

AMENDED AND RESTATED LEASE AND FULL SERVICE OPERATOR AGREEMENT

AMENDMENT 1

THIS AMENDMENT is entered into by and between the City of Minot hereinafter called "City," and AvFlight Minot Corporation, a company doing business as "AvFlight", hereinafter referred to as "Lessee".

WHEREAS, on December 13, 2017, AvFlight and the City entered into an Amended and Restated Lease and Full Service Operator Agreement pursuant to which Lessee leased space and performed certain operations at the Airport.

WHEREAS, both parties desire to amend the Lease to include additional land square footage and rental rates.

NOW THEREFORE, the parties do mutually agree as follows:

Add to Section 2: LEASED PREMISES

g. City hereby exclusively leases to Lessee that part of Lot 1, Block 7, Minot International Airport Second Addition, more particularly described in Exhibit F attached hereto, consisting of 21,152 square feet of land to use exclusively for parking.

Add to Section 3: RENT

f. Lot 1 Block 7, Minot International Airport Second Addition – For the use and occupancy of Lot 1 Block 7, Lessee agrees to pay a rental amount to the City commencing on _____, of \$0.145 per square foot which equates to three thousand sixty seven dollars and four cents (\$3,067.04) annually or two hundred fifty five dollars and fifty nine cents (\$255.59) per month. The rental rate for this parcel will be adjusted in accordance with Section 3(a) of the Agreement. This amount will be due and payable on the first day of each month. Lease payments shall be payable at the business address of the City of Minot, which is contained in this Agreement.

Rates will be subject to adjustment commencing on January 1st every five (5) years with the adjustment being the total of the Consumer Price Index for the Minot region for the previous five-year period aggregated, or an increase of seven percent (7%) whichever is greater.

All other terms and conditions will remain as stated in the Agreement.

CITY OF MINOT

AVFLIGHT MINOT CORPORATION

By: _____
Mayor

By: Garrett Hain
Name: Garrett Hain

Title: VP of Finance

Date: _____

Date: 7-25-2019

By: _____
Secretary

Date: _____, 2019

Date: _____, 2019

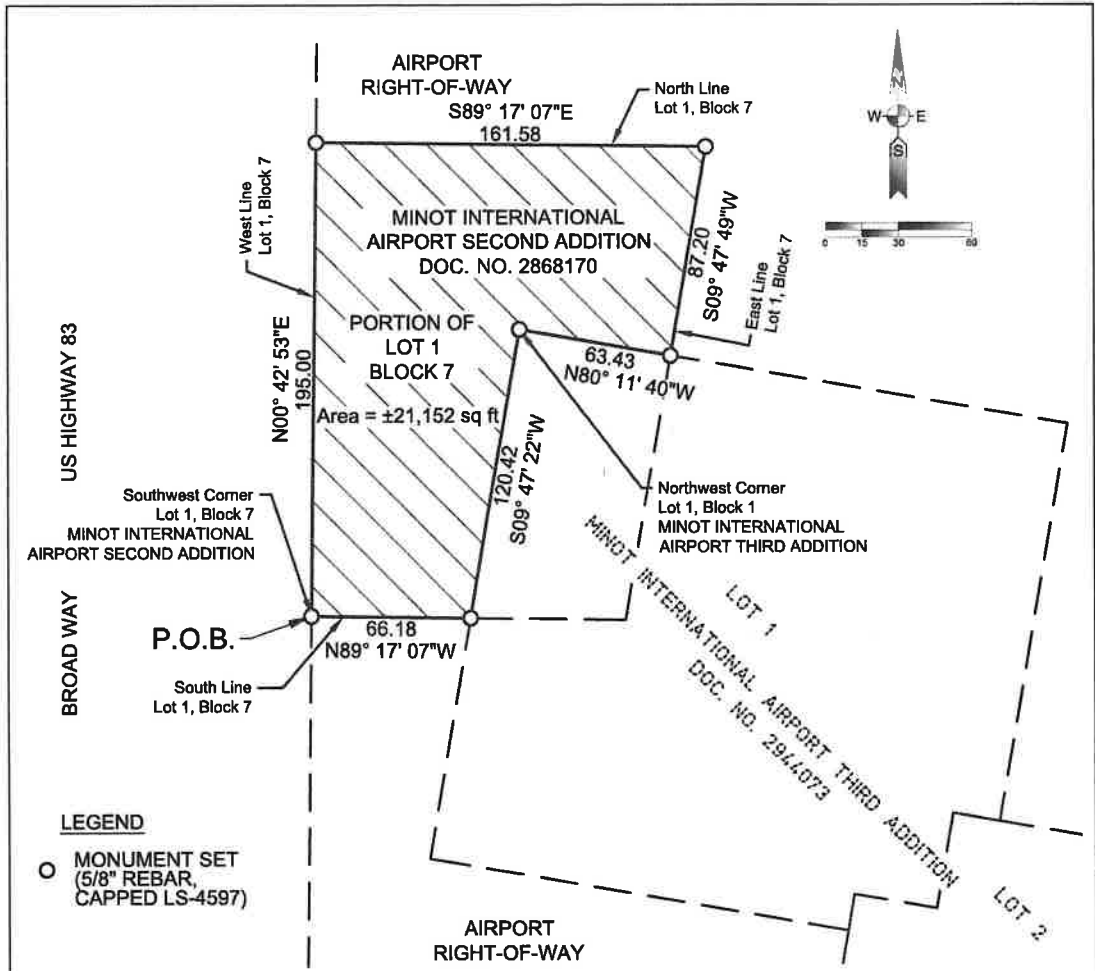
LEASE DESCRIPTION

That part of Lot 1, Block 7, MINOT INTERNATIONAL AIRPORT SECOND ADDITION, recorded as Document No. 2868170, Ward County, North Dakota more particularly described as follows:

Beginning at the Southwest Corner of Lot 1, Block 7, MINOT INTERNATIONAL AIRPORT SECOND ADDITION, recorded as Document No. 2868170, Ward County, North Dakota; thence North 00 degrees 42 minutes 53 seconds East, assumed bearing, along the west line of said Lot 1, a distance of 195.00 feet to the Northwest Corner of said Lot 1, thence South 89 degrees 17 minutes 07 seconds East, along the North line of said Lot 1, a distance of 161.58 feet to the Northeast Corner of said Lot 1; thence South 09 degrees 47 seconds 49 minutes West, along the East line of said Lot 1, a distance of 87.20 feet to the north line of Lot 1, Block 1, MINOT INTERNATIONAL AIRPORT THIRD ADDITION, recorded as Document No. 2944073, Ward County, North Dakota; thence North 80 degrees 11 minutes 40 seconds West, along said north line of said Lot 1, a distance of 63.43 feet to the Northwest Corner of said Lot 1; thence South 09 degrees 47 minutes 22 seconds West and along the west line of said Lot 1, to the intersection of the south line of Lot 1, Block 7, said MINOT INTERNATIONAL AIRPORT SECOND ADDITION; thence North 89 degrees 17 minutes 07 seconds West and along the said south line of Lot 1, Block 7, said MINOT INTERNATIONAL AIRPORT SECOND ADDITION, a distance of 66.18 feet to the point of beginning.

Contains 21,152 square feet, more or less.

Exhibit F



PROPOSED LEASE DESCRIPTION

That part of Lot 1, Block 7, MINOT INTERNATIONAL AIRPORT SECOND ADDITION, recorded as Document No. 2868170, Ward County, North Dakota more particularly described as follows:

Beginning at the Southwest Corner of Lot 1, Block 7, MINOT INTERNATIONAL AIRPORT SECOND ADDITION, recorded as Document No. 2868170, Ward County, North Dakota; thence North 00 degrees 42 minutes 53 seconds East, assumed bearing, along the west line of said Lot 1, a distance of 195.00 feet to the Northwest Corner of said Lot 1, thence South 89 degrees 17 minutes 07 seconds East, along the North line of said Lot 1, a distance of 161.58 feet to the Northeast Corner of said Lot 1; thence South 09 degrees 47 seconds 49 minutes West, along the East line of said Lot 1, a distance of 87.20 feet to the north line of Lot 1, Block 1, MINOT INTERNATIONAL AIRPORT THIRD ADDITION, recorded as Document No. 2944073, Ward County, North Dakota; thence North 80 degrees 11 minutes 40 seconds West, along said north line of said Lot 1, a distance of 63.43 feet to the Northwest Corner of said Lot 1; thence South 09 degrees 47 minutes 22 seconds West and along the west line of said Lot 1, to the intersection of the south line of Lot 1, Block 7, said MINOT INTERNATIONAL AIRPORT SECOND ADDITION; thence North 89 degrees 17 minutes 07 seconds West and along the said south line of Lot 1, Block 7, said MINOT INTERNATIONAL AIRPORT SECOND ADDITION, a distance of 66.18 feet to the point of beginning.

Contains 21,152 square feet, more or less.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

[Signature]

KURT M. KISCH
PROFESSIONAL LAND SURVEYOR
NORTH DAKOTA LICENSE NO. LS-4597



	<p>Fargo - Minneapolis - Bismarck - Denver - Detroit Lakes - Fargo - Sioux Falls - Williston 3350 38th Avenue South Fargo, ND 58104 Phone: 701.280.8590 Fax: 701.237-3191 Web: www.ulteig.com Web: www.ulteig.com</p>	<p>CERTIFICATE OF SURVEY LOT 1, BLOCK 7, MINOT INTERNATIONAL AIRPORT THIRD ADDITION MINOT, NORTH DAKOTA</p>	<p>Project Number: 19.00585 Date: 4/11/2019 Drawn By: ZT Approved By: KMK Sheets: 1 of 1</p>
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Exhibit F



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