

Skagit Hangers, LLC
Skagit Regional Airport (KBVS)
15452 Airport Drive
Burlington, Washington 98233
360.223.0955
425.891.1625

Hangar Lease Agreement

This lease agreement entered into this ___ day of _____, 20xx by and between Skagit Hangers, LLC, (Lessor) and _____ herein called (Lessee). This Agreement is based on providing hanger space for a _____(aircraft)_____

Terms: This lease shall commence on ___ day of _____, 20xx and remain in effect until ___ day of _____, 20xx, and may be renewed for successive one month periods with a thirty (30) days written notice given by the lessee addressed to Skagit Hangers, LLC, unless notice had previously been given by the lessor that the agreement shall not be renewed.

- 1) Rent: Lessee shall pay to the lessor rent for storage of above noted aircraft the sum of Two Thousand Dollars One hundred Dollars (\$2,100.00). First and Last month's rent Four Thousand Two hundred Dollars (\$4,200.00) plus applicable sales tax will be due at inception. Starting the second month rent will be payable in advance on the first day of each month. The inception payment of (\$2,100.00) will not be refundable in the event Lessee elects to end lease prior to ___ day of _____, 20xx
- 2) Premises: The premises shall consist of adequate space as determined solely by the lessor in the Lessor's hangar at Skagit Regional Airport (KBVS), Burlington, WA with reasonable access rights.

Liabilities: Lessor hereby expressly disclaims all liability for damage to aircraft stored in hangar or ramp areas, except for such specific damage as may be caused by movement of the aircraft by lessor employees, except that if lessee participates anyway in such movement or lessor's employees are acting pursuant to instructions from lessee, lessor shall only be liable for damage to the aircraft caused by the gross negligence of lessor's employees. Lessee shall be liable for any damage to lessor's property including fuel spills or leaks on or damage to lessor's property and/or other stored aircraft arising from lessee's negligence including but not limited to carrying on unauthorized activities in the hangar or the storage of flammables, hazardous or polluting materials in the hangar (other than fuel in the aircraft), including leaks from the aircraft in the hangar.

- 3) Use of the premises: The space leased is specifically limited to and for storage only. No major maintenance is permitted in the hangar of any kind (excluding preflights and light maintenance) without the written permission of the Lessor. Lessee also agrees that no commercial activities of any kind including aircraft rental, charter, leasing, instruction, aerial survey or photography, etc. et al are permitted on Skagit Hangers, LLC premises without written specifically into the lease and signed by the lessor. Hangars, ramp, terminal, are designated as no smoking areas.

- 4) Termination: The lessor may terminate this agreement with sixty (60) days notice by letter, fax, or E-mail to the lessee, for any of the following occurrences which shall constitute a material breach of the lease agreement by the lessee: a) rent not paid when due and such rent and applicable late charges remain unpaid for 5 days after written notice of such default is given by lessor, b) Lessee has failed to comply with any conditions in the lease and has not responded to any request for correction of deficiency or has not paid any bills rendered by the lessor related to said breach of the conditions in the lease and such failure, non-response or non-payment continues for 30 days after written notice from lessor. Termination shall not relieve the lessee from payment owed on any sums due to the lessor. Lessor shall have a mechanics lien and security interest in the aircraft stored until payment of all monies due and owing of any kind by the lessee. At Notice of Termination Lessee agrees to remove the aircraft immediately within 24 hours from the hangar and if not agrees that lessor may do so without further obligation of any kind to Lessee or liability for aircraft removed. The Lessee may terminate this agreement with sixty (60) days notice by letter, fax or E-mail to Lessor.

- 5) Late Fee: Rent and all other charges are due no later than the first of each month in advance. Late rent carries a One Hundred Dollar (\$100.00) per day late charge and any monies owed on any open account set up by the lessor on the lessee's behalf shall carry a finance charge of the highest amount allowed under Washington law if not paid when due. All charges of any kind are considered added rent when rendered to the lessors account.

- 6) Security: Skagit Regional Airport (KBVS) is designated a secured airport by the FAA and lessee agrees to abide by any rules established by the lessors security and/or safety officer or by the Skagit County Port Authority to implement and maintain the highest security levels possible including ingress/egress through gates etc.

- 7) Lessee shall provide a certificate of insurance to Lessor showing Aircraft legal liability in an amount of at least ____ Million Dollars combined single limit, Hull physical damage up to 100% of the value for the aircraft named in this lease. Lessee shall have Skagit Hangers, LLC, named as additional insured on aircraft insurance policy.

Lessor:

Skagit Hangers, LLC
 15263 Flightline Rd. 1D
 Burlington, WA 98232
Rentals@SkagitHangers.com

Lessee:

_____ LLC

By: _____
 Gregory Roger, President

By: _____
 Tracie Day, Manager

