

**FIRST AMENDMENT
AIRPORT CARGO FACILITIES LEASE AGREEMENT**

THIS FIRST AMENDMENT AIRPORT CARGO FACILITIES LEASE AGREEMENT ("First Amendment"), made and entered into as of the date indicated on the City's signature page, by and between the **City and County of Denver**, a municipal corporation of the State of Colorado, (the "**CITY**"), Party of the First Part, and **AIR GENERAL, INC.**, a corporation organized and existing under and by virtue of the laws of the Commonwealth of Massachusetts, and authorized to do business in the State of Colorado, (hereinafter referred to as the "**LESSEE**"), Party of the Second Part;

W I T N E S S E T H :

WHEREAS, the City owns and operates Denver International Airport (the "Airport") and has the power to grant rights and privileges with respect thereto, as hereinafter provided; and

WHEREAS, the Lessee is engaged in the business of loading and unloading property, cargo and mail, or one or more thereof, from aircraft; and

WHEREAS, the parties entered into an Agreement dated September 21, 2013 (Contract Number 201310728) (the "Existing Agreement") for the lease of certain cargo premises and facilities at the Airport; and

WHEREAS, the parties desire to amend this Agreement to add an additional location to the cargo premises and facilities at the Airport as more fully hereinafter set forth;

NOW THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the City and the Lessee do hereby mutually undertake, promise and agree, each for itself and its successors, as follows:

1. **Exhibit C** attached to the Existing Agreement is hereby deleted entirely and Exhibit C attached hereto is substituted therefor and incorporated herein by this reference.

2. Effective August 1, 2014, Section 3.01 DEMISED PREMISES, of the Existing Agreement is hereby amended by deleting said section entirely and substituting therefor, the following:

3.01 DEMISED PREMISES

The City hereby leases to the Lessee and the Lessee hereby agrees to lease from the City those certain parcels of real property at the Airport designated on Exhibit C (which drawings are incorporated herein and made a part hereof by reference) (collectively, the "Demised Premises"). It is acknowledged and agreed that the Demised Premises under this Agreement constitute non-residential real property. Except to the extent required for the performance of the obligations of the Lessee hereunder, nothing contained in this Agreement shall grant to the Lessee any rights whatsoever in the air space above the Demised Premises except as approved by the City.

The Demised Premises shall consist of the following:

Ramp Lease Area	21,624.4 sq. ft.
Air Cargo Building Lease Area	16,777.5 sq. ft.
Landside Lease Area	16,116.3 sq. ft.
Total Ground Lease Area	54,518.3 sq. ft

3. Except as otherwise modified or amended herein, all terms and conditions of the Existing Agreement are expressly ratified and revived and shall remain in full force and effect as though set out in full herein.

4. This First Amendment, which is expressly subject to and shall not be or become effective or binding on the City until approved by the Denver City Council, if required by the City's Charter and fully executed by all signatories of the City, may be signed in two or more counterparts, each of which will be deemed an original signature page to this First Amendment.

[SIGNATURE PAGES FOLLOW:]

Contract Control Number: PLANE-201310728-01

Contractor Name: Air General, Inc.

By: Paula A. Dexter

Name: PAULA A. DEXTER
(please print)

Title: PRESIDENT
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)



Contract Control Number:

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at
Denver, Colorado as of

SEAL

CITY AND COUNTY OF DENVER

ATTEST:

By_____

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

By_____

By_____

By_____



LEGAL DESCRIPTION FOR THE PROPOSED AIR GENERAL LEASE AREA

Date: May 9, 2012; Revised April 15, 2013

A parcel of land situated in Section 33, Township 2 South, Range 65 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Bearings used in this legal description are based on the east-west mid-section line of said Section 33, which bears North 89°52'40" East, a distance of 5289.46 feet, monuments as shown.

Commencing at the East Quarter corner of said Section 33;

Thence South 89°52'40" West along the east-west mid-section line, a distance of 2082.49 feet to the interior wall of an existing building known as Joint Cargo;

Thence North 00°02'02" West along said interior wall line, a distance of 159.10 feet to the centerline of a common wall, also being the Point of Beginning;

Thence South 89°57'58" West along said centerline, a distance of 114.00 feet to the centerline of the westerly wall, also being Point A;

Thence North 00°02'02" West along said centerline, a distance of 43.18 feet to the southerly interior wall extended;

Thence North 89°57'58" East along said interior wall, a distance of 20.12 feet to the easterly interior wall;

Thence North 00°02'02" West along said interior wall, a distance of 19.54 feet to the northerly interior wall;

Thence South 89°57'58" West along said interior wall, a distance of 20.12 feet to the centerline the westerly wall;

Thence North 00°02'02" West along said centerline, a distance of 50.60 feet to the interior wall extended westerly;

Thence North 89°57'58" East along said interior wall, a distance of 114.00 feet to the interior wall;

Thence South 00°02'02" West along said interior wall, a distance of 113.32 feet to the Point of Beginning.

Said Building Lease Area contains 12525.34 square feet.

Beginning at Point A as described above;

Thence South 89°57'58" West, a distance of 107.00 feet;


Thence North 00°02'02" West, a distance of 113.32 feet;

Thence North 89°57'58" East, a distance of 107.00 feet to the centerline of the westerly wall of said existing building;

Thence South 00°02'02" East along said centerline, a distance of 113.32 feet to Point A.

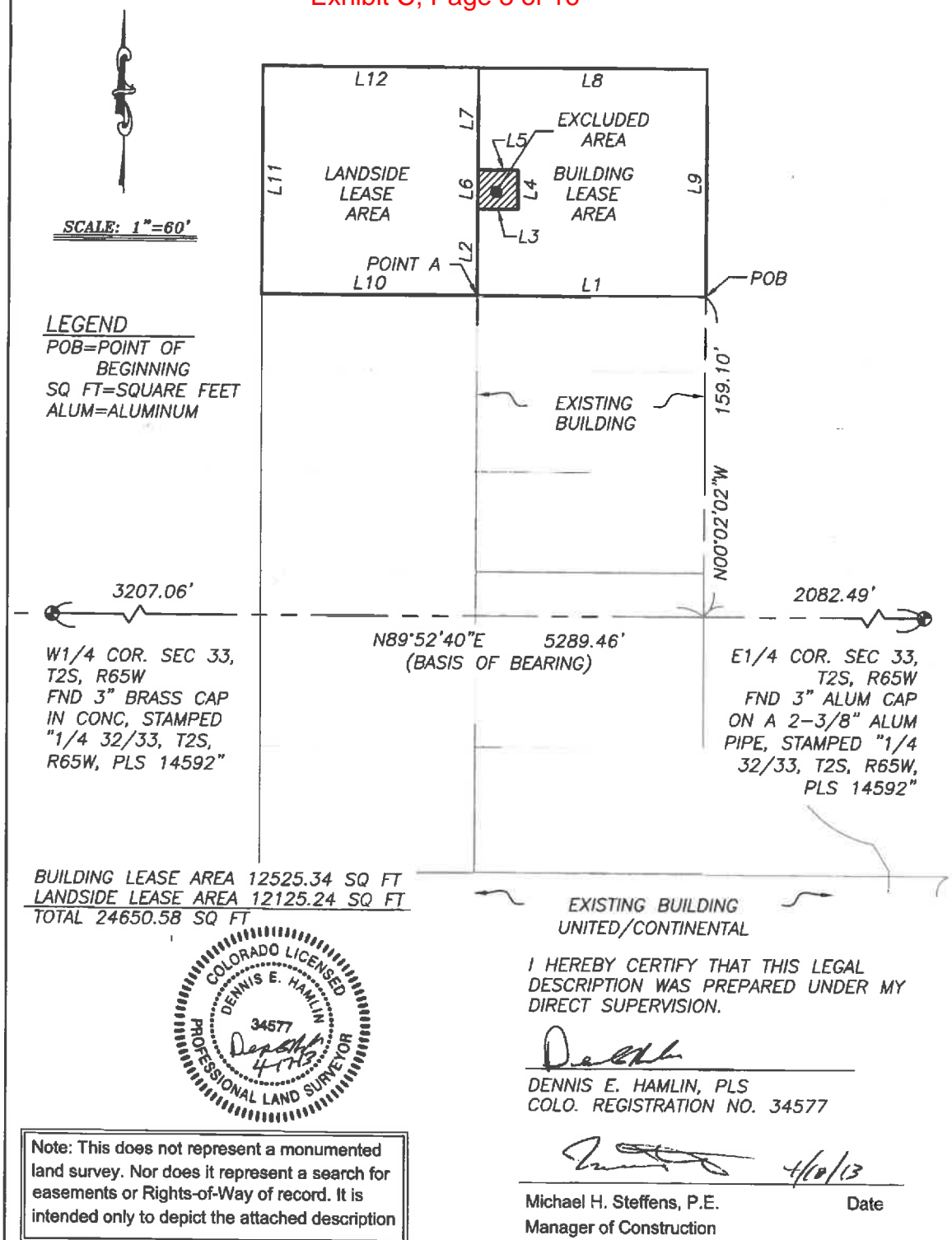
Said Landside Lease Area contains 12125.24 square feet.

Total area of Building Lease area and Landside Lease area equals 24650.58 square feet.

 4/2/13

Approved by: Michael H. Steffens, P.E. Date





**CITY AND COUNTY OF DENVER
 DEPARTMENT OF AVIATION
 DENVER INTERNATIONAL AIRPORT**

REVISED		
NO.	DATE	NAME

Air General Lease Area

Situated in Section 33, Township 2 South, Range 65 West of the
 6th Principal Meridian, City and County of Denver, State of
 Colorado.

REQUESTED BY:
 Moore, Susan

DATE
 05/09/12

SCALE
 1"=60'

DRAWN BY: TJB
 FIELD BY: NA
 CHECKED BY: RTL


SHEET NO. 1
 OF 2 SHEETS


DRAWING NO.
 S:\DRAWINGS\131\1310907RLeaseExhibits




LINE TABLE		
Line #	Direction	Length
L1	S89°57'58"W	114.00'
L2	N00°02'02"W	43.18'
L3	N89°57'58"E	20.12'
L4	N00°02'02"W	19.54'
L5	S89°57'58"W	20.12'
L6	S00°02'02"E	19.54'
L7	N00°02'02"W	50.60'
L8	N89°57'58"E	114.00'
L9	S00°02'02"E	113.32'
L10	S89°57'58"W	107.00'
L11	N00°02'02"W	113.32'
L12	N89°57'58"E	107.00'

I HEREBY CERTIFY THAT THIS LEGAL
DESCRIPTION WAS PREPARED UNDER MY
DIRECT SUPERVISION.


DENNIS E. HAMLIN, PLS
COLO. REGISTRATION NO. 34577

 4/8/13
Michael H. Steffens, P.E.
Manager of Construction
Date

		CITY AND COUNTY OF DENVER DEPARTMENT OF AVIATION DENVER INTERNATIONAL AIRPORT																													
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Moore, Susan	05/09/12	1"=80'	FIELD BY: NA																												
			CHECKED BY: RTL																												

LEGAL DESCRIPTION FOR THE PROPOSED AIR GENERAL LEASE AREA

Date: November 14, 2011

A parcel of land situated in Section 33, Township 2 South, Range 65 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Bearings used in this legal description are based on the east-west mid-section line of said Section 33, which bears North 89°52'40" East, a distance of 5289.46 feet, monuments as shown.

Commencing at the West Quarter corner of said Section 33;

Thence North 89°52'40" East along the east-west mid-section line, a distance of 3271.54 feet;

Thence North 00°00'00" East, a distance of 231.55 feet to the Point of Beginning of Parcel 3;

Thence continuing North 00°00'00" East, a distance of 40.71 feet;

Thence North 90°00'00" East, a distance of 212.48 feet;

Thence South 00°00'00" East, a distance of 78.68 feet;

Thence North 72°50'17" West, a distance of 118.39 feet;

Thence North 00°00'00" East, a distance of 13.74 feet;

Thence North 90°00'00" West, a distance of 14.33 feet;

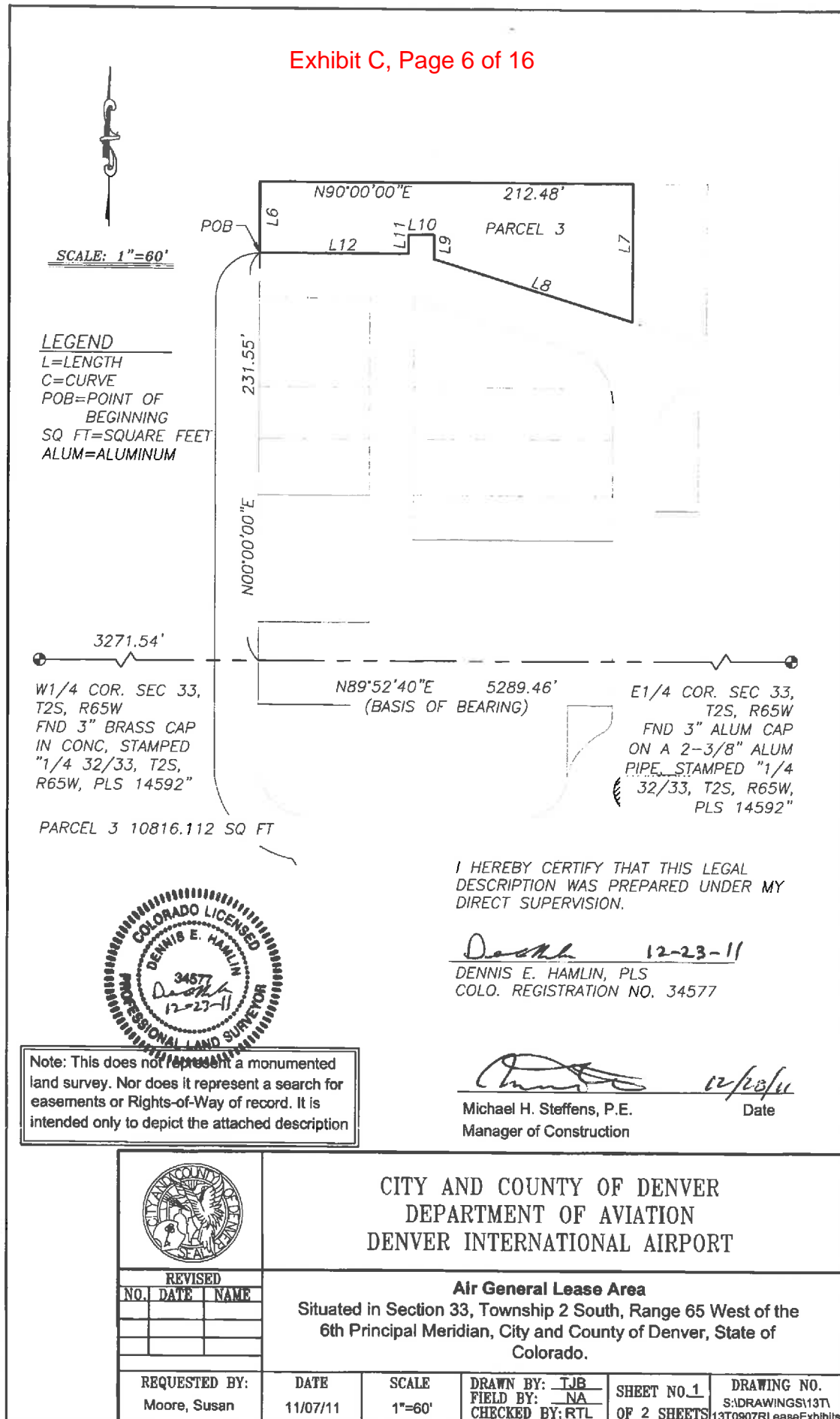
Thence South 00°00'00" East, a distance of 10.71 feet;

Thence North 90°00'00" West, a distance of 85.03 feet to the Point of Beginning.

Said Parcel 3 contains 10816.112 square feet.



Exhibit C, Page 6 of 16




LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N00°00'00"E	40.71'
L7	S00°00'00"E	78.68'
L8	N72°50'17"W	118.39'
L9	N00°00'00"E	13.74'
L10	N90°00'00"W	14.33'
L11	S00°00'00"E	10.71'
L12	N90°00'00"W	85.03'



I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION.

Dennis E. Hamlin 12-27-11
DENNIS E. HAMLIN, PLS
COLO. REGISTRATION NO. 34577

Michael H. Steffens 12/28/11
Michael H. Steffens, P.E.
Manager of Construction Date

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LEGAL DESCRIPTION FOR THE PROPOSED AIR GENERAL LEASE AREA

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Bearings used in this legal description are based on the east-west mid-section line of said Section 33, which bears North 89°52'40" East, a distance of 5289.46 feet, monuments as shown.

Commencing at the West Quarter corner of said Section 33;

Thence North 89°52'40" East along the east-west mid-section line, a distance of 3271.54 feet;

Thence North 00°00'00" East, a distance of 155.82 feet to the Point of Beginning of Parcel 1;

Thence continuing North 00°00'00" East, a distance of 50.50 feet;

Thence North 90°00'00" East, a distance of 63.36 feet;

Thence South 00°00'00" East, a distance of 50.50 feet to Point A;

Thence North 90°00'00" West, a distance of 63.36 feet to the Point of Beginning.

Said Parcel 1 contains 3199.950 square feet.

Commencing from Point A described above;

Thence North 90°00'00" East, a distance of 25.00 feet to the Point of Beginning of Parcel 2

Thence North 00°00'00" East, a distance of 49.93 feet;

Thence South 72°50'17" East, a distance of 90.68 feet;

Thence South 00°00'00" East, a distance of 23.17 feet;

Thence North 90°00'00" West, a distance of 86.64 feet to the Point of Beginning.

Said Parcel 2 contains 3166.853 square feet.

Total area of Parcels 1 & 2 equals 6366.803 square feet.



DRAWING NO.
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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°00'00"E	50.50'
L2	N90°00'00"E	63.36'
L3	S00°00'00"E	50.50'
L4	N90°00'00"W	63.36'
L13	N90°00'00"E	25.00'
L14	N00°00'00"E	49.93'
L15	S72°50'17"E	90.68'
L16	S00°00'00"E	23.17'
L17	N90°00'00"W	86.64'



I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION.

Dennis E. Hamlin 12-23-11
DENNIS E. HAMLIN, PLS
COLO. REGISTRATION NO. 34577

Michael H. Steffens 12/28/11
Michael H. Steffens, P.E.
Manager of Construction Date

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LEGAL DESCRIPTION FOR THE AIR GENERAL, INC. LEASE AREA

Date: June 16, 2014

A parcel of land situated in Section 33, Township 2 South, Range 65 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Bearings used in this legal description are based on the east-west mid-section line of said Section 33, which bears North 89°52'39" East, a distance of 5289.55 feet, monuments as shown.

Commencing at the East Quarter corner of said Section 33;

Thence South 89°52'39" West along the east-west mid-section line, a distance of 2082.49 feet to the interior wall of an existing building known as Joint Cargo;

Thence North 00°02'02" West along said interior wall line, a distance of 126.41 feet to the centerline of a common wall, also being the Point of Beginning;

Thence South 89°57'58" West along said centerline, a distance of 114.00 feet to the centerline of the westerly wall, also being Point A;

Thence North 00°02'02" West along said centerline, a distance of 37.30 feet to the centerline of a common wall;

Thence North 89°57'58" East along said centerline, a distance of 114.00 feet to the interior wall;

Thence South 00°02'02" East along said interior wall, a distance of 37.30 feet to the Point of Beginning.

Said Building Lease Area contains 4252.20 square feet.

Beginning at Point A as described above;

Thence South 89°57'58" West, a distance of 107.00 feet;

Thence North 00°02'02" West, a distance of 37.30 feet;

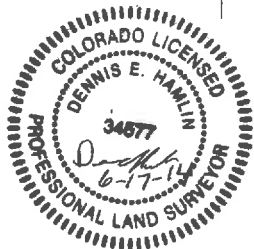
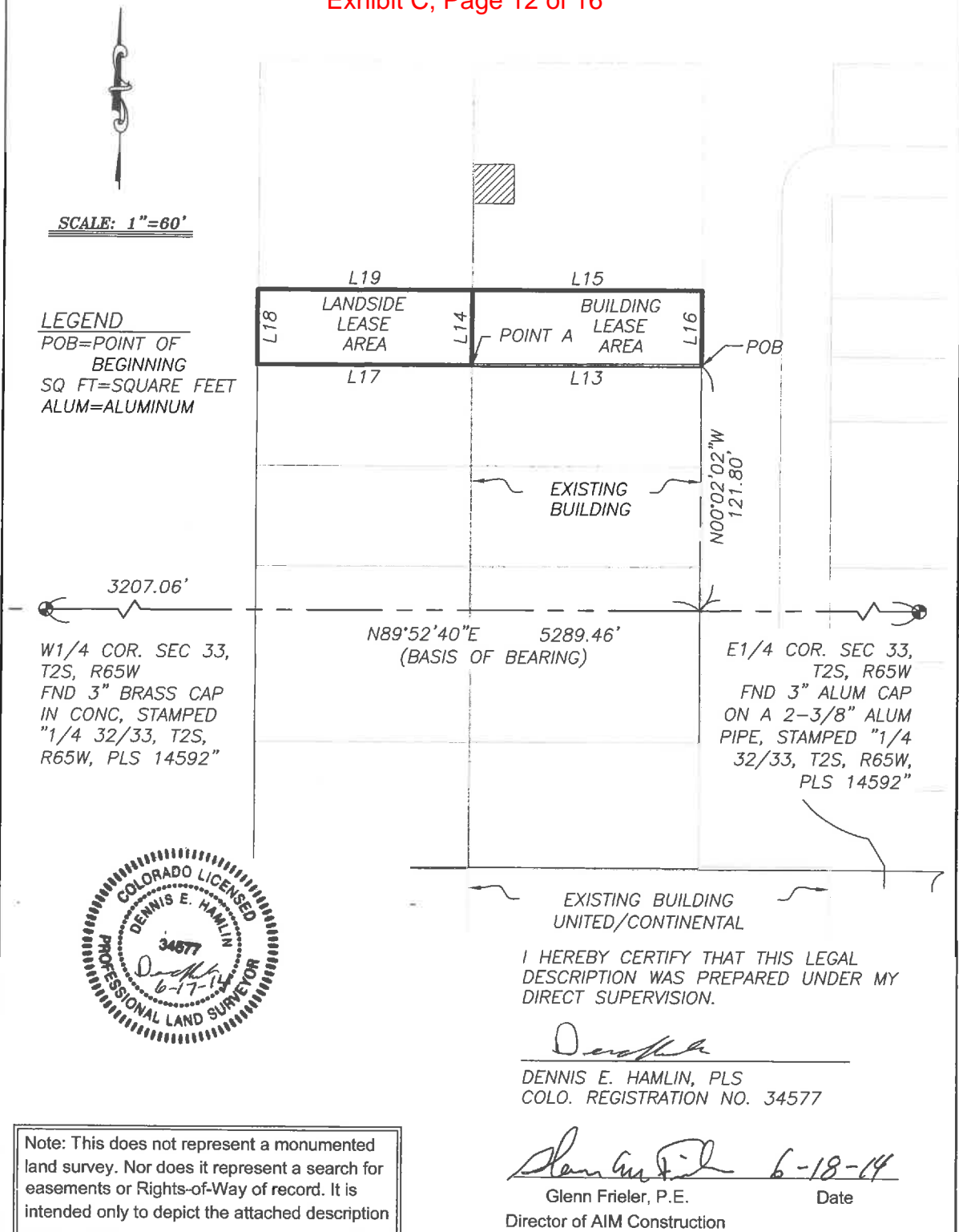
Thence North 89°57'58" East, a distance of 107.00 feet to the centerline of the westerly wall of said existing building;


Thence South 00°02'02" East along said centerline, a distance of 37.30 feet to Point A.

Said Landside Lease Area contains 3991.10 square feet.

Total area of Building Lease area and Landside Lease area equals 8243.30 square feet.

 6-18-14
Approved by: Glenn Frieler, P.E. Date



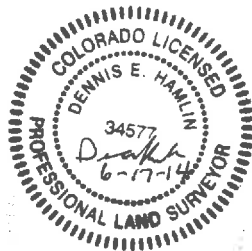
		
REVISED		
NO.	DATE	NAME
REQUESTED BY:		
Moore, Susan		
DATE		
06/16/14		
SCALE		
1"=60'		
DRAWN BY: TJB		
FIELD BY: NA		
CHECKED BY: RTL		

**CITY AND COUNTY OF DENVER
 DEPARTMENT OF AVIATION
 DENVER INTERNATIONAL AIRPORT**

Air General, Inc. Lease Area
 Situated in Section 33, Township 2 South, Range 65 West of the
 6th Principal Meridian, City and County of Denver, State of
 Colorado.

SHEET NO. 1 OF 2 SHEETS	DRAWING NO. S:\DRAWINGS\13T\13T0907RLeaseExhibits

LINE TABLE		
Line #	Direction	Length
L13	S89°57'58"W	114.00'
L14	N00°02'02"W	37.30'
L15	N89°57'58"E	114.00'
L16	S00°02'02"E	37.30'
L17	S89°57'58"W	107.00'
L18	N00°02'02"W	37.30'
L19	N89°57'58"E	107.00'



I HEREBY CERTIFY THAT THIS LEGAL
DESCRIPTION WAS PREPARED UNDER MY
DIRECT SUPERVISION.


D. Hamlin

DENNIS E. HAMLIN, PLS
COLO. REGISTRATION NO. 34577

Glenn Frieler 6-18-14

Glenn Frieler, P.E.
Director of AIM Construction

Date

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LEGAL DESCRIPTION FOR THE AIR GENERAL, INC. LEASE AREA

Date: June 14, 2014

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Bearings used in this legal description are based on the east-west mid-section line of said Section 33, which bears North 89°52'40" East, a distance of 5289.46 feet, monuments as shown.

Commencing at the West Quarter corner of said Section 33;

Thence North 89°52'40" East along the east-west mid-section line, a distance of 3271.54 feet;

Thence North 00°00'00" East, a distance of 126.41 feet to the Point of Beginning of Parcel 4;

Thence continuing North 00°00'00" East, a distance of 29.41 feet;

Thence North 90°00'00" East, a distance of 63.36 feet;

Thence South 00°00'00" East, a distance of 29.41 feet to Point A;

Thence North 90°00'00" West, a distance of 63.36 feet to the Point of Beginning.

Said Parcel 4 contains 1863.478 square feet.

Commencing from Point A described above;

Thence North 90°00'00" East, a distance of 25.00 feet to the Point of Beginning of Parcel 5

Thence North 00°00'00" East, a distance of 29.41 feet;


Thence South 90°00'00" East, a distance of 86.64 feet;

Thence South 00°00'00" East, a distance of 29.41 feet;

Thence North 90°00'00" West, a distance of 86.64 feet to the Point of Beginning.

Said Parcel 5 contains 2548.022 square feet.

Total area of Parcels 4 & 5 equals 4441.500 square feet.


Approved by: Glenn Frieler, P.E.

6/18/14
Date

SCALE: 1"=60'

LEGEND

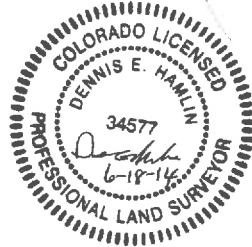
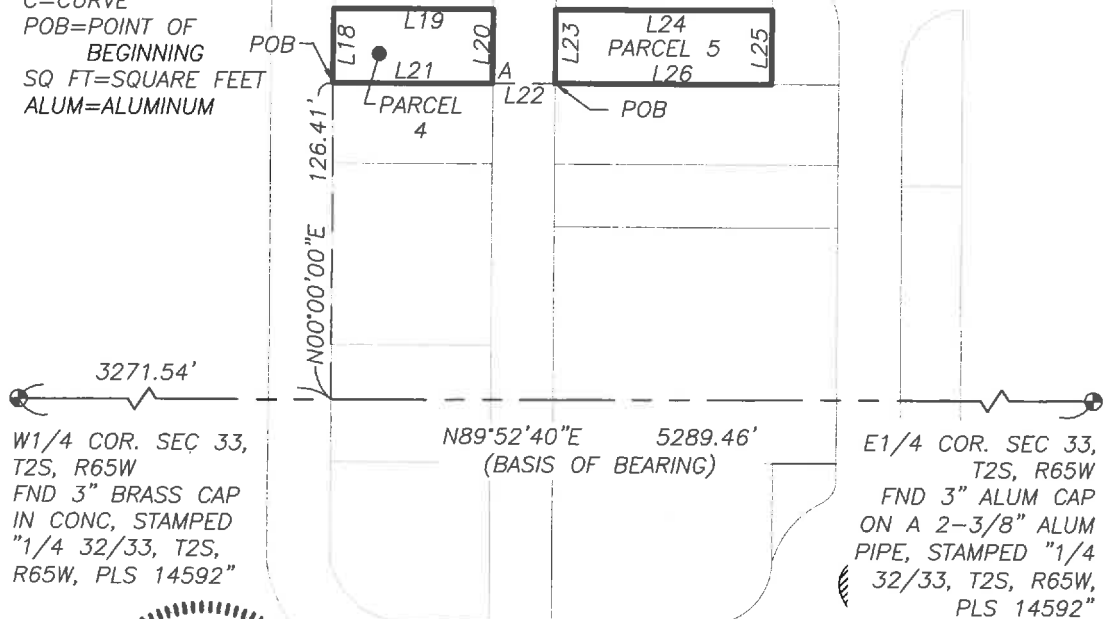
L=LENGTH

C=CURVE

POB=POINT OF BEGINNING

SQ FT=SQUARE FEET

ALUM=ALUMINUM



I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION.

Dennis E. Hamlin

DENNIS E. HAMLIN, PLS
COLO. REGISTRATION NO. 34577

Note: This does not represent a monumented land survey. Nor does it represent a search for easements or Rights-of-Way of record. It is intended only to depict the attached description

Glenn Frieler

Glenn Frieler, P.E.
Director of AIM Construction

6/18/14
Date



CITY AND COUNTY OF DENVER DEPARTMENT OF AVIATION DENVER INTERNATIONAL AIRPORT

REVISED		
NO.	DATE	NAME

REQUESTED BY:
Moore, Susan

DATE
11/07/11

SCALE
1"=60'

DRAWN BY: TJB
FIELD BY: NA
CHECKED BY: RTL

SHEET NO. 1
OF 2 SHEETS

DRAWING NO.
S:\DRAWINGS\13T\13T0907RL\LeaseExhibits

Air General, Inc. Lease Area
Situated in Section 33, Township 2 South, Range 65 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.



LINE TABLE		
Line #	Direction	Length
L18	N00°00'00"E	29.41'
L19	N90°00'00"E	63.36'
L20	S00°00'00"E	29.41'
L21	N90°00'00"W	63.36'
L22	N90°00'00"E	25.00'
L23	N00°00'00"E	29.41'
L24	S90°00'00"E	86.64'
L25	S00°00'00"E	29.41'
L26	N90°00'00"W	86.64'

I HEREBY CERTIFY THAT THIS LEGAL
DESCRIPTION WAS PREPARED UNDER MY
DIRECT SUPERVISION.

Dennis E. Hamlin

DENNIS E. HAMLIN, PLS
COLO. REGISTRATION NO. 34577

Glenn Frieler

Glenn Frieler, P.E.
Director of AIM Construction

6/18/14
Date



CITY AND COUNTY OF DENVER
DEPARTMENT OF AVIATION
DENVER INTERNATIONAL AIRPORT

REVISED		
NO.	DATE	NAME

Air General, Inc. Lease Area

Situated in Section 33, Township 2 South, Range 65 West of the
6th Principal Meridian, City and County of Denver, State of
Colorado.

REQUESTED BY:
Moore, Susan

DATE
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SHEET NO. 2
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