



COVID-19 CONCESSION EXTENSIONS

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The COVID-19 pandemic caused significant disruption to air travel and precipitous drops in concession sales at DEN. Only 39 of 136 concessions remained open throughout the pandemic. This occurred between March 16, 2020 and February 1, 2021. To assist our concessionaire partners in this unprecedented time, DEN's 2020 COVID-19 relief policy provided for the following:

- Percentage of sales as rent instead of the minimum annual guarantee
- Suspension of Joint Marketing Fund contributions, mid-term refurbishments and PVC program
- Ability to adjust operating hours and close based on business need and activity
- Ability to terminate contract without penalty
- Offer of first right of refusal for layoffs and furloughed employees

On March 18, 2021, the Denver Concessionaires Association (DCA) sent the Mayor's Economic Relief & Recovery Council (ERRC) a letter requesting lease extensions to concession agreements. Among other things, the DCA cited these factors in support of their request for extensions:

- Once the concessionaires' businesses were demobilized, it was difficult to re-start.
- Difficulty in working with banking partners to cover expenses as revenues were falling.
- Lease extensions offer certainty of repayment to the concessionaires' banking partners and provide the freedom to expand investment in their employees.
- The ability for concessionaires to restructure debt was difficult, if not impossible, without lease extensions.

Ultimately, the ERRC recommended that the lease agreements be extended for 3 years.

- DEN has a history of offering these types of extensions. For example, 10-year extensions were granted to concessionaires following the economic impacts of September 11th.
- Additionally, in light of the impact of COVID-19 on airport concessionaires, over 10 other large airports have offered term extensions. The extensions range from 1-3 years and are similar in that they include holdover and term-remaining agreements.
- Our airport counterparts in Phoenix found the 3-year extensions were specifically helpful in assisting ACDBE operators with refinancing loans.

The Amendment request to amend 83 concession agreements listed in "Exhibit A" will help support concessionaires and their workforces, and ensure that essential goods and services will remain available to passengers and employees at DEN. Each agreement in Exhibit A will be extended by three (3) years from the agreement expiration date. No other contract terms will change.

The eight additional concession agreements were not complete at this time and will be brought forward later.

Concessionaires must remain in good standing to maintain the 3-year extension, including:

- Strict compliance with ACDBE regulations and related City investigations and orders;
- Refurbishment, maintenance, and repairs of the concession premises as needed or otherwise directed by the City to maintain a first-class concession during the extension;
- Work with City if needed to promptly update or amend aging contracts that have outdated or missing City or federally required provisions; and
- Good faith efforts to support the wellbeing of current and prior employees, including rights to first refusal to laid off and furloughed personnel for any open employment positions for which they are qualified.

The City may terminate a concession that was previously on holdover tenancy if the premises must be used for other purposes, including but not limited to a scheduled development in the Great Hall. All other terms and conditions of individual concession agreements will remain in full force and effect.

EXHIBIT A



	Company Name	Brands
1	AAKD, LLC	Villa Pizza
2	Airport Mailers, Inc.	Airport Mailers
3	Ayala's RMAC, LLC	Subway
4	CA Concessions of Colorado, Inc.	Boulder Beer
5	CA Concessions of Colorado, Inc.	Red Rocks Bar
6	Canvas Credit Union	Canvas Credit Union - Terminal Branch
7	Canvas Credit Union	Canvas Credit Union - ATMS
8	CI/CP, LLC	Freshens
9	Compass Group USA Inc.	Vending - Tenant Spaces (Airlines, Rental Car)
10	Compass Group USA Inc.	Vending - City spaces (AOB & Concourses)
11	Concessions Denver, LLC	Dazbog
12	Concessions Int'l/Panda	Panda Express
13	DEN DN - BIG C, LLC	Garbanzos
14	Denver Airport Enterprises,	Peak Newsstand
15	Denver Airport Enterprises,	Peak Newsstand
16	Denver Airport Enterprises,	Peak Newsstand
17	Denver Concession Group,	Dunkin' Donuts
18	Denver Duty Free JV	Mile High Glamour & Duty Shops -Tax & Duty Free
19	DFASS Partnership Group,	Voodoo Donuts
20	DIA Health & Beauty, LLC	Aksels
21	DIA Juice, LLC	Jamba Juice CCON
22	DIA Retail Fashion, LLC	Skymarket
23	DIA Steakhouse, LLC	Elways
24	DIA Wine Bar LLC	Vino Volo ACON
25	DIA Wine Bar LLC	Vino Volo CCON
26	DN/Optimal/Trugoy DEN,	Denver Central Market
27	Dos Amigos Joint Venture,	Tamales by La Casita
28	Executive Shine	Shoe Shine
29	Executive Shine	Shoe Shine
30	FM Wok, LLC	City Wok/City Pho
31	Genesco, Inc.	Johnston & Murphy
32	HFF-LEI-HPH DEN LLC	New Belgium Brewing
33	HG Denver JV	Hudson/Tattered
34	Host CTI DEN F&B STA,	Starbucks, BRJ (inline)
35	Host DSL DEN FB, LLC	Starbucks kiosks (B, C)
36	Host International, Inc.	Chophouse

	Company Name	Brands
37	Host TGI DEN GD FB, LLC	Great Divide
38	Host-CTI DEN F&B II, LLC	Cru' - A Wine Bar
39	InMotion DEN-B, LLC	InMotion
40	JAF Concessions, LLC	Sunglass Hut, A & C
41	LS and Partners @ DEN,	Steve's Snappin' Dogs
42	McDonalds USA LLC	McDonalds
43	McDonalds USA LLC	McDonalds
44	McDonalds USA LLC	McDonalds BCON
45	MCE-DIA, LLC	Tom's, Roasting Plant, Smashburger
46	Mission Yogurt, Inc.	Que Bueno
47	Mission Yogurt, Inc.	Root Down
48	Mission Yogurt, Inc.	Pizza Hut / Haagen Daz
49	Mission Yogurt, Inc.	Sara Lee
50	Mission Yogurt, Inc.	KFC / Pizza Hut
51	Mission Yogurt, Inc.	Eta's
52	MRG Denver LLC	Larimer St BCON, Rino District CCON
53	Muluye Hallemarium	Kabod BRJ
54	OUTFRONT Media LLC	Welcome Sign
55	PARADIES LAGARDERE	Snarf, Breck, Brother's, CNBC
56	Paradies-Taste 5280, LLC	C West Expansion (multiple)
57	Paradise 4 Paws DIA, LLC	Paradise 4 Paws
58	Premium Port Denver, LLC	Plaza Premium Lounge
59	Provenzano Resources,	All locations
60	Quiz-DIA Holdings, LLC	Quiznos
61	Quiz-DIA Holdings, LLC	Mesa Verde
62	Skyport Development	Kazoo Toys, Wolfgang Puck, Cantina Grill, 5280 Lounge, Caribou Coffee, Sunglass Hut, A Massage
63	Skyport Group, LLC	Qdoba, Shake Shack, Jamba Juice
64	Skyport Holdings, LLC	Cantina Grille, Terminal
65	Skyport Holdings, LLC	Caribou/Ben & Jerry's
66	Skyport Holdings, LLC	Pour La France
67	Skyport Holdings, LLC	Woody Creek Bakery CCON East
68	Skyport Holdings, LLC	Caribou Coffee, C West
69	Smokin' Bear, LLC	Timberline & Einsteins
70	DEN Breakfast, LLC	Snooze
71	Stellar Partners Inc.	Greetings ACON
72	Stellar Partners Inc.	Connections Newsstand BRJ
73	Stellar Partners Inc.	Outwest CCON
74	Stellar Partners Inc.	Mosaic
75	Stellar Partners Inc.	Earth Spirit
76	Tastes Denver, LLC	Modern Market BCON
77	Tastes Mercantile Denver,	Mercantile Dining & Provision
78	TBS AIR II, LLC	Body Shop
79	The Aviators Holding	Aviator's Club
80	The Marshall Group, LLC	Flightstop ACON
81	The Marshall Group, LLC	Misura, Crislu, Turni
82	WDFG SPI DEN Retail,	Spirit ACON
83	WorldWide Insurance &	WWME (3)

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