed by both parties and approved by the appropriate governing authority. This offer shall be valid only for a period of sixty (60) days from signature after which it shall be null and void.

This Letter of Intent shall expire [date] 2015. Please respond in writing to the undersigned by that time.

AGREED AND ACCEPTED *Services, Inc.*
Coastal Aviation Maintenance, LLC

By 

Title PRESIDENT, CAS, INC.

Date 07/13/2020

AGREED AND ACCEPTED
CITY OF GULF SHORES AIRPORT AUTHORITY

By 

Title CHAIRMAN

Date 7-27-2020

✓RESOLUTION NO. 771-20

A RESOLUTION
AUTHORIZING AND DIRECTING THE CHAIRMAN AND THE SECRETARY
TO EXECUTE AND ATTEST, RESPECTIVELY, THE ASSIGNMENT AND
ASSUMPTION OF THE EXISTING LEASE AND OPERATING AGREEMENT
BETWEEN MCINNIS COMPANY, LLC AND THE AIRPORT
AUTHORITY OF THE CITY OF GULF SHORES
TO COASTAL AIRCRAFT SERVICES, INC.

BE IT RESOLVED BY THE AIRPORT AUTHORITY OF THE CITY OF
GULF SHORES WHILE IN REGULAR SCHEDULED SESSION ON JULY 27, 2020
as follows:

Section 1. That the Chairman and the Secretary be hereby authorized and directed to execute and attest, respectively, the assignment and assumption of the existing lease and operating agreement between McInnis Company, LLC and the Airport Authority of the City of Gulf Shores, to Coastal Aircraft Services, Inc., and upon execution by all parties, McInnis Company, LLC shall thereafter be released from any further liability for same.

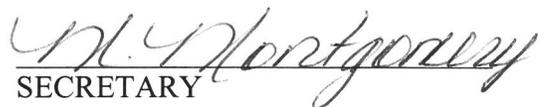
Section 2. That this Resolution shall become effective upon its adoption.

ADOPTED this 27th day of July, 2020.



CHAIRMAN

ATTEST:



SECRETARY