

## 2025 USE AND LEASE AGREEMENT AMENDMENT

**THIS USE AND LEASE AGREEMENT AMENDMENT** (the “**2025 Lease Amendment**”), is made and entered into as of the date stated on the signature page (“**Effective Date**”), by and between the City and County of Denver, a municipal corporation of the State of Colorado (“**City**”), and United Airlines, Inc., a corporation organized and existing under and by virtue of the laws of the State of Delaware, and authorized to do business in the State of Colorado (“**Airline**”):

### WITNESSETH:

**WHEREAS**, the City owns the Denver International Airport (the “**Airport**” or “**DEN**”);

**WHEREAS**, the City and Airline entered into an Airport Use and Facilities Lease Agreement dated January 7, 1992, as amended and supplemented by a Stipulated Order dated November 21, 2003, providing for the assumption of the lease as amended, pursuant to Section 365(a) of the Bankruptcy Code, and by the 2005, 2005-2, 2006, 2007, 2009, 2012, 2014, 2015, 2020, 2021, 2022, and 2023 lease Amendments (collectively, with this 2025 Lease Amendment, the “**Use and Lease Agreement**”) with respect to certain facilities at the Airport; and

**WHEREAS**, the Parties seek to amend the Use and Lease Agreement as provided in this 2025 Lease Amendment to, among other matters, (a) properly identify all leased space currently leased by Airline from the City and memorialize Airline’s lease thereof, (b) address a new baggage system on the A Concourse, (c) address the reconfiguration (upgrading) of the Concourse B-East South Finger gates, which are currently comprised of Gates B80, B82, B84, B86, B88, B90, B92, B94, and B95 (the “**South Finger Gates**”) and associated passenger loading bridges and other infrastructure capable of accommodating regional jet aircraft, and (d) provide for the lease of property to Airline for temporary construction trailers; and

**WHEREAS**, Airline is requesting to reconfigure (upgrade) the South Finger Gates (the “**South Finger Project**”) to accommodate larger aircraft, such that the reconfigured South Finger Gates will include seven gates (B80, B82, B84, B86, B88, B90, and B92).

**NOW, THEREFORE**, for and in consideration of the premises and other good and valuable consideration, the parties hereto agree as follows:

### PART I - DEMISED PREMISES

#### 1.01 AIRLINE’S DEMISED PREMISES

- A. Existing **Exhibit D-Terminal** is hereby deleted in its entirety and replaced with the new **Exhibit D-Terminal** attached hereto.
- B. Existing **Exhibit D-Concourse A** is hereby deleted in its entirety and replaced with the new **Exhibit D-Concourse A** attached hereto.

- C. Existing **Exhibit D-Concourse B** is hereby deleted in its entirety and replaced with the new **Exhibit D-Concourse B** attached hereto.

## **PART II - CONCOURSE A BAGGAGE SYSTEM**

### **2.01 CONCOURSE A BAGGAGE SYSTEM.**

- A. Airline is hereby permitted, subject to the terms and conditions contained herein, to design, construct and/or install a new baggage system on Concourse A (the **“Concourse A Baggage System”**).
- B. Concourse A Baggage System Lease Area. Commencing on the Effective Date of this 2025 Lease Amendment and continuing for the term of the Use and Lease Agreement, the City leases to the Airline the space depicted on **Exhibit D-13** (the **“Concourse A Baggage System Lease Area”**), which Concourse A Baggage System Lease Area will be used for the construction, operation, and maintenance of the Concourse A Baggage System, the handling of outbound and inbound baggage and for such other purposes as may be authorized, in writing, from time to time, by the CEO. All plans and designs for the Concourse A Baggage System shall comply in all respects with the DEN Design Principles and the DEN Design Standards, which can be found at <https://www.flydenver.com/business-and-community/tenant-information/#designstandards> (the **“DEN Design Guidelines”**). The 30%, 60%, 90% and “issued for construction” plans for the Concourse A Baggage System must be submitted to and approved by the City before any construction or installation commences.
- C. Baggage System Lease Rate. The rental rate of the Concourse A Baggage System Lease Area shall be as follows:
1. Ten percent (10%) of applicable Terminal Complex Rental Rate, as provided in DEN Rules Part 120, for the portions of Concourse A Baggage System Lease Area where equipment is installed at ten (10) feet or higher from the ground, as depicted in Concourse A Baggage System Lease Area; provided, however, that in certain areas of the Concourse A Baggage System Lease Area, there are utilities and ductwork that require equipment to be installed below 10 feet, and those areas, as depicted in **Exhibit D-13**, will be charged the rental rate set forth in this Section 2.01.C.1;
  2. Fifty percent (50%) of the Terminal Complex Rental Rate for portions of the Concourse A Baggage System Lease Area where equipment is installed lower than ten (10) feet from the ground, as depicted in the Concourse A Baggage System Lease Area, or that otherwise renders the area below the Concourse A Baggage System Lease Area, solely as a result of Airline’s installation of its equipment, unusable for storage, office space and circulation purposes by the City or other third parties; and

3. Sixty-five percent (65%) of the Terminal Complex Rental Rate for the basement-level control rooms in the Concourse A Baggage Lease Area, as depicted in the Baggage System Lease Area.
4. The rental payments for the Concourse A Baggage System Lease Area will commence on the first day of the month following the date of completion of construction of the Concourse A Baggage System, as evidenced by a “temporary certificate of occupancy,” a “certificate of occupancy,” or its equivalent, issued by Denver Department of Community Planning (the “**Concourse A Baggage System Rent Commencement Date**”) and Development. Following the Concourse A Baggage System Rent Commencement Date, Airline will pay rent as set forth in the Use and Lease Agreement.

D. Design and Construction of the Concourse A Baggage System.

1. The design and construction of the Concourse A Baggage System (the “**Baggage Work**”) will be at Airline’s sole cost and expense.
2. Airline will ensure that the Concourse A Baggage System is constructed with its own electric meter, and Airline will be solely responsible for the electric costs for the Concourse A Baggage System.
3. Airline or its general contractor for the Baggage Work (“**Baggage Work Contractor**”) shall obtain and maintain, during the Baggage Work, the insurance requirements set forth in **Exhibit U**.
4. Airline or the Baggage Work Contractor shall provide a Payment and Performance Bond for the Baggage Work in substantially the form set forth in **Exhibit V**.
5. The Baggage Work shall be performed in accordance with the requirements of Section 4.02 of the Use and Lease Agreement. Additionally, Airline will coordinate its work with the City to ensure that there are no conflicts between Airline’s construction of the Concourse A Baggage System and any other construction projects or work by the City or other tenants. To ensure that the Concourse A Baggage System is designed and constructed to meet City requirements, Airline shall invite the City’s Senior Vice President for Design, Engineering, and Construction (“**DEC**”), or their designee, and the DEC project manager for the Baggage Work, to attend any and all Baggage Work-related meetings between Airline and Airline’s design and construction contractors.
6. Airline shall be primarily responsible for any and all “Quality Assurance”/Quality Control (“**QA/QC**”) work or inspections related to the Baggage Work and that are required by the DEN Design Guidelines.

7. Airline will provide the City with the final “as-built” plans for the Concourse A Baggage System, in the format reasonably required by the City. Airline shall also keep and maintain all records for equipment installed as part of the Concourse A Baggage System.
8. Airline or its Baggage Work Contractor shall comply with the following MWBE requirements for the Baggage Work:
  - a. The Baggage Work is subject to Article III, Divisions 1 and 3 of Chapter 28, D.R.M.C., designated as §§ 28-31 to 28-40 and 28-51 to 28-90 (the “**MWBE Ordinance**”); and any Rules and Regulations promulgated pursuant thereto. The Airline’s goal for MWBE participation for the Baggage Work is 9% as stipulated in the Division of Small Business Opportunity’s (“**DSBO**”) MWBE Commitment Form submitted by the Airline.
  - b. Under § 28-68, Denver Revised Municipal Code (“**D.R.M.C.**”), the Airline has an ongoing, affirmative obligation to maintain for the duration of the Baggage Work, at a minimum, compliance with the MWBE participation percentage noted in Section 3.01.D.8.a above, unless the City initiates a material modification to the scope of work affecting MWBEs performing on the Baggage Work through change order, contract amendment, or other modification under § 28-70, D.R.M.C. The Airline acknowledges that:
    - i. If directed by DSBO, the Airline shall develop and comply with or require the Baggage Work Contractor to develop and comply with a Utilization Plan in accordance with § 28-62(b), D.R.M.C. Along with the Utilization Plan requirements, the Airline must establish and maintain records and submit regular reports, as directed by DSBO, which will allow the City to assess progress in complying with the Utilization Plan and achieving the MWBE participation goal. The Utilization Plan is subject to modification by DSBO. If change orders or any other contract modifications are issued with respect to the Baggage Work, the Airline either itself or through the Baggage Work Contractor shall have a continuing obligation to promptly inform DSBO in writing of any agreed upon increase or decrease in the scope of work of such contract, upon any of the bases under § 28-70, D.R.M.C., regardless of whether such increase or decrease in scope of work has been reduced to writing at the time of notification of the change by the City.
    - ii. If change orders or other amendments or modifications are issued under the contract for the Baggage Work that include an increase in the scope of work of the Baggage Work, whether by amendment, change order, force account or otherwise, which increases the dollar



value of the contract for the Baggage Work, whether or not such change is within the scope of the Baggage Work designated for performance by an MWBE at the time of award of the contract for the Baggage Work, such change orders or contract modification shall be promptly submitted to DSBO for notification purposes.

- iii. Those amendments, change orders, force accounts or other contract modifications that involve a changed scope of work that cannot be performed by existing project subcontractors are subject to the original contract goal. The Airline shall or shall cause the Baggage Work Contractor to satisfy the goal with respect to such changed scope of work by soliciting new MWBEs in accordance with § 28-70, D.R.M.C. The Airline either itself or through the Baggage Work Contractor must also satisfy the requirements under §§ 28-60 and 28-73, D.R.M.C., with regard to changes in scope or participation. The Airline shall supply to DSBO all required documentation under §§ 28-60, 28-70, and 28-73, D.R.M.C., with respect to the modified dollar value or work under the contract for the Baggage Work.
- iv. If applicable, for contracts for Baggage Work of one million dollars (\$1,000,000.00) and over, the Airline is required to comply with § 28-72, D.R.M.C. regarding prompt payment to MWBEs. Payment to MWBE subcontractors shall be made by no later than thirty-five (35) days after receipt of the MWBE subcontractor's invoice.
- v. Intentionally Omitted.
- vi. Termination or substitution of an MWBE subcontractor requires compliance with § 28-73, D.R.M.C.
- vii. Failure to comply with these provisions may subject Airline to sanctions set forth in § 28-76 of the MWBE Ordinance.
- viii. Should any questions arise regarding specific circumstances, Airline should consult the MWBE Ordinance or may contact the Project's designated DSBO representative at (720) 913-1999.

E. Indemnity and Release.

- 1. With respect to the Baggage Work, Airline hereby agrees to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, agents and employees, contractors and sub-contractors for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property to the extent arising out of, resulting from, or related to the Baggage Work by Airline, the Baggage Work Contractor or their agents, representatives, subcontractors, or suppliers ("**Baggage Work Claims**"). This indemnity shall be interpreted in the broadest possible

manner to indemnify the City. Airline agrees this agreement expressly applies to warranties to materials, equipment, workmanship or other items held by the City that are impacted or reduced in coverage or value by Airline's conduct of its Baggage Work.

2. Airline's duty to defend and indemnify City shall arise at the time written notice of the Baggage Work Claim is first provided to City regardless of whether suit has been filed and even if Airline is not named as a Defendant.
3. Airline will defend any and all Baggage Work Claims which may be brought or threatened against City and will pay on behalf of City any and all expenses incurred by reason of such Baggage Work Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Baggage Work Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
4. Airline and its contractors and subcontractors shall waive and release any and all claims they may have at any time against the City related to the Baggage Work. This provision in no way limits or waives the City's immunities and protections under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

F. Concourse A Baggage System Operation and Maintenance.

1. The Airline has the sole obligation for the maintenance, repair, replacement and operation of the Concourse A Baggage System during the term of the Use and Lease Agreement; provided, however, if the City exercises its Baggage System Purchase Option, as defined below, and the Airline is no longer using and leasing the Concourse A Baggage System then, on and after the Baggage System Vesting Date, as defined below, the Airline shall no longer have such obligation and the City shall have the sole obligation for the maintenance, repair, replacement and operation of the Concourse A Baggage System.
2. During the term of the Use and Lease Agreement, but only so long as Airline is using and leasing the Concourse A Baggage System and has the obligation to maintain the Concourse A Baggage System, Airline shall maintain the Concourse A Baggage System on a preventative maintenance basis such that equipment is inspected regularly and changed/repaired prior to actual failure so that equipment operates continuously without unexpected failure.

3. The Airline shall keep records of all repairs, manpower and spare parts required to perform preventative maintenance tasks consistent with and as required by its standard procedures.
4. During the term of the Use and Lease Agreement, but only so long as Airline is using and leasing the Concourse A Baggage System and has the obligation to maintain the Concourse A Baggage System at the City's request, Airline shall provide City a written summary report of all operations and maintenance no more than once each quarter during the term of the Use and Lease Agreement.

G. Concourse A Baggage System Ownership; City's Baggage System Purchase Option.

1. The Airline will own and operate and have exclusive use of the Concourse A Baggage System. The Airline grants to the City an option to purchase the Concourse A Baggage System (the "**Baggage System Purchase Option**"), which may be exercised by the City, in accordance with the terms hereof, at any time during the term of the Use and Lease Agreement.
  - a. If the City exercises its Baggage System Purchase Option, then it must give at least two hundred seventy (270) days' prior written notice (the "**Baggage System Purchase Option Notice**") to the Airline specifying the proposed date, which shall be no less than two hundred seventy (270) days from the date of the Baggage System Purchase Option Notice for City's acquisition of the Concourse A Baggage System.
  - b. The purchase price (the "**Baggage System Purchase Price**") paid by the City to Airline for City's purchase of the Concourse A Baggage System shall be United's unamortized cost of the Concourse A Baggage System; provided, however, the Baggage System Purchase Price shall not exceed One Hundred Fifty-Seven Million Seven Hundred Thousand and 00/100 Dollars (\$157,700,000.00).
  - c. The City shall pay the Baggage System Purchase Price, at United's option, in either (a) one cash lump-sum payment paid to Airline within 30 days after the Baggage System Vesting Date, or (b) in the form of rent credits, against rent owned by Airline to the City under the Use and Lease Agreement, that will begin to apply immediately after the Baggage System Vesting Date and continue until the Purchase Price has been paid in full through the rent credits.
2. If the City exercises its Baggage System Purchase Option, title to the Concourse A Baggage System will vest in the City either (a) on the date of full payment to Airline of the Baggage System Purchase Price, if the City pays the Baggage System Purchase Price in one cash lump-sum payment,

or (b) the date the City notifies Airline, in writing, that it has issued a credit memo to Airline for the Baggage System Purchase Price, to be applied against amounts Airline may owe to the City under the Use and Lease Agreement (the date in (a) or (b), as applicable the “**Baggage System Vesting Date**”)

3. Upon Airline’s receipt of the Baggage System Purchase Option Notice, the parties shall negotiate in good faith such other terms of the City’s purchase of the Concourse A Baggage System to which the parties may agree and which are not contemplated herein.
4. On and after the Baggage System Vesting Date,
  - a. Airline shall nevertheless have the continued right to use and lease the Concourse A Baggage System for the term of the Use and Lease Agreement.
  - b. Airline shall pay for the use and lease of the Concourse A Baggage System in the form of an incremental lease cost (amortized over the useful life of the Concourse A Baggage System) reflecting the Baggage System Purchase Price.
  - c. So long as Airline continues to lease the Concourse A Baggage System, Airline shall be solely responsible for the operation and maintenance of the Concourse A Baggage System; provided that if there are any capital equipment improvements or replacements needed that exceed \$2,500.00, then (i) Airline shall obtain the City’s prior written approval of such improvements or replacements, and (ii) the City will reimburse Airline for those approved costs through a rent credit commencing promptly after completion of such work and submittal of the invoices for such work by the Airline to the City.
5. If the City does not exercise its Baggage System Purchase Option during the term of the Use and Lease Agreement, on the date of expiration of earlier termination of the Use and Lease Agreement, ownership and title of the Concourse A Baggage System shall automatically vest in the City, at no cost to the City.

### **PART III - SOUTH FINGER PROJECT**

#### **3.01 SOUTH FINGER PROJECT**

A. Definitions. As used in this 2025 Lease Amendment:

1. “**Tenant Improvements**” mean those improvements identified in **Exhibit W**.

2. **“Proprietary Tenant Improvements”** mean those Tenant Improvements identified in **Exhibit X** and which will be installed by Airline to exclusively serve Airline’s operations and needs.
3. **“Non-Proprietary Tenant Improvements”** mean those Tenant Improvements which are not Proprietary Tenant Improvements, and which are identified in **Exhibit X**.
4. **“Gate Work”** means the design, construction and installation work necessary to install the Tenant Improvements as set forth in **Exhibit W**, which will occur within the areas identified in **Exhibit W**. The Gate Work shall in all respects meet and conform to the specifications as established by the City, including within all applicable DEN Design Standards.

B. Design and Construction of the Tenant Improvements.

1. Notwithstanding anything contained in the Use and Lease Agreement to the contrary, Airline is hereby authorized to undertake the Tenant Improvements and the Gate Work. All plans and designs for the Tenant Improvements shall comply in all respects with the DEN Design Guidelines. The 30%, 60%, 90% and “issued for construction” plans for the Tenant Improvements must be submitted to and approved by the City before any construction or installation commences.
2. The Tenant Improvements will be designed and operated to ensure that the larger aircraft being accommodated on the upgated South Finger Gates will not block or interfere with existing taxiways adjacent to the South Finger Gates.
3. **Exhibit X** sets forth the currently expected cost of all Non-Proprietary Tenant Improvements, including both the hard costs and soft costs of the Non-Proprietary Tenant Improvements.
4. Airline shall maintain detailed records, including all of its contractor and subcontractor invoices, of all costs incurred by Airline in performing the Gate Work involving the Non-Proprietary Tenant Improvements.
5. Airline or its general contractor for the Tenant Improvements (the **“South Finger Contractor”**) shall obtain and maintain, during the Gate Work, the insurance requirements set forth in **Exhibit U**.
6. To ensure that the Tenant Improvements are designed and constructed to meet City requirements, Airline shall invite the City’s Senior Vice President for Design, Engineering, and Construction (**“DEC”**), and the DEC project manager for the Gate Work, to attend any and all Gate Work-related meetings between Airline and Airline’s design and construction contractors.

7. Airline shall be primarily responsible for any and all QA/QC work or inspections related to the Gate Work required by the Tenant Development Guidelines. However, the City will have the right, at its option, to perform any of its own QA/QC work with respect to the Non-Proprietary Tenant Improvements.
8. Airline or its South Finger Contractor shall comply with the following MWBE requirements for the Gate Work:
  - a. The Gate Work is subject to the MWBE Ordinance; and any Rules and Regulations promulgated pursuant thereto. The Airline's goal for MWBE participation for the Gate Work is 18% as stipulated in the DSBO MWBE Commitment Form submitted by the Airline.
  - b. Under § 28-68, D.R.M.C., the Airline has an ongoing, affirmative obligation to maintain for the duration of the Gate Work, at a minimum, compliance with the MWBE participation set forth in Section 3.01.B.8.a above, unless the City initiates a material modification to the scope of work affecting MWBEs performing on the Gate Work through change order, contract amendment, or other modification under § 28-70, D.R.M.C. The Airline acknowledges that:
    - i. If directed by DSBO, the Airline shall or shall cause the South Finger Contractor to develop and comply with a Utilization Plan in accordance with § 28-62(b), D.R.M.C. Along with the Utilization Plan requirements, the Airline must establish and maintain records and submit regular reports, as directed by DSBO, which will allow the City to assess progress in complying with the Utilization Plan and achieving the MWBE participation goal. The Utilization Plan is subject to modification by DSBO.
    - ii. If change orders or any other contract modifications are issued with respect to the Gate Work, the Airline South Finger Contractor shall have a continuing obligation to promptly inform DSBO in writing of any agreed upon increase or decrease in the scope of work of such Gate Work, upon any of the bases under § 28-70, D.R.M.C., regardless of whether such increase or decrease in scope of work has been reduced to writing at the time of notification of the change by the City.
    - iii. If change orders or other amendments or modifications are issued under the contract that include an increase in the scope of work of the Gate Work, whether by amendment, change order, force account or otherwise, which increases the dollar value of the contract, whether or not such change is within the scope of work designated for performance by an MWBE at the time of award of contract for

the Gate Work, such change orders or contract modification shall be promptly submitted to DSBO for notification purposes.

- iv. Those amendments, change orders, force accounts or other contract modifications that involve a changed scope of work that cannot be performed by existing project subcontractors are subject to the original contract goal. The Airline itself or through the South Finger Contractor shall satisfy the goal with respect to such changed scope of Gate Work by soliciting new MWBEs in accordance with § 28-70, D.R.M.C. The Airline itself or through the South Finger Contractor must also satisfy the requirements under §§ 28-60 and 28-73, D.R.M.C., with regard to changes in scope or participation. The Airline itself or through the South Finger Contractor shall supply to DSBO all required documentation under §§ 28-60, 28-70, and 28-73, D.R.M.C., with respect to the modified dollar value or work under the contract.
- c. If applicable, for contracts of one million dollars (\$1,000,000.00) and over, the Airline is required to comply with § 28-72, D.R.M.C. regarding prompt payment to MWBEs. Payment to MWBE subcontractors shall be made by no later than thirty-five (35) days after receipt of the MWBE subcontractor's invoice.
- d. Termination or substitution of an MWBE subcontractor requires compliance with § 28-73, D.R.M.C.
- e. Failure to comply with these provisions may subject Airline to sanctions set forth in § 28-76 of the MWBE Ordinance
- f. Should any questions arise regarding specific circumstances, Airline should consult the MWBE Ordinance or may contact the Project's designated DSBO representative at (720) 913-1999.

9. Jet Fuel System Changes.

- a. The Parties acknowledge that the City and DEN Fuel Company, LLC entered into that certain November 10, 2022 Fuel System Lease Agreement (City Contract No. 202263064) (the “**DEN Fuel Agreement**”).
- b. The Tenant Improvements include proposed changes (the “**Fuel System Changes**”) to components of the Fuel System (as defined in the DEN Fuel Agreement). Under the DEN Fuel Agreement, the City has leased the Fuel System to DEN Fuel Company, LLC. The proposed Fuel System Changes are identified in **Exhibit W** to this 2025 Lease Amendment.

- c. The City hereby approves the Fuel System Changes and the Airline's performance thereof. However, Airline acknowledges that it must also seek approval from DEN Fuel Company, LLC to undertake the Gate Work with respect to the Fuel System Changes. Airline shall provide the City with the DEN Fuel Company, LLC's written approval of the Fuel System Changes prior to the City authorizing Airline to start any Gate Work until such notice has been provided to the City.

C. Indemnity and Release.

1. With respect to the Gate Work, Airline hereby agrees to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, agents and employees, contractors and sub-contractors for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property to the extent arising out of, resulting from, or related to the Gate Work by Airline, Contractor or their agents, representatives, subcontractors, or suppliers ("**Gate Work Claims**"). This indemnity shall be interpreted in the broadest possible manner to indemnify the City. Airline agrees that this agreement expressly applies to warranties to materials, equipment, workmanship or other items held by the City that are impacted or reduced in coverage or value by Airline's conduct of its Gate Work.
2. Airline's duty to defend and indemnify City shall arise at the time written notice of the Gate Work Claim is first provided to City regardless of whether suit has been filed and even if Airline is not named as a Defendant.
3. Airline will defend any and all Gate Work Claims which may be brought or threatened against City and will pay on behalf of City any and all expenses incurred by reason of such Gate Work Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Gate Work Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
4. Airline and its contractors and subcontractors shall waive and release any and all claims they may have at any time against the City related to the Gate Work. This provision in no way limits or waives the City's immunities and protections under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

- D. Airline or Contractor shall provide a Payment and Performance Bond for the Gate Work in the form set forth in **Exhibit Y**.

E. Operation and Maintenance of Tenant Improvements.

1. Airline shall be solely responsible for the operation and maintenance ("**O&M**") of the Tenant Improvements during the term of the Use and



Lease Agreement, except with respect to the O&M for the Non-Proprietary Tenant Improvements for which the City has exercised the Option as defined and set forth in Section 3.01.F of this 2025 Lease Amendment. Each party's (as applicable) O&M obligation for the Tenant Improvements shall include all required inspections and maintenance necessary to ensure that the O&M complies with all requirements of any warranties associated with the Tenant Improvements.

2. In the performance of its O&M obligation as set forth herein, Airline and the City, as applicable, shall ensure that the Tenant Improvements at all times meet any and all applicable requirements of the City and the FAA. In the event the either reasonably believes that the other party is not meeting this O&M requirement, then the City or Airline, as the case may be, shall have the right to undertake the required O&M, and the cost for such work will be charged to the applicable cost center as identified in **Exhibit F**.

F. Ownership of the Tenant Improvements; City Purchase Option.

1. Except as set forth in subsection 2 below of this Section 3.01.F, the Tenant Improvements will be owned by Airline until the expiration or early termination of the Use and Lease Agreement. However, while the Tenant Improvements will be owned by Airline, Airline's use of the Tenant Improvements will be on a preferential-use basis, and will in no circumstances constitute Airline exclusive use property. Additionally, given the nature and location of the Tenant Improvements (e.g., aeronautical infrastructure within the AOA necessary for the City's operation of the Airport), Airline's ownership and use of the Tenant Infrastructure shall be subordinate to the needs and requirements of the City and the FAA.
2. The City hereby has an option (the "**South Finger Purchase Option**") to, without any obligation to do so, purchase all Non-Proprietary Tenant Improvements from Airline, as set forth below.
  - a. Airline shall provide written notice (the "**Completion Notice**") to the City sixty (60) days in advance of when Airline expects to achieve Substantial Completion, as defined below, of the Gate Work, which Completion Notice shall include the expected date of Substantial Completion. The City shall have forty-five (45) days following receipt of the Completion Notice to exercise the South Finger Purchase Option. The City shall exercise the Option through written notice to Airline (the "**South Finger Purchase Option Notice**"). The South Finger Purchase Option Notice shall indicate whether the City is going to pay for the Non-Proprietary Tenant Improvements through a lump-sum cash payment or rent credits, as set forth below.

3. **“Substantial Completion”** of the Gate Work means the earlier of (a) the date Gate Work has progressed to the point that the City or Airline can beneficially occupy or utilize the Tenant Improvements for the purpose for which it is intended, and the Gate Work complies with all applicable codes and regulations, and (b) the date of issuance of a certificate of occupancy, or certificate of suitability for use from the appropriate governmental agencies. The Airline will advise the City in writing when Substantial Completion of the Gate Work has been achieved.
  - a. If the City exercises the South Finger Purchase Option, then title to the Non-Proprietary Tenant Improvements shall automatically vest in the City either (a) on the date of full payment to Airline of the South Finger Purchase Price, as defined below, if the City pays the South Finger Purchase Price in one cash lump-sum payment, or (b) the date the City notifies Airline, in writing, that it has issued a credit memo to Airline for the South Finger Purchase Price, to be applied against amounts Airline may owe to the City under the Use and Lease Agreement (the date in (a) or (b), as applicable the (the **“South Finger Vesting Date”**)).
    - i. Notwithstanding the City taking title to the Non-Proprietary Tenant Improvements on the South Finger Vesting Date, Airline and its contractors shall remain responsible, following the Vesting Date, to complete any outstanding “punch list” items that remain to be completed for the Gate Work.
  - b. In the event Airline is performing the Gate Work in two or more phases, then the South Finger Option shall apply separately for each phase of the Gate Work, and the Completion Notice and the South Finger Purchase Option Notice shall be provided for each phase using the same timing as set forth in Section 3.01.E.2.a, and based upon Substantial Completion for each phase of the Gate Work. Likewise, if the City exercises the South Finger Purchase Option, then the South Finger Vesting Date for each phase shall each be based upon the date of Substantial Completion for each such phase of the Gate Work.
  - c. Within 90 days following the South Finger Vesting Date, Airline shall provide the City with copies of all invoices, including applicable back-up information that may be reasonably necessary to document the final cost of the Non-Proprietary Tenant Improvements (the **“Invoices”**).
    - i. The City shall have fifteen (15) days following receipt from Airline of the Invoices to review and approve the Invoices or notify Airline, in writing, if it objects to the Invoices, setting forth in detail the specifics of its objection (the end of such fifteen (15) day review period, the **“Review Closure Date”**).

- ii. If the City objects to the Invoices, the parties will work in good faith to address and resolve those objections.
- iii. The purchase price (the “**South Finger Purchase Price**”) of the Non-Proprietary Tenant Improvements will be an amount equal to, but not exceeding, Airline’s cost (without mark-up) for the Non-Proprietary Tenant Improvements (and any additional work that the City and Airline have mutually agreed in writing that Airline will perform, which additional work shall be deemed part of the “Gate Work” for the Non-Proprietary Tenant Improvements), as evidenced by the Invoices and taking into account any mutually agreed upon adjustment (based upon objections from the City) to the costs evidenced by the Invoices.
- d. The City shall pay the South Finger Purchase Price, at United’s option, in either (a) one cash lump-sum payment paid to Airline within 30 days of the Review Closure Date, or (b) in the form of rent credits, against rent owned by Airline to the City under the Use and Lease Agreement, that will begin to apply immediately after the Review Closure Date and continue until the Purchase Price has been paid in full through the rent credits.
- e. If the City exercises the South Finger Purchase Option, the Parties agree to take the position for all U.S. federal income tax purposes, and to file no tax returns inconsistent with such position, that (i) [Airline has not and will not place in service any of the Non-Proprietary Tenant Improvements, (ii)] Airline has not and will not claim any depreciation or investment credits with respect to the Non-Proprietary Tenant Improvements, and (iii) the City is and will be the sole owner of the Non-Proprietary Tenant Improvements on and after the date such facilities are placed in service.
- f. Airline agrees to transfer to the City any warranties that are transferrable and available to Airline for the Non-Proprietary Tenant Improvements purchased by the City.
- g. If the City exercises the Option, the City will assume all O&M obligations for the Non-Proprietary Tenant Improvements on the South Finger Vesting Date.

#### **PART IV - CONSTRUCTION SUPPORT PROPERTY LEASE**

##### **4.01 LEASE OF PROPERTY – ZS RAP PAD CONSTRUCTION**

- A. The City hereby leases to the Airline that certain property identified in **Exhibit Z** attached hereto (the “**Trailer Property**”). Airline may use the Trailer Property for the installation and use of construction trailers in support of Airlines construction

of the ZS RAP Pad as defined in and that Airline is constructing pursuant to City Contract No. 202366876-00 (the “**RAP Lease**”). The Term of Airline’s lease of the Trailer Property shall commence on the effective date of this 2025 Lease Amendment and terminate 60-days following Substantial Completion of the ZS RAP Pad, as defined and in accordance with Section 2.05.C of the RAP Lease. Airline shall pay, on a monthly basis, for the use and occupancy of the Trailer Property through rates and charges as set forth in, and in accordance with, the Use and Lease Agreement.

#### **4.02 LEASE OF PROPERTY – GATE WORK**

- A. The City hereby leases to the Airline that certain property identified in **Exhibit AA** attached hereto (the “**Gate Work Construction Office**”). Airline may use the Gate Work Construction Office for use as a construction office in support of the Gate Work. The Term of Airline’s lease of the Gate Work Construction Office shall commence on the effective date of this 2025 Lease Amendment and terminate 60-days following Substantial Completion of the Gate Work. In recognition of the benefit to the City associated with the Gate Work, the City will not require United to pay rent, through any specific rates or charges, for its use and occupancy of the Gate Work Construction Office.

### **PART V - MISCELLANEOUS**

#### **5.01 OTHER MATTERS.**

- A. Except as modified by this 2025 Lease Amendment, all of the terms and conditions of the Use and Lease Agreement shall remain in full force and effect.
- B. Capitalized terms used, but not defined, herein shall have the meaning given to such terms in the Use and Lease Agreement
- C. This 2025 Lease Amendment shall not be effective or binding on the City until approved and fully executed by all applicable signatories of the City and County of Denver.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

**Contract Control Number:**  
**Contractor Name:**

PLANE-202367264-13- Legacy XC2X00  
United Airlines, Inc.

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:**  
  
Attorney for the City and County of Denver  
  
By: \_\_\_\_\_

**REGISTERED AND COUNTERSIGNED:**  
  
By: \_\_\_\_\_  
  
By: \_\_\_\_\_

**Contract Control Number:**  
**Contractor Name:**

PLANE-202367264-13- Legacy XC2X00  
United Airlines, Inc.

By:   
07F91643E77F4B5...

Name: Brandon Fair  
(please print)

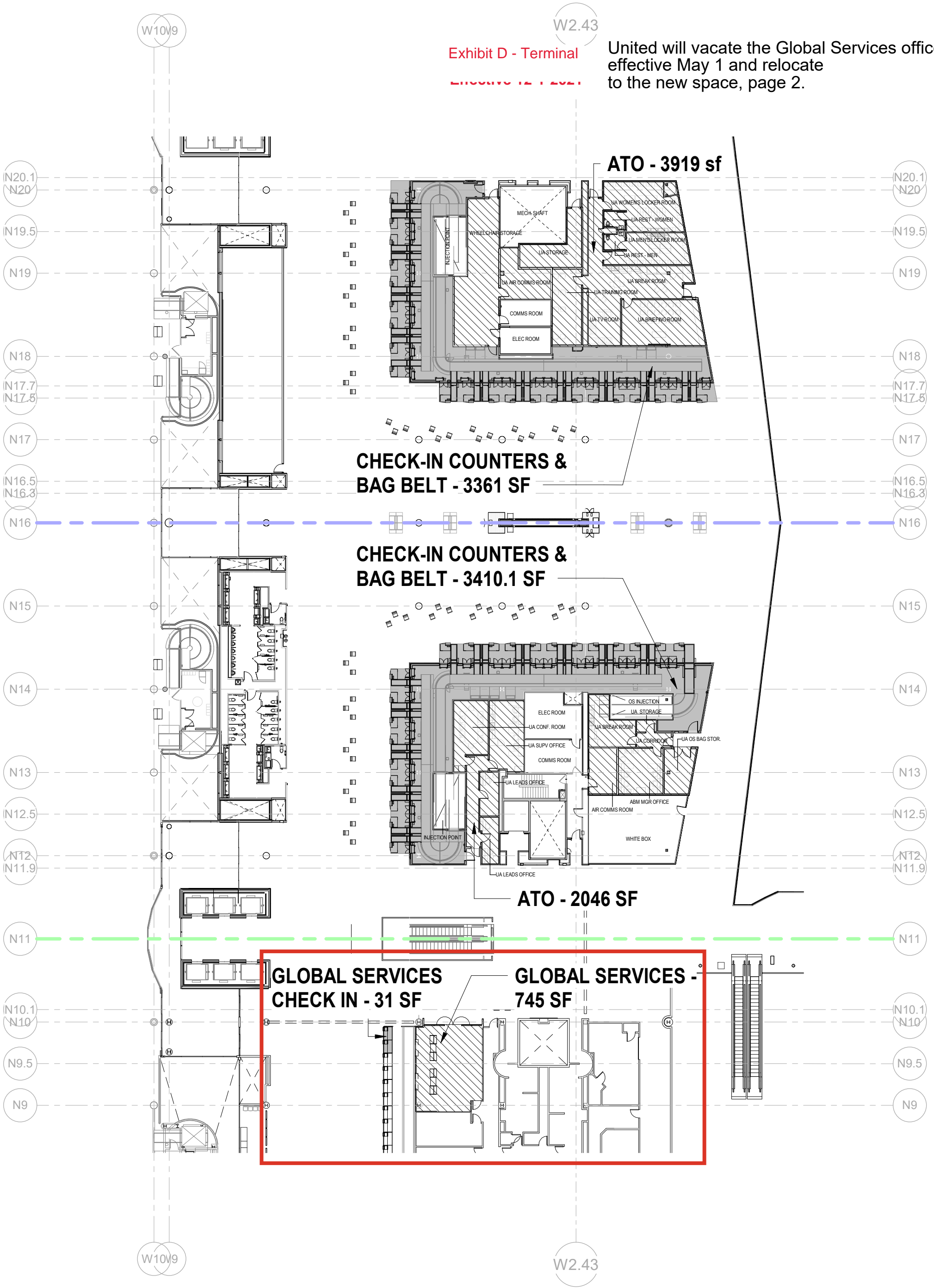
Title: Vice President Corporate Real Estate  
(please print)

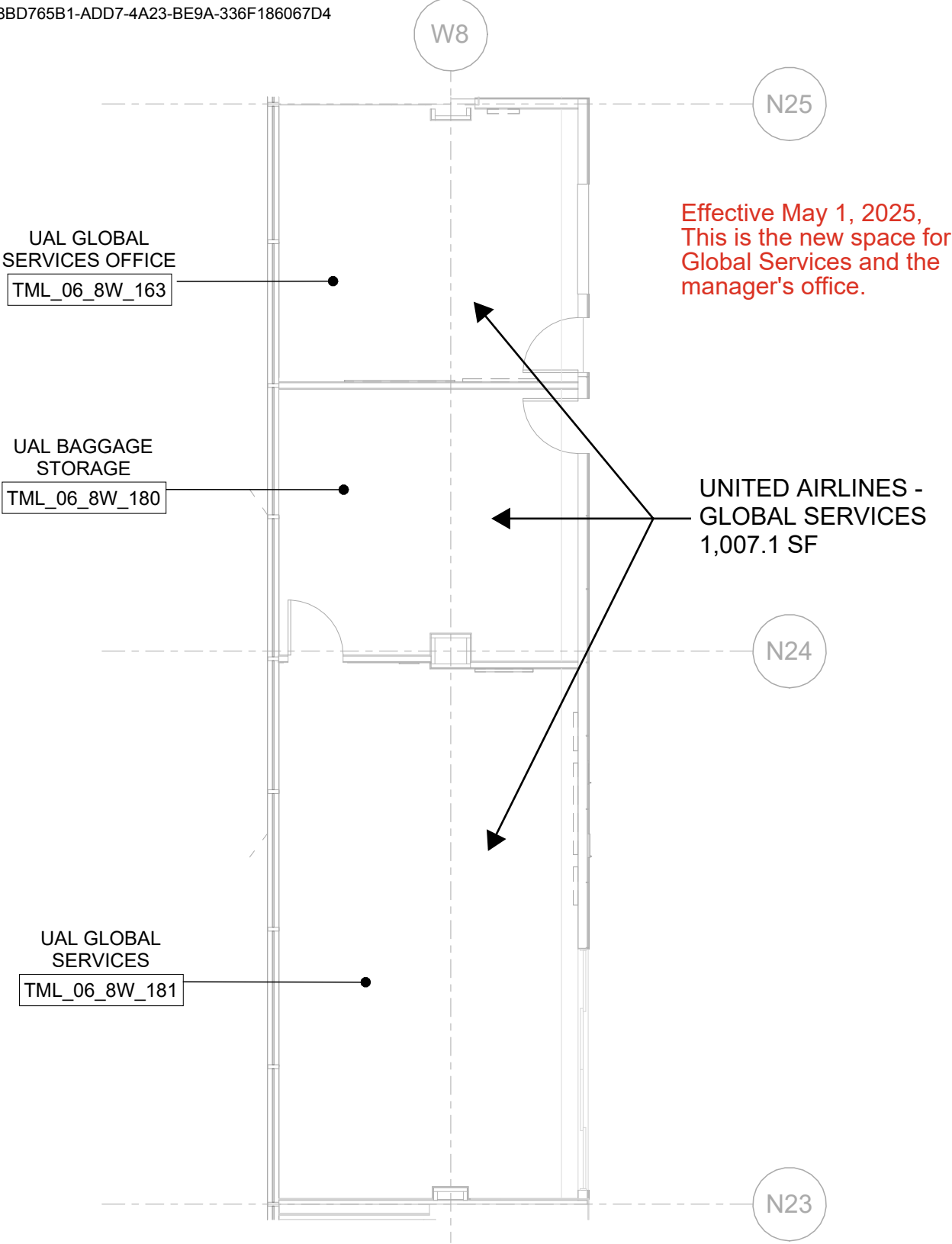
ATTEST: [if required]

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(please print)

Title: \_\_\_\_\_  
(please print)

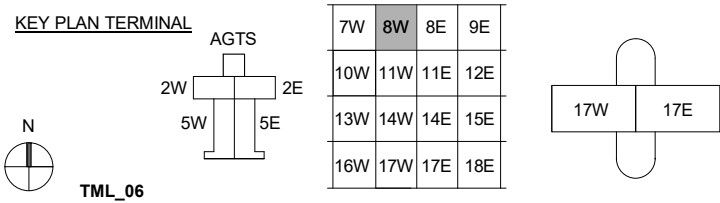




SCALE: 1/8" = 1'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design



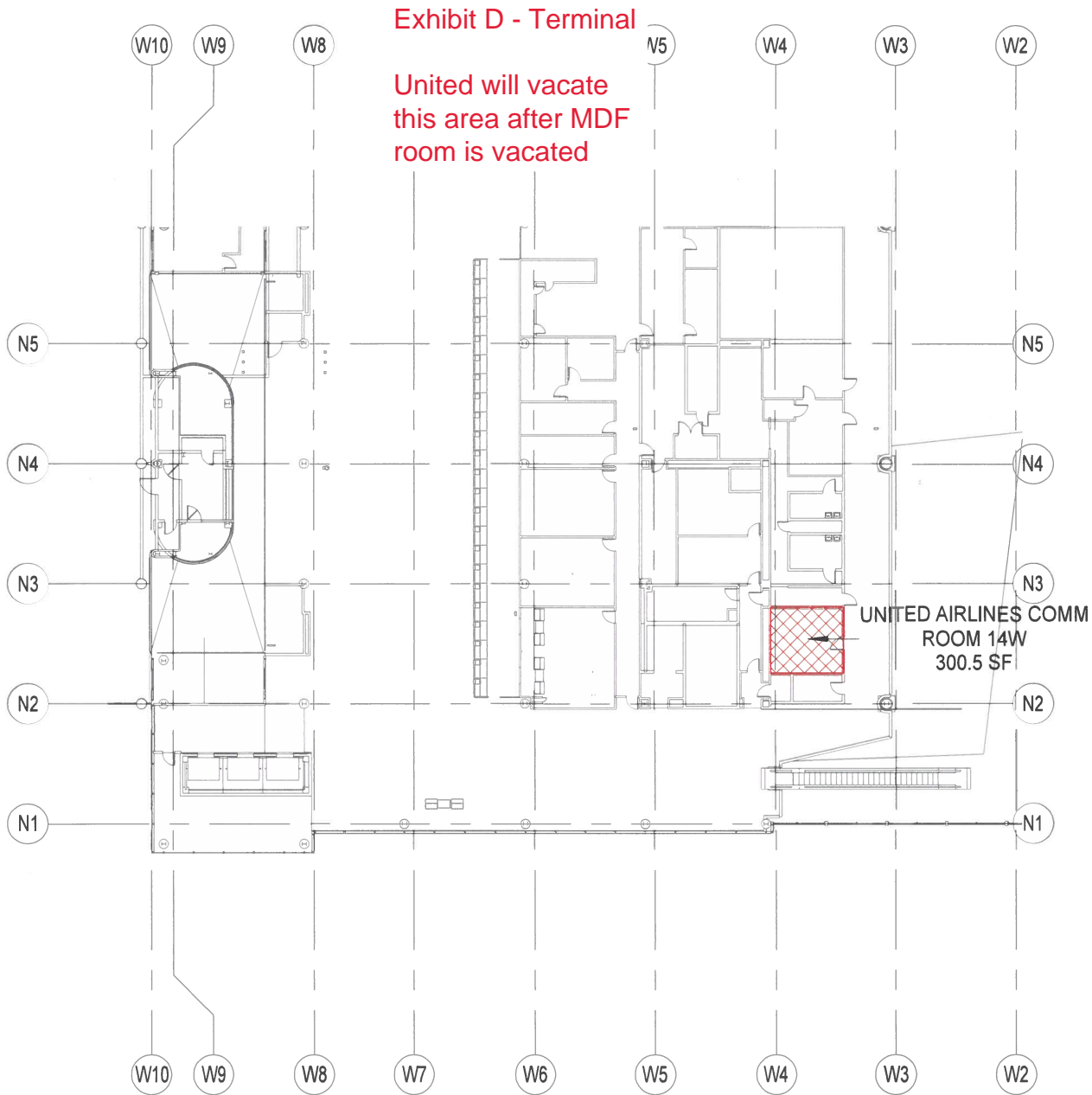
DENVER INTERNATIONAL AIRPORT

EXHIBIT  
R16-1-6-W8.5-N23  
UNITED AIRLINES - GLOBAL SERVICES

CC#: TML

DATE: 01/28/25





SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena  
C=US  
E=rohini.saksena@flydenver.com  
O=Denver International Airport  
Q=Planning and Design  
CN=Rohini Saksena  
2023 09 20 15:40:04-08'00'

DEN Planning and Design

KEY PLAN TERMINAL

AGTS

2W 2E

5W 5E

N

TML\_06

7W	8W	8E	9E
10W	11W	11E	12E
13W	14W	14E	15E
16W	17W	17E	18E

17W 17E

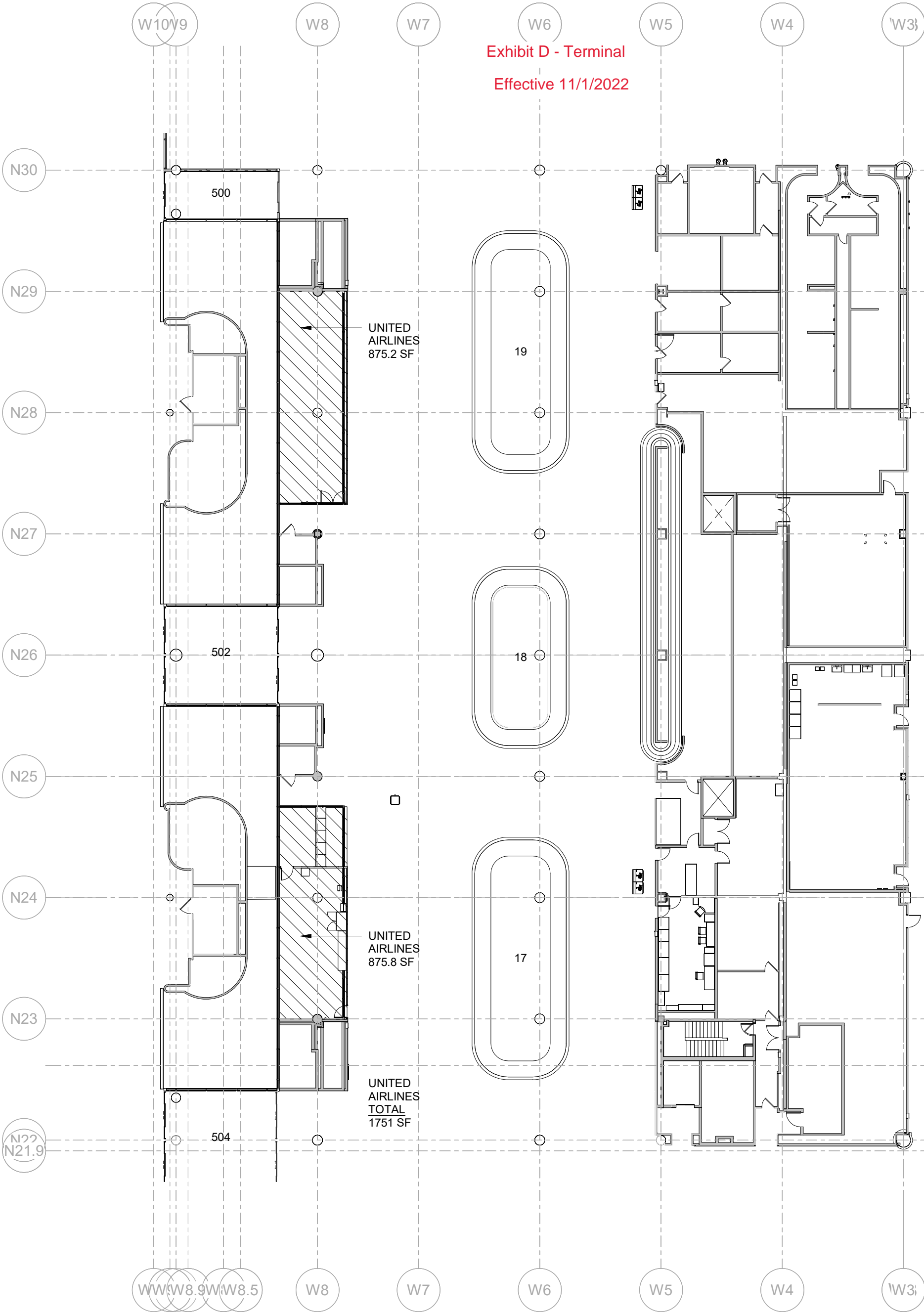
DENVER INTERNATIONAL AIRPORT


EXHIBIT  
R16-1-7-W4-N2  
UNITED AIRLINES COMM ROOM L6 14W

CC#: TML

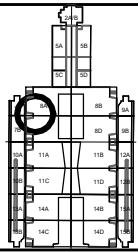
DATE: 09/19/23


Exhibit D - Terminal  
Effective 11/1/2022





DEN Planning and Design





DENVER INTERNATIONAL AIRPORT		
EXHIBIT	ID	
TML L5 UNITED AIRLINES LEASE	R16-1-5-W8.5-N23	
LXD L5M1W - 116	DATE: 08/18/2022	Scale: 3/64" = 1'-0"

Exhibit D - Terminal

United Airlines  
R16-1-5-W4-N17-1  
1650.1 sq. ft.

CONC. WALL (BY CITY)  
STUD/GYPSUM WALL (BY CITY)  
GLASS WALL (BY CITY)  
TENANT LEASE LINE  
COLUMNS  
NIC = Not Included  
(In Lease or Sq. Ft. Calc)

SCALE 1" = 20.00'



NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.

KEY PLAN  
TERMINAL AREA

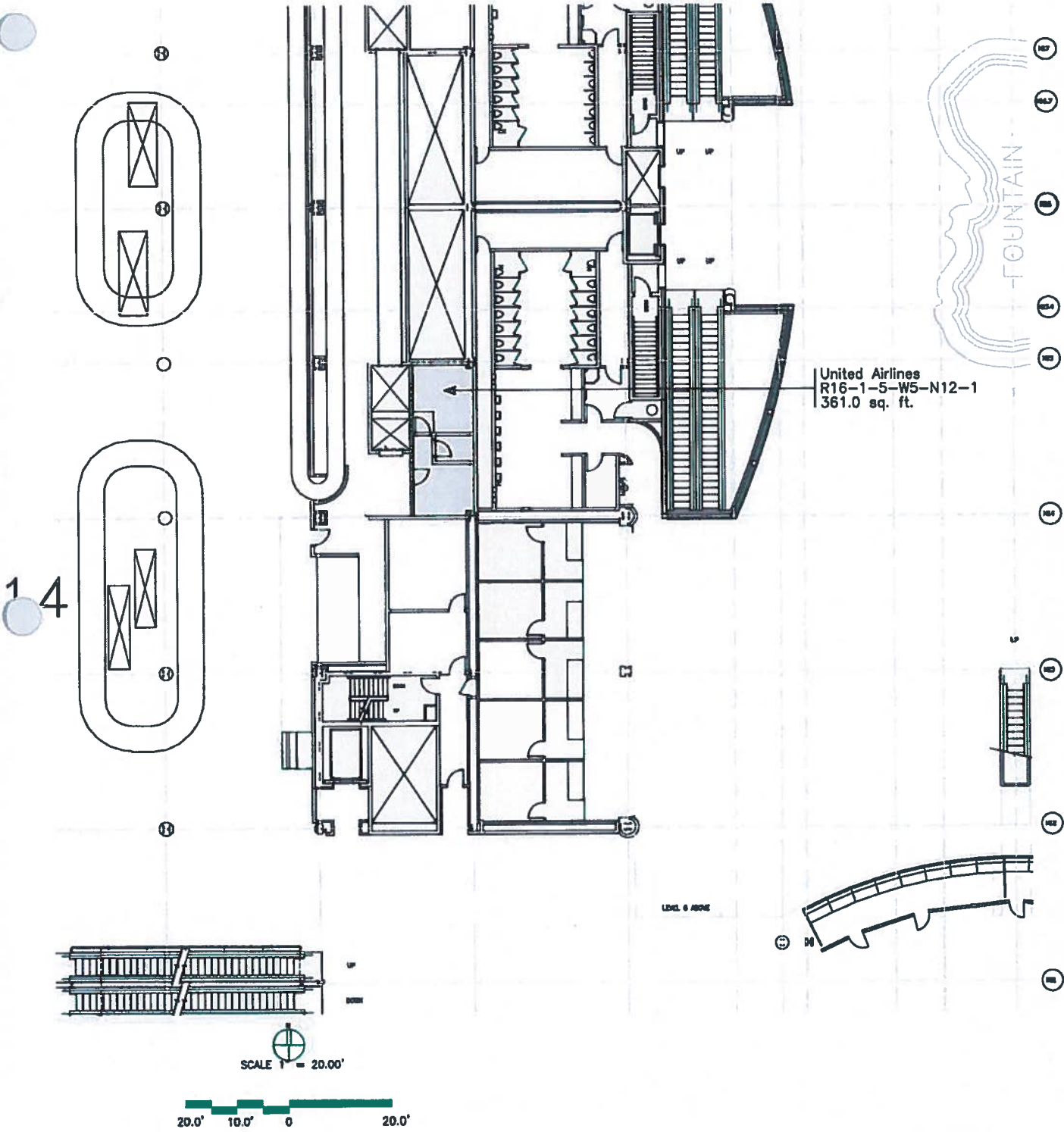
REVISED


DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
Terminal Level 5  
United Airlines

CC#: ual1	DATE: 3/30/93
-----------	---------------

Exhibit D - Terminal



*Hana Rocib*  
MANAGER OF DESIGN

NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.

CONC. WALL (BY CITY)  
STRUCTURAL WALL (BY CITY)  
GLASS WALL (BY CITY)  
TERMINAL LIGHTING LINE  
① ② COLUMNS  
NIC = Not Included  
(in Lease or Sq. Ft. Calc.)

	<p>KEY PLAN TERMINAL AREA</p> 		REVISED	DENVER INTERNATIONAL AIRPORT	
			8/6/84	EXHIBIT D Terminal Level 5 United Airlines	
				CC#: ucl1	DATE: 8/6/84





N

SCALE 1" = 20.00'

A horizontal bar chart showing the distribution of the number of children per family. The x-axis is labeled with 20.0', 10.0', 0, and 20.0'. The bars represent the frequency of children per family, with the highest frequency occurring at 0 children.

DIRECTOR OF ENGINEERING/AIRPORT

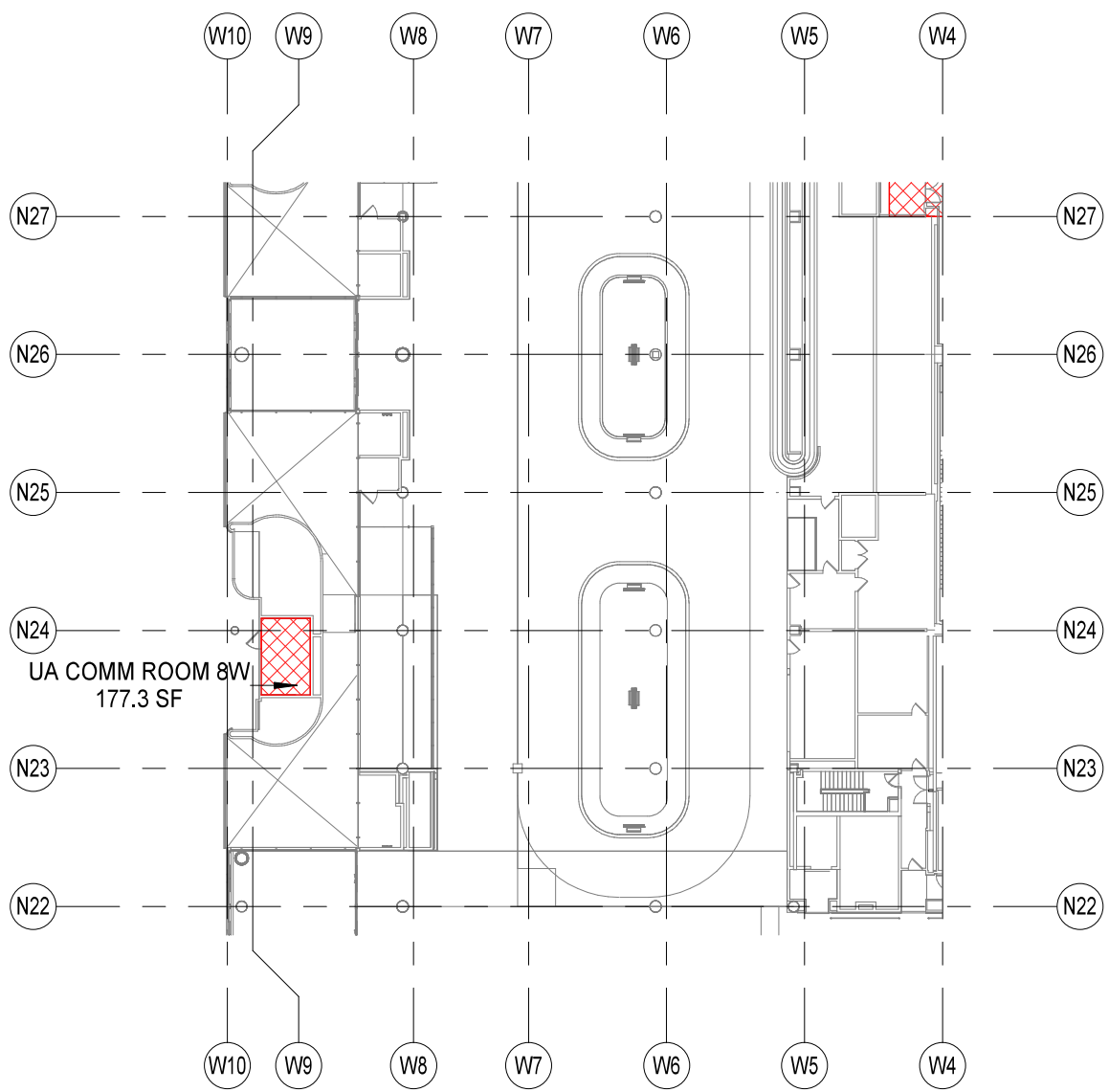
**NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.**



R16-1-5-15-20

Exhibit D - Terminal

Effective 11-1-2022



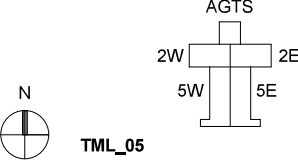
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

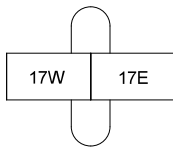
Rohini Saksena  
C=US,  
E=rohini.saksena@flydenver.com,  
O=Denver International Airport,  
OU=Planning and Design, CN=Rohini  
Saksena  
2023.09.20 15:36:38-06'00'

DEN Planning and Design

KEY PLAN TERMINAL



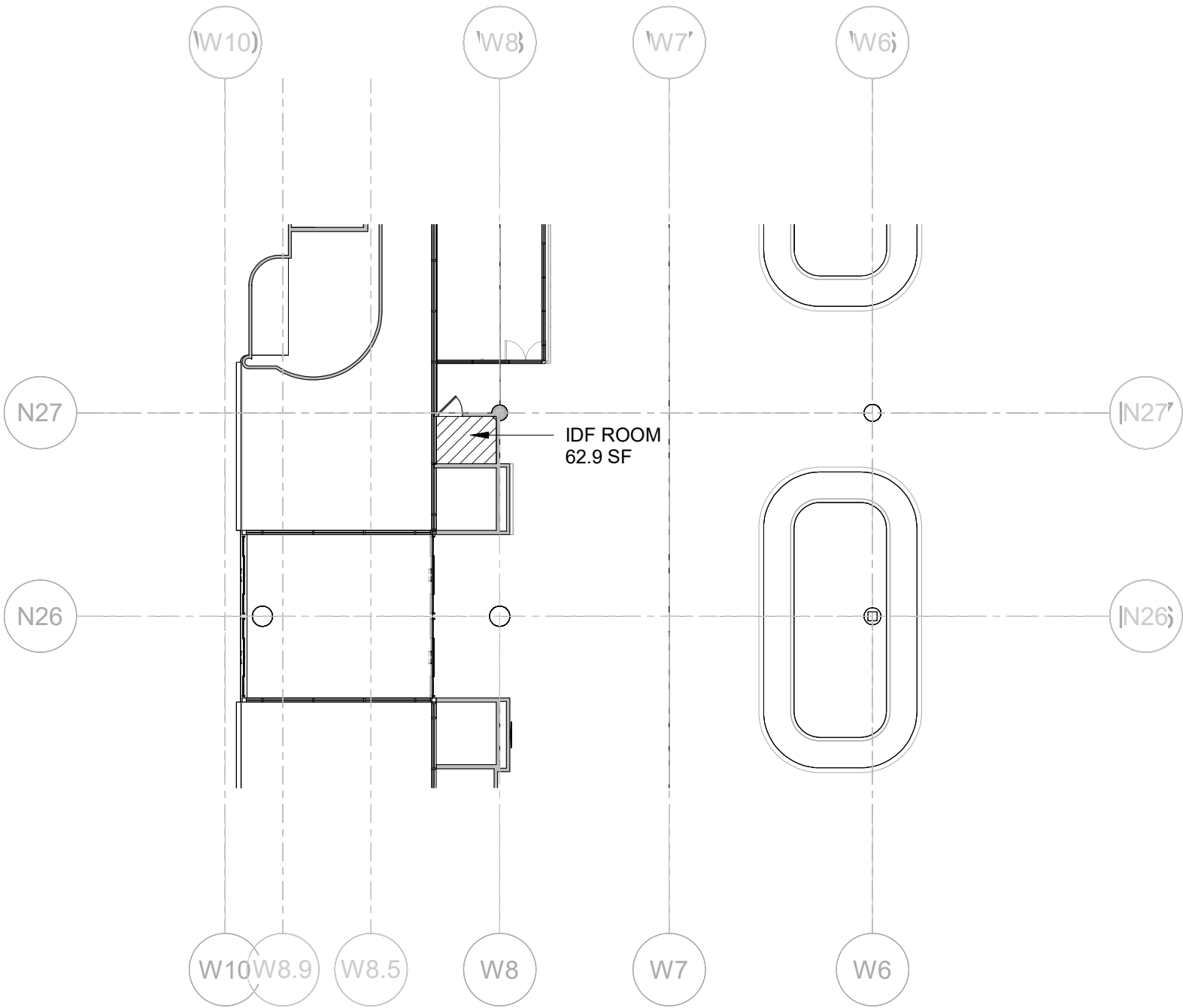
7W	8W	8E	9E
10W	11W	11E	12E
13W	14W	14E	15E
16W	17W	17E	18E



DENVER INTERNATIONAL AIRPORT	
EXHIBIT R16-1-6-W9-N23 UA COMM ROOM 8W	
CC#: TML	DATE: 09/19/23

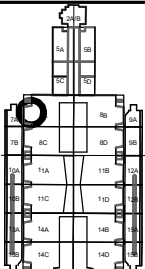
Exhibit D - Terminal

Effective 11-1-2022



  
DEN Planning and Design

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.



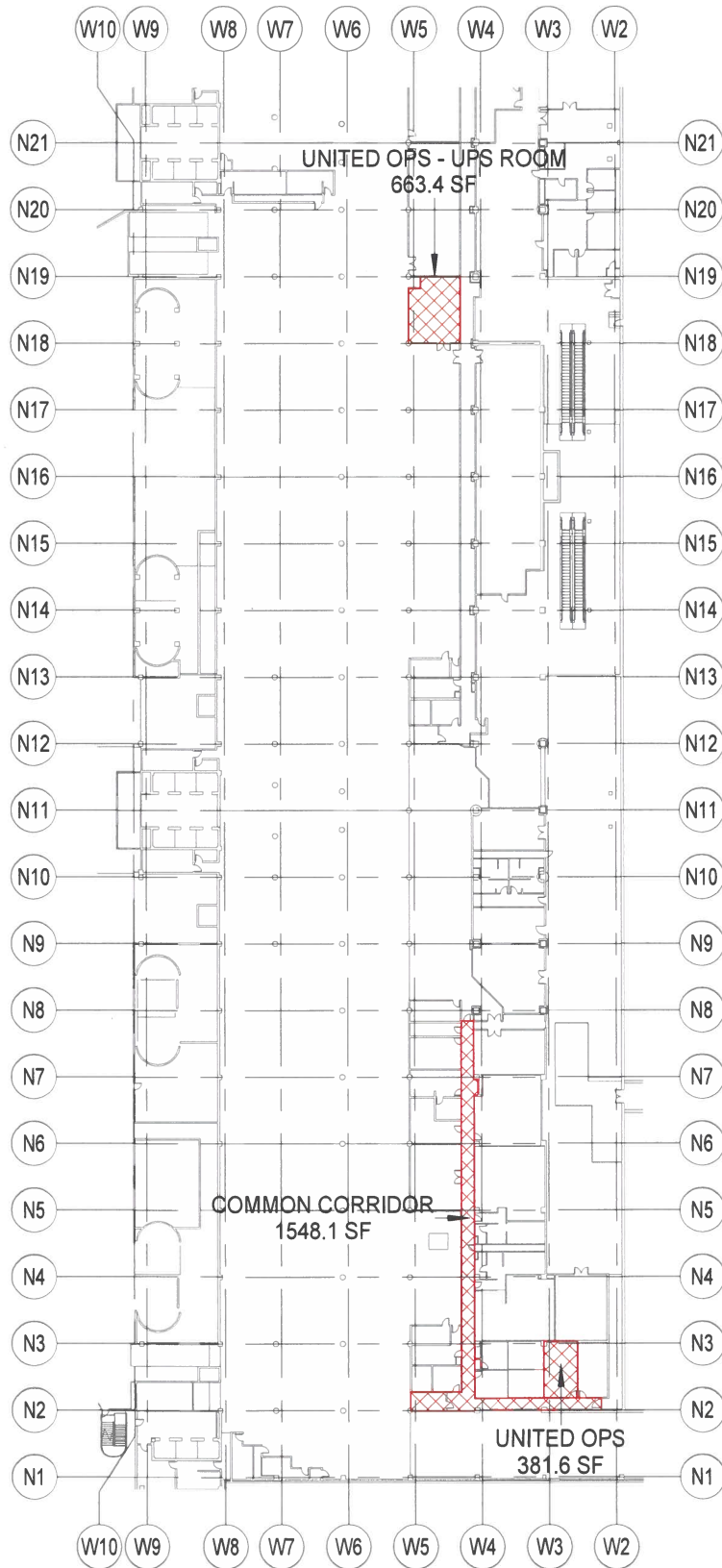
DENVER INTERNATIONAL AIRPORT

EXHIBIT R16-1-5-W8.5-N26

TML L5 UAL IDF ROOM - LEASE

LXD L5M1W UAL IDF

DATE: 12/12/22



United's  
share of  
corridor: 3.9%  
or 60.4 sq. ft.

SCALE: 1" = 80'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena  
C=US  
E=Ro@rohinisaksena@hydenver.com  
O=Denver International Airport  
DU=Planning and Design  
CN=Rohini Saksena  
2023.09.20 15:35:47-06'00'

DEN Planning and Design

KEY PLAN TERMINAL

AGTS

2W 2E

5W 5E

TML-03

7W	8W	8E	9E
10W	11W	11E	12E
13W	14W	14E	15E
16W	17W	17E	18E

17W 17E

DENVER INTERNATIONAL AIRPORT

EXHIBIT

R16-14-W5-N2

UNITED AIRLINES OPS - TML L3

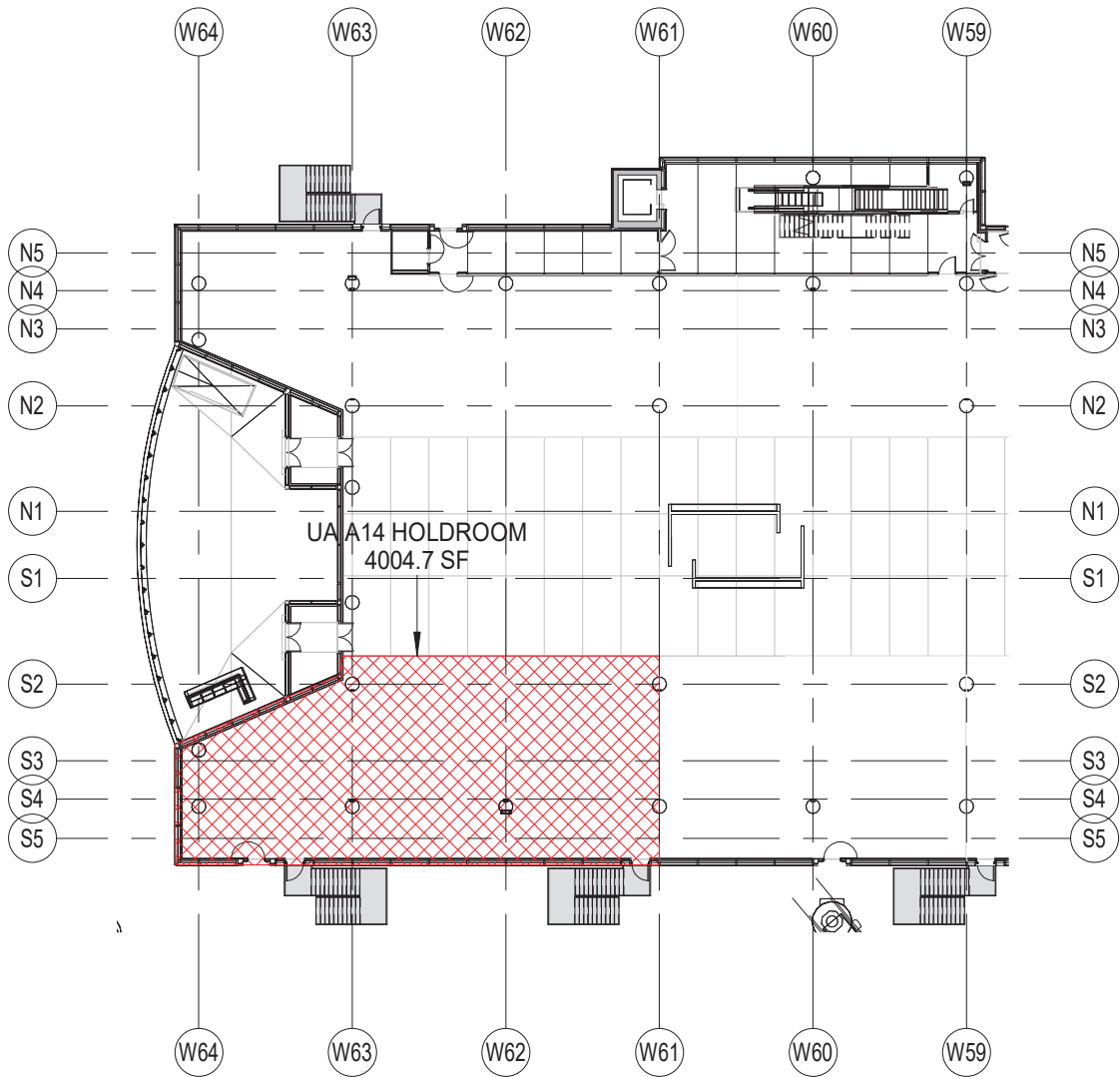
CC#: TML

DATE: 09/20/23



Exhibit D - Concourse A

Effective 12/1/2022

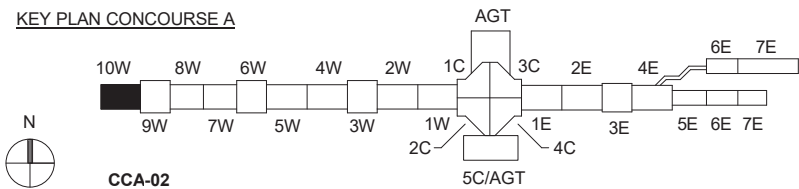


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

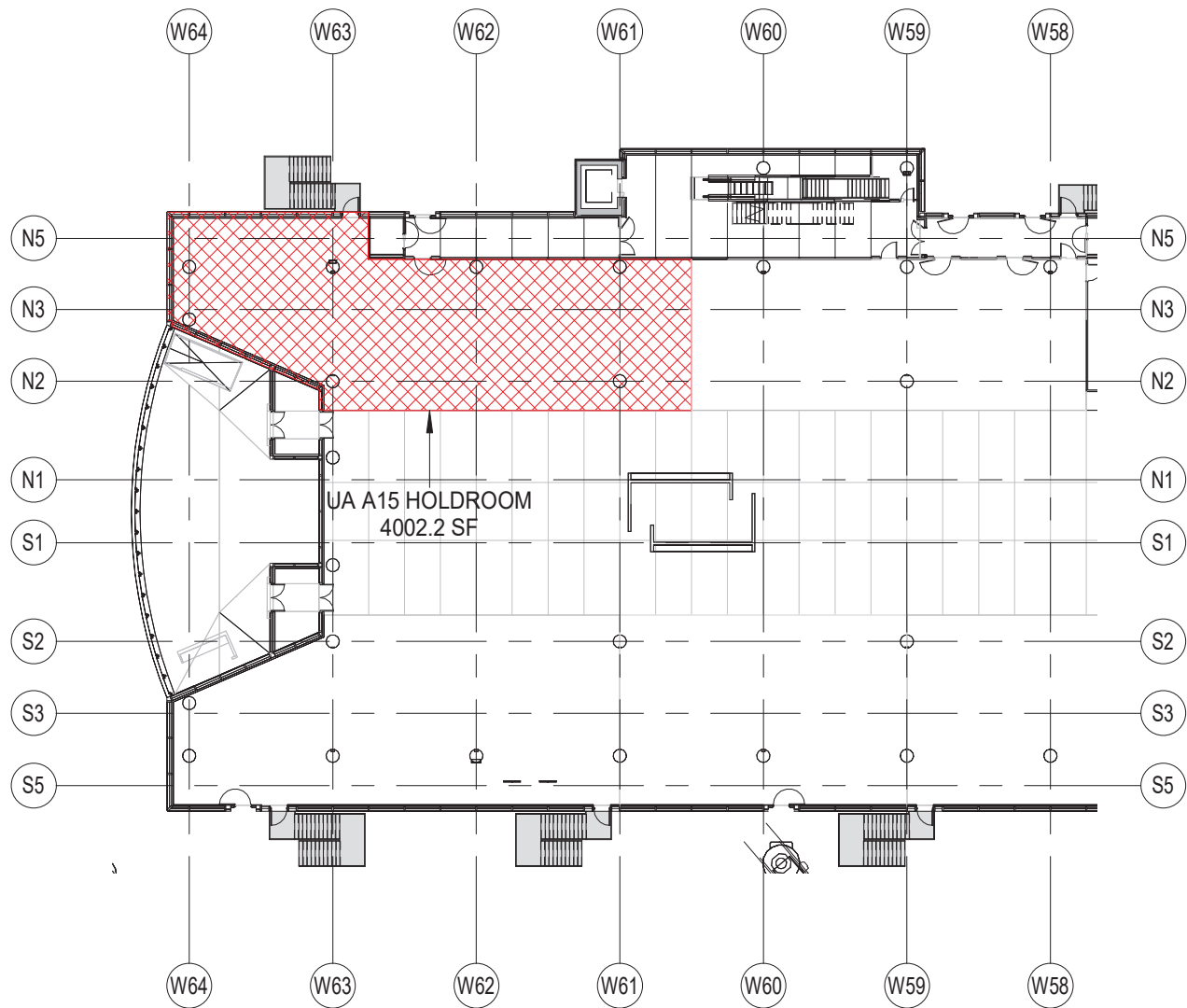
EXHIBIT D  
R17-1-2-W64-S5  
UA A14 HOLDROOM

CC#:

DATE: 11/16/22

Exhibit D - Concourse A

Effective 12/1/2022

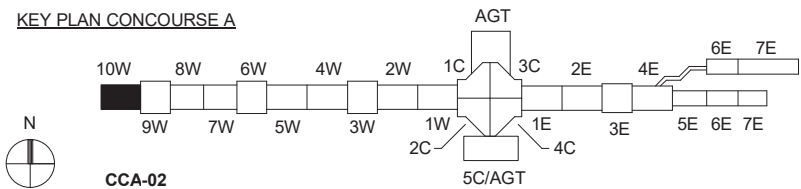


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

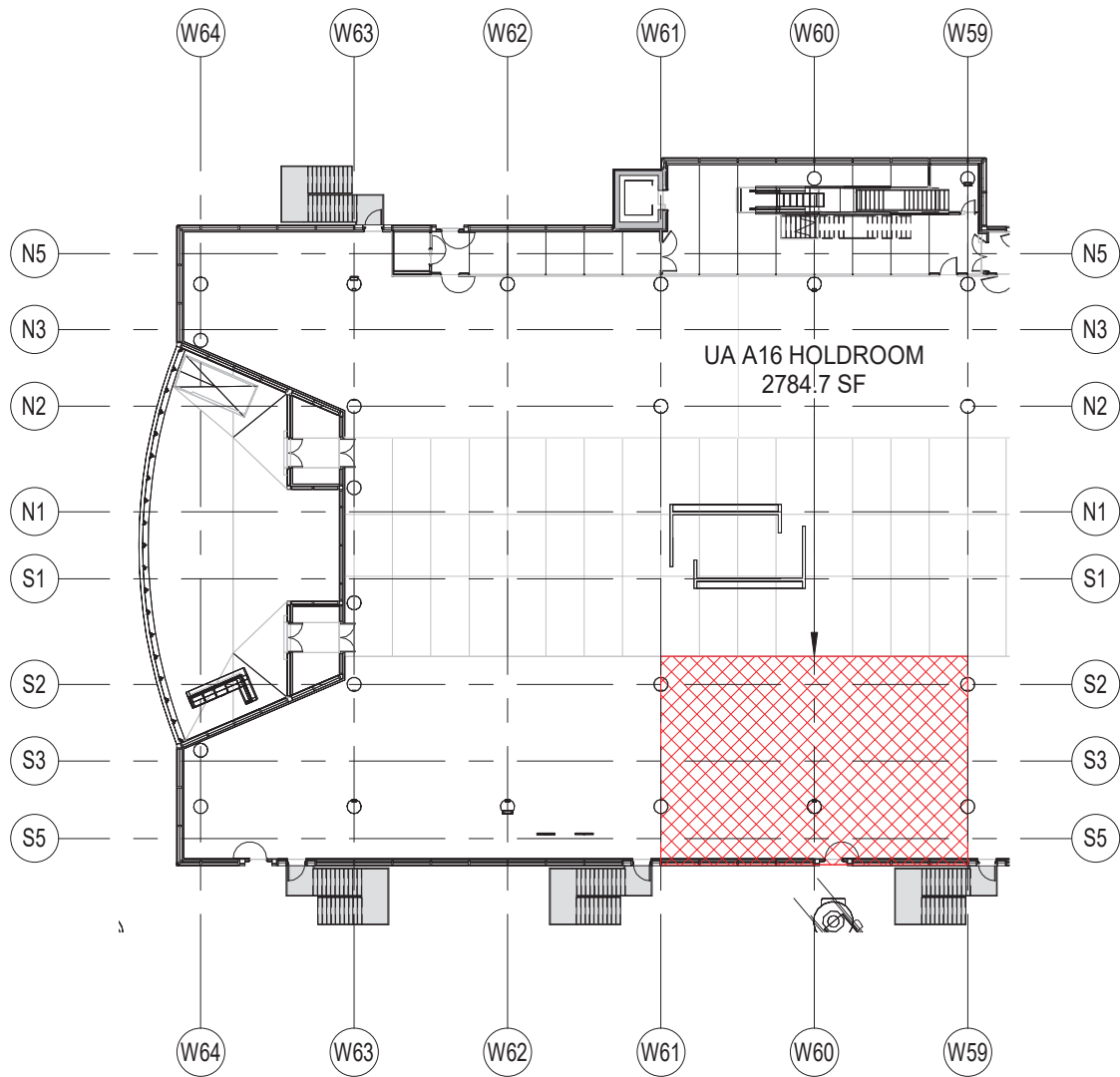
EXHIBIT D  
R17-1-2-W64-N1  
UA A15 HOLDROOM

CC#:

DATE: 11/16/22

Exhibit D - Concourse A

Effective 12/1/2022

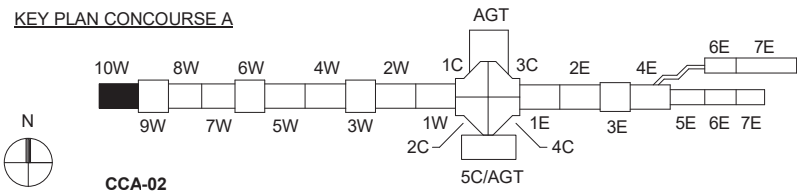


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

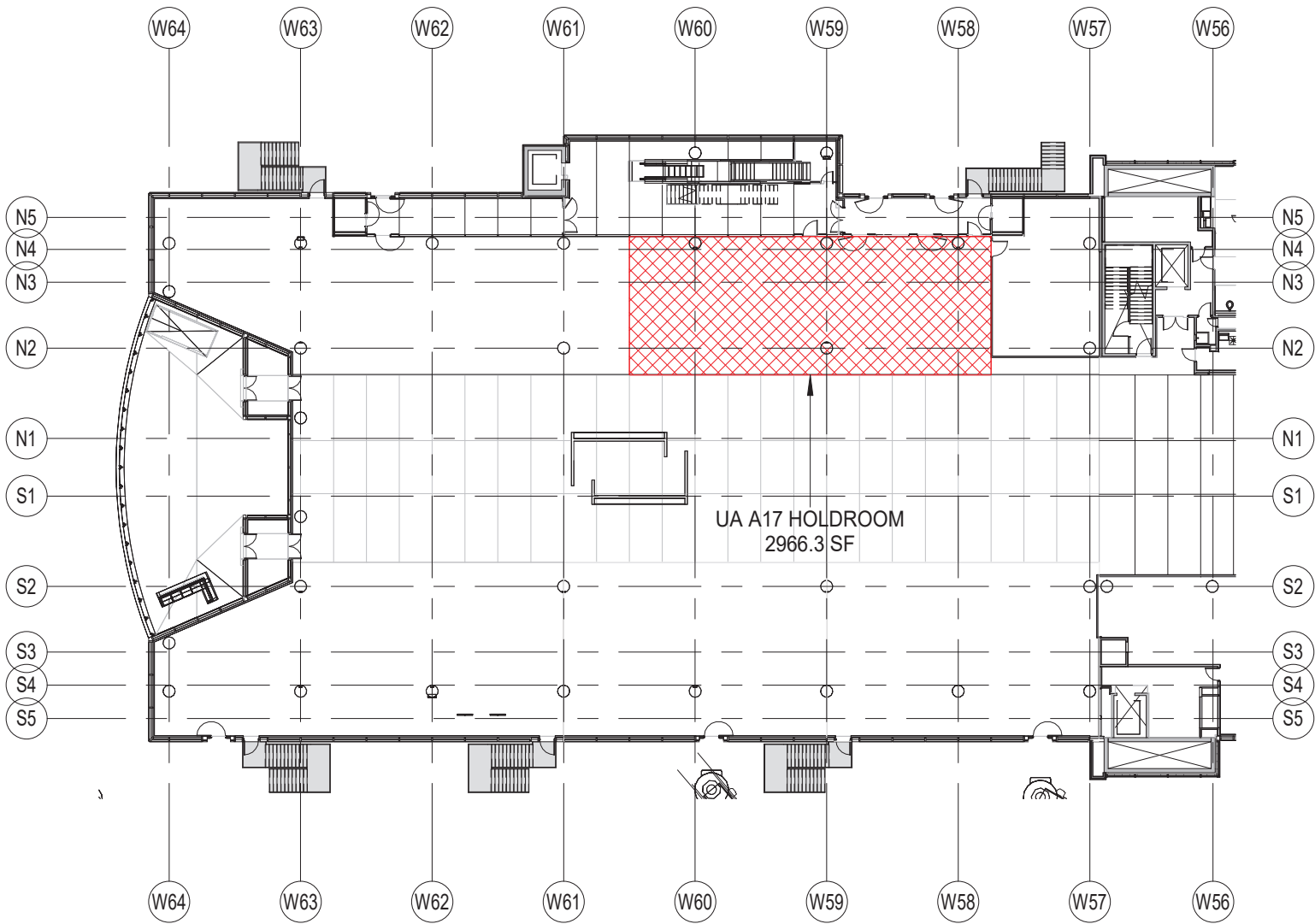
EXHIBIT D  
R17-1-2-W61-S5  
UA A16 HOLDROOM

CC#:

DATE: 11/16/22

Exhibit D - Concourse A

Effective 12/1/2022

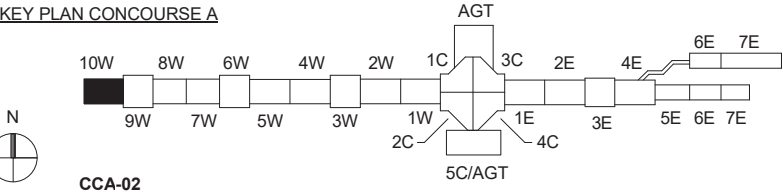


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

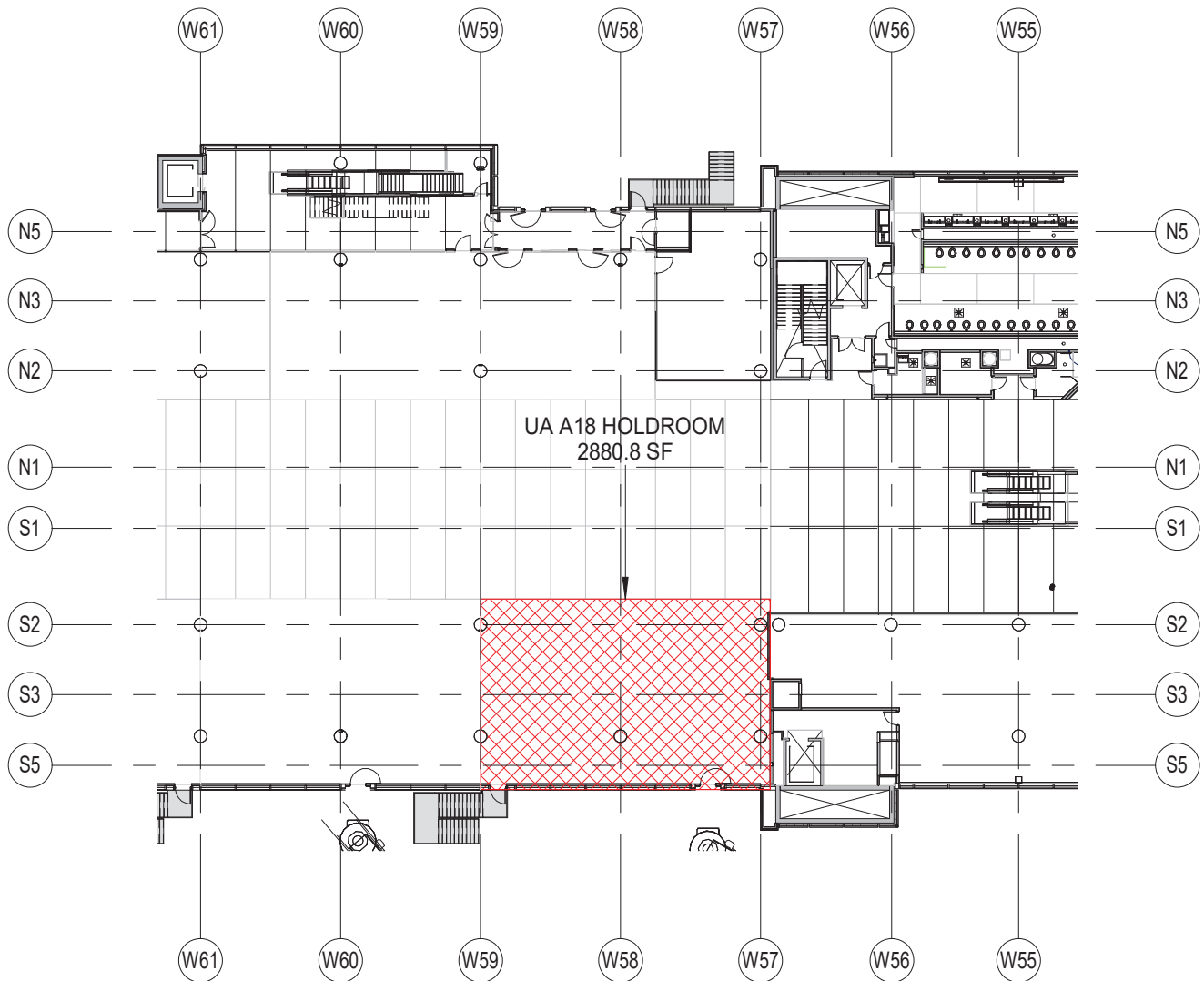
EXHIBIT D  
R17-1-2-W61-N1  
UA A17 HOLDROOM

CC#:

DATE: 11/17/22

Exhibit D - Concourse A

Effective 12/1/2022

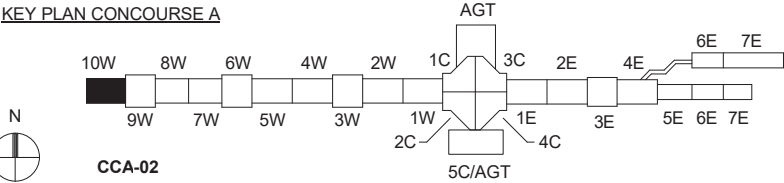


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



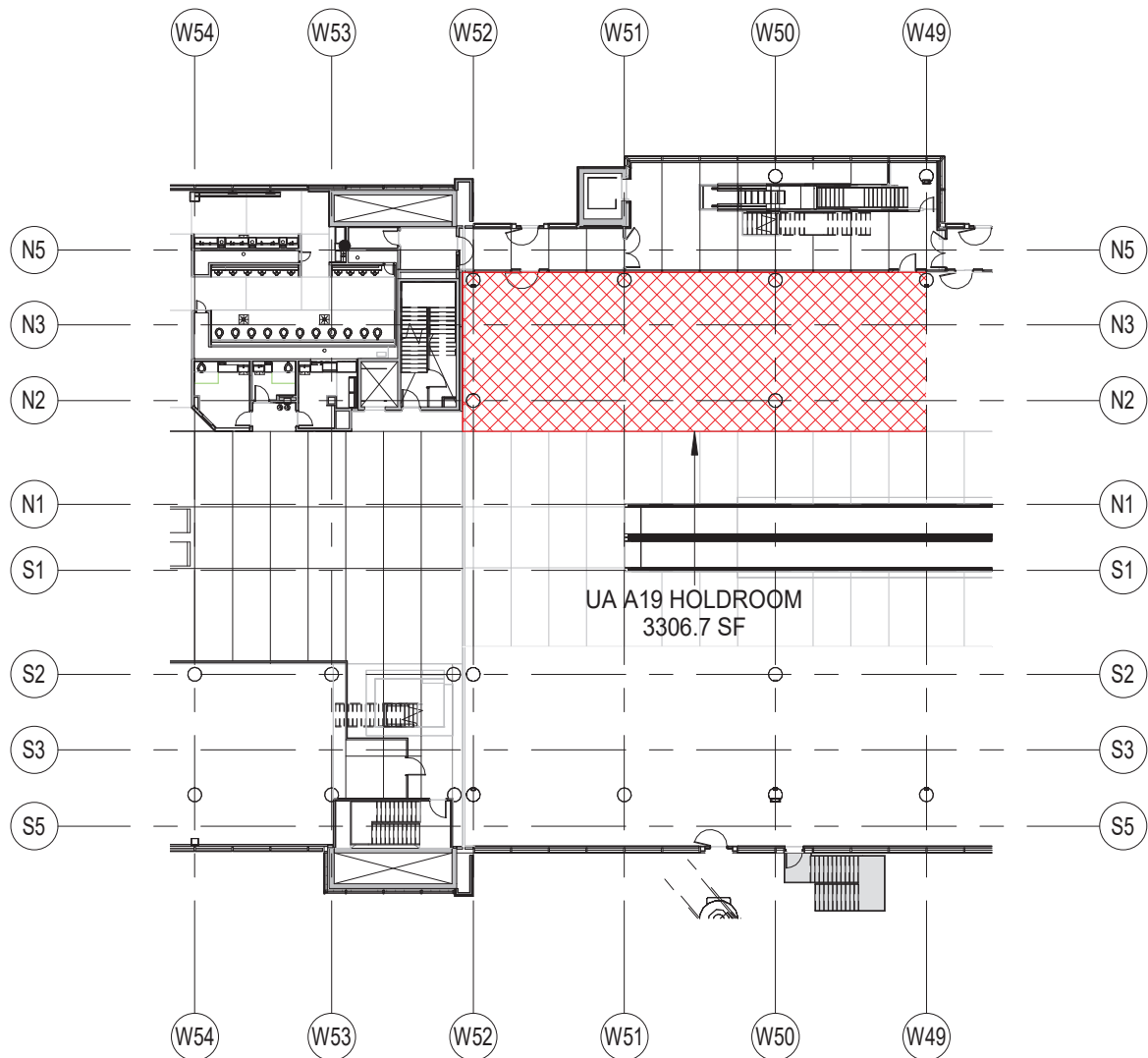
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W59-S5  
UA A18 HOLDROOM

CC#:

DATE: 11/16/22

Exhibit D - Concourse A  
Effective 12/1/2022

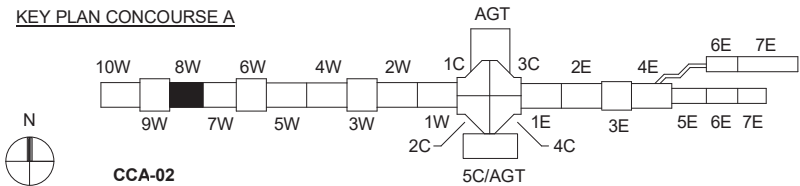


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



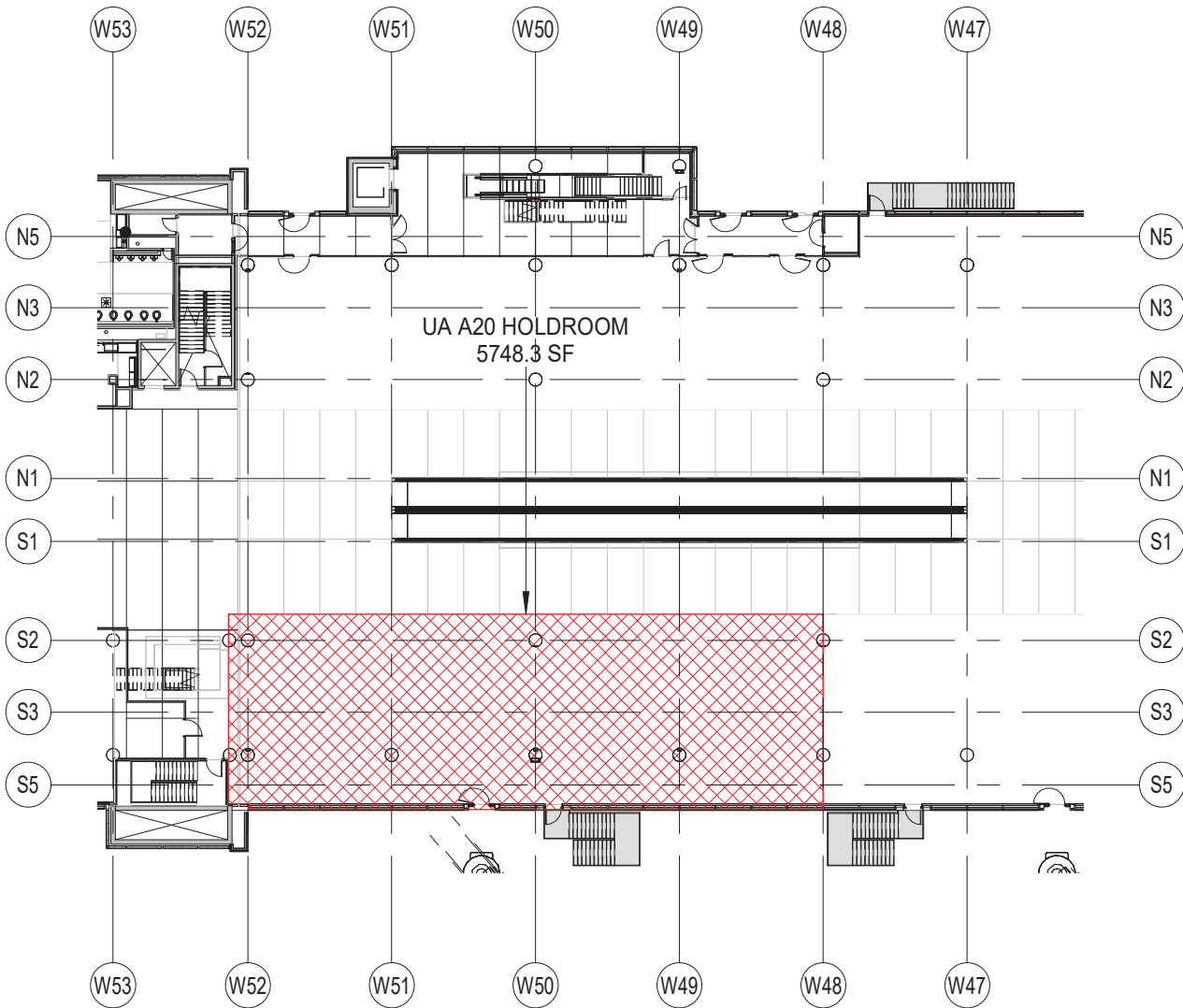
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W52-N1  
UA A19 HOLDROOM

CC#:

DATE: 11/18/22

Exhibit D - Concourse A  
Effective 12/1/2022

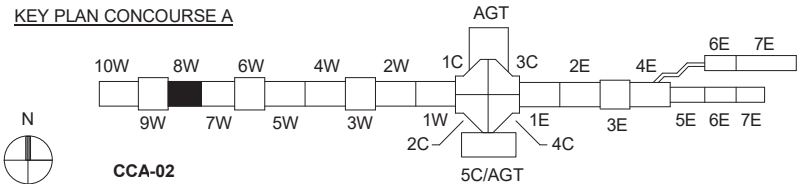


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

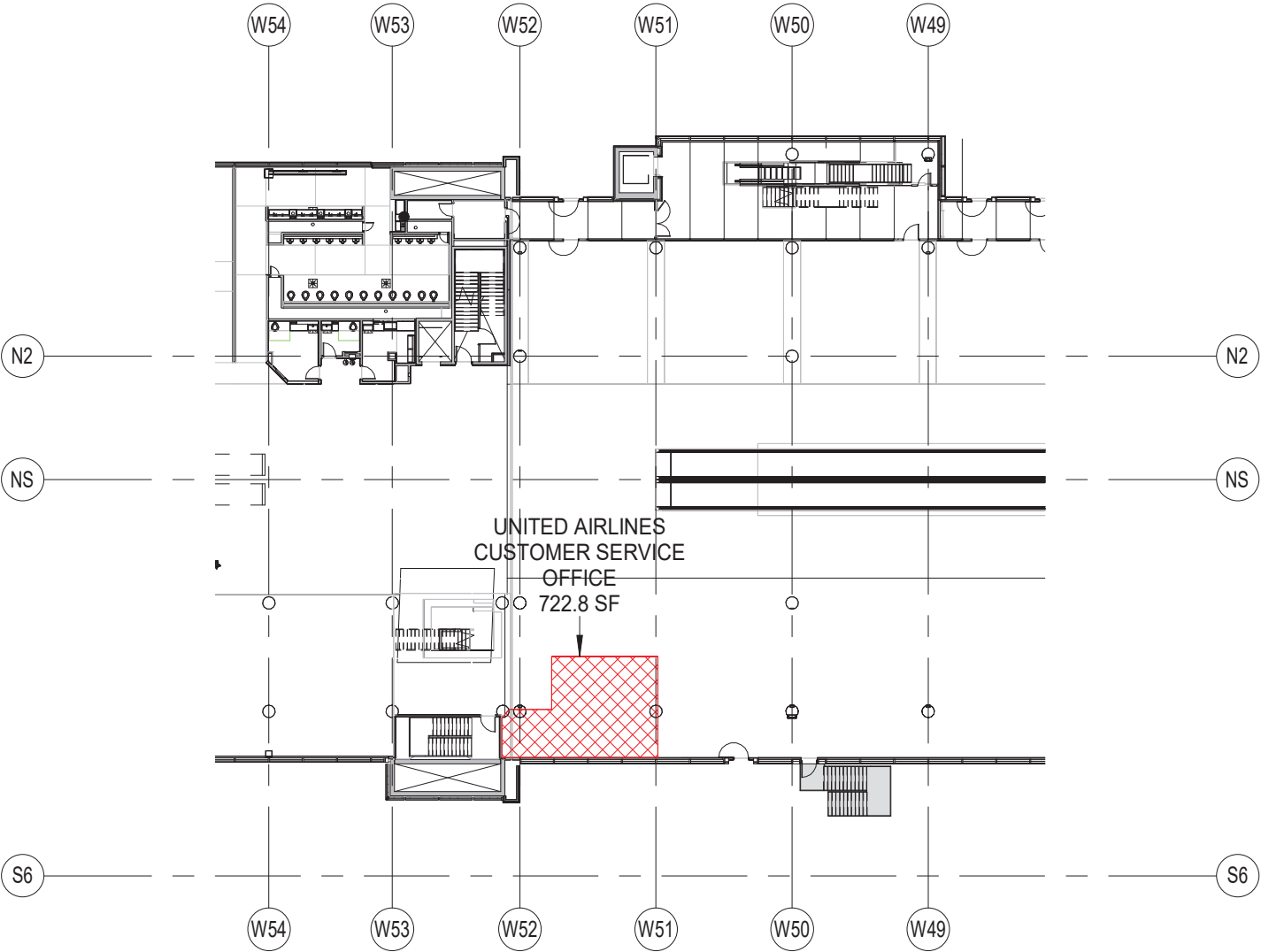
EXHIBIT D  
R17-1-2-W53-S5  
UA A20 HOLDROOM

CC#:

DATE: 11/16/22


Exhibit D - Concourse A

No extra charge. This is located within the A 20 holdroom



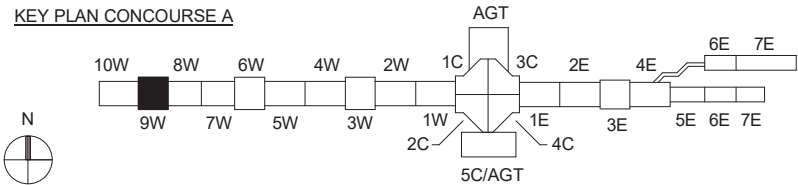
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.



DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W52-S6  
UNITED AIRLINES CUSTOMER SERVICE  
OFFICE 9W

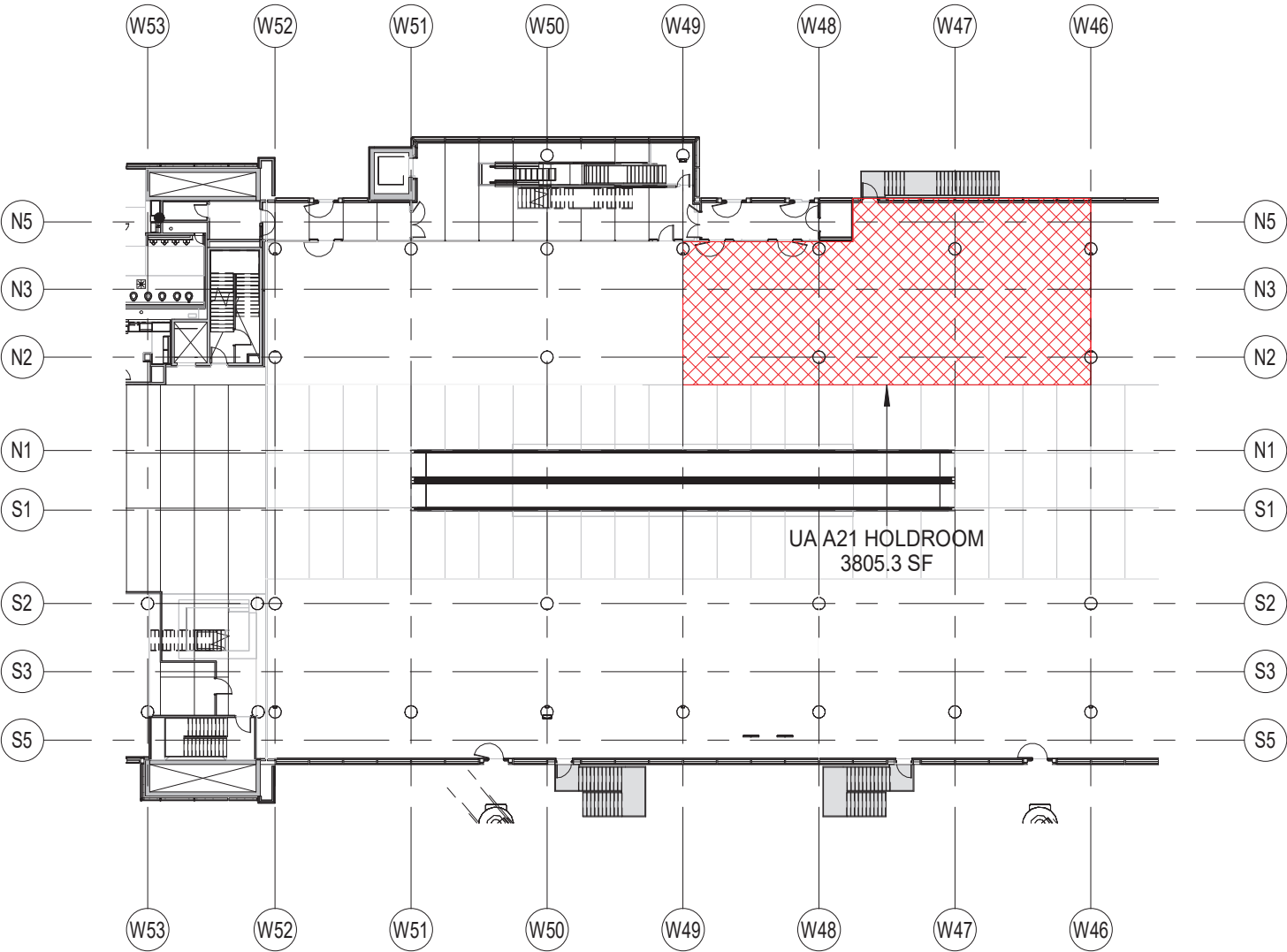
CC#: CCA

DATE: 10/13/2022



Exhibit D - Concourse A

Effective 12/1/2022

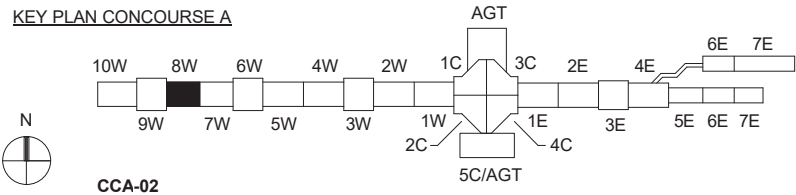


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

KEY PLAN CONCOUSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT D

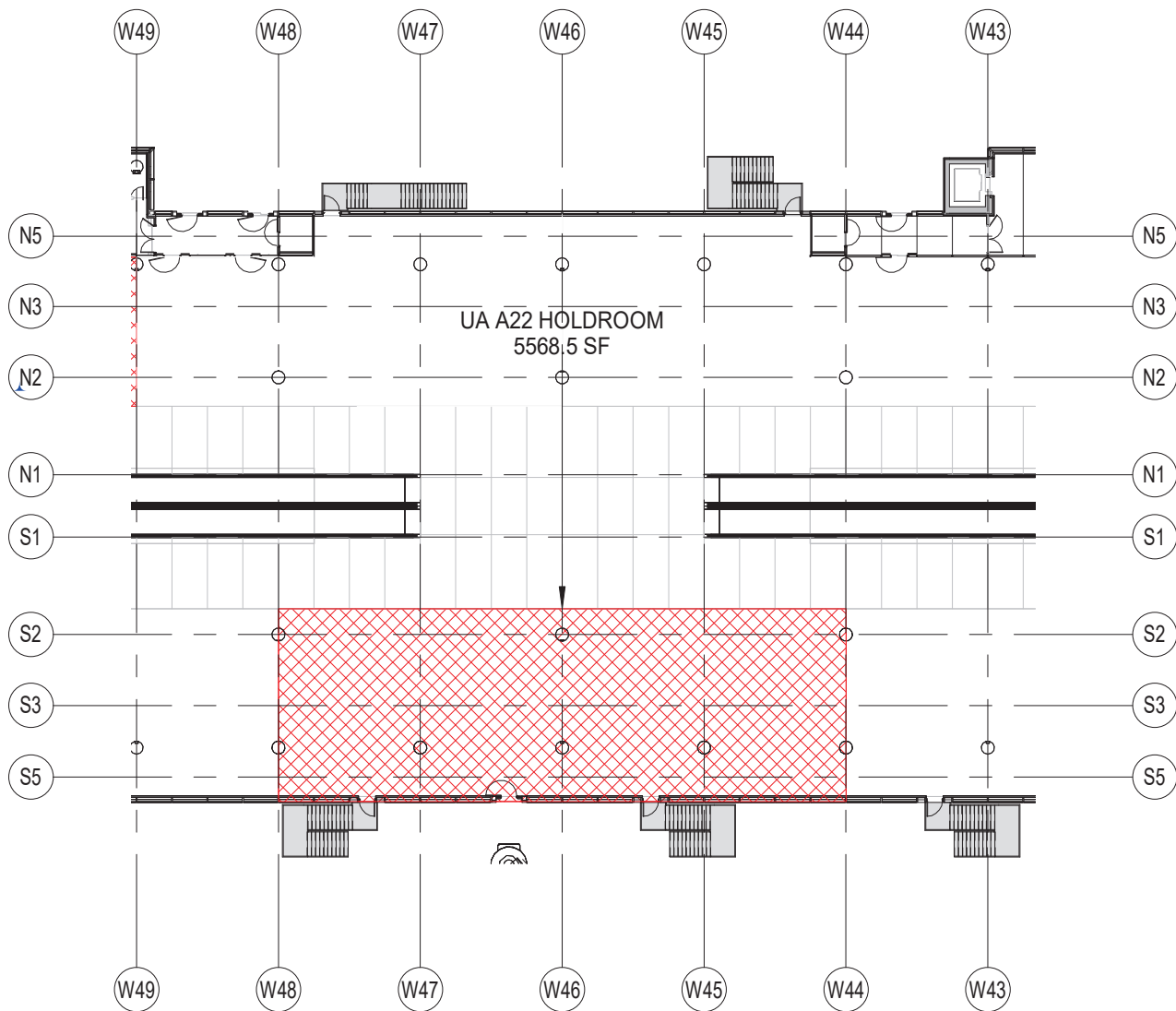
UA A21 HOLDROOM

CC#:

DATE: 11/18/22

Exhibit D - Concourse A

Effective 12/1/2022

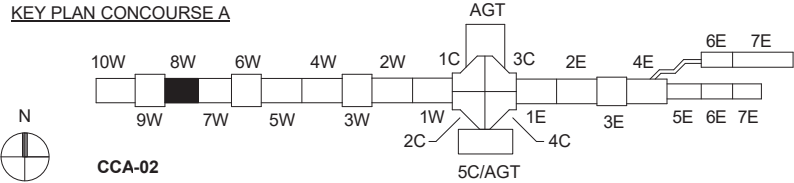


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

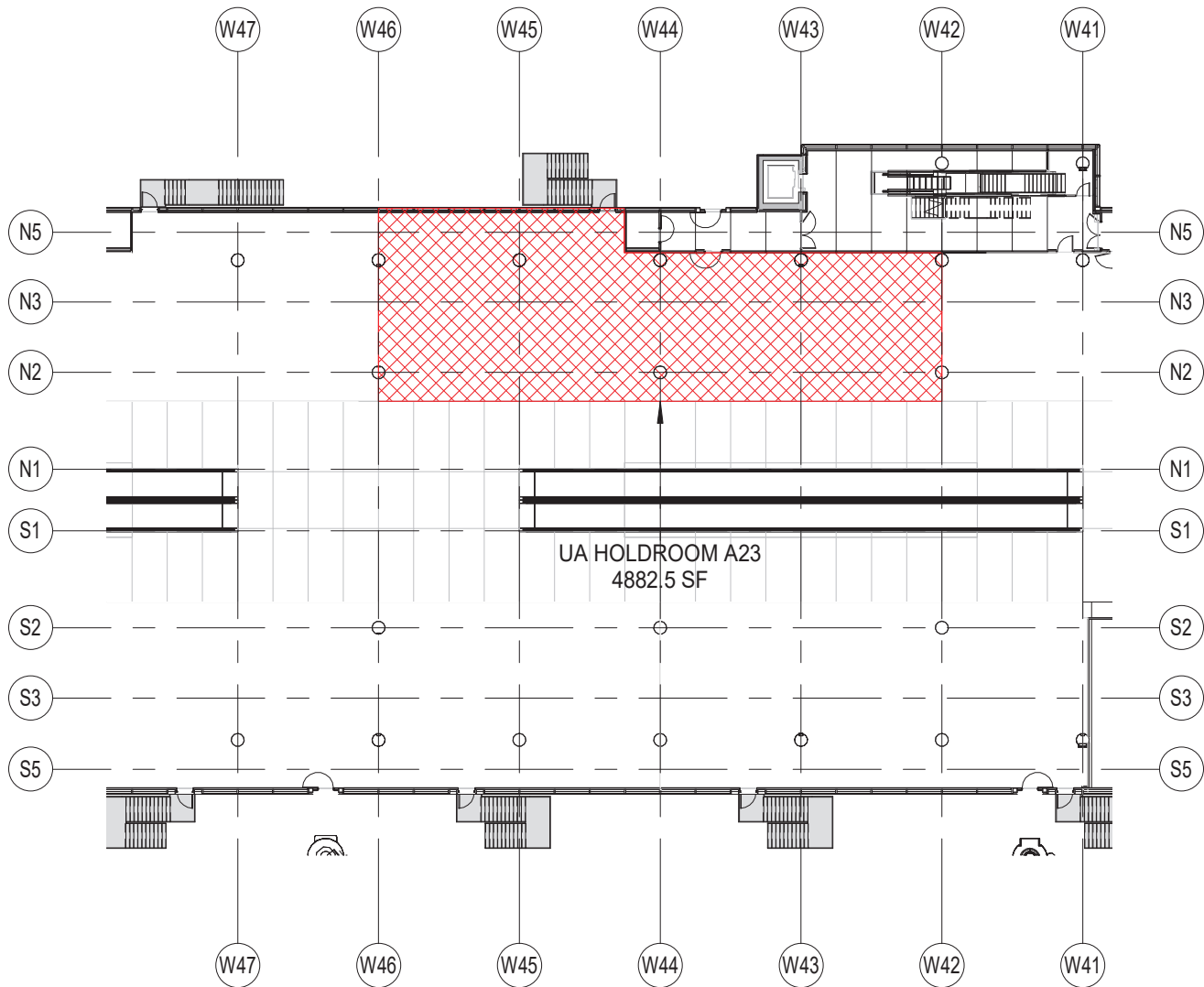
EXHIBIT D  
R17-1-2-W48-S5  
UA A22 HOLDROOM

CC#:

DATE: 11/16/22

Exhibit D - Concourse A

Effective 12/1/2022

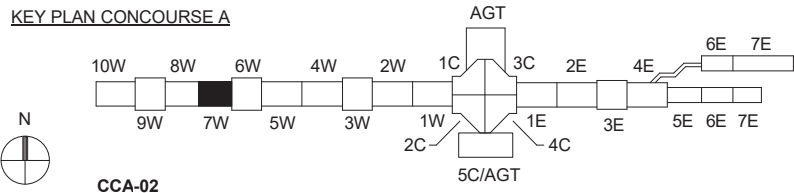


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-02

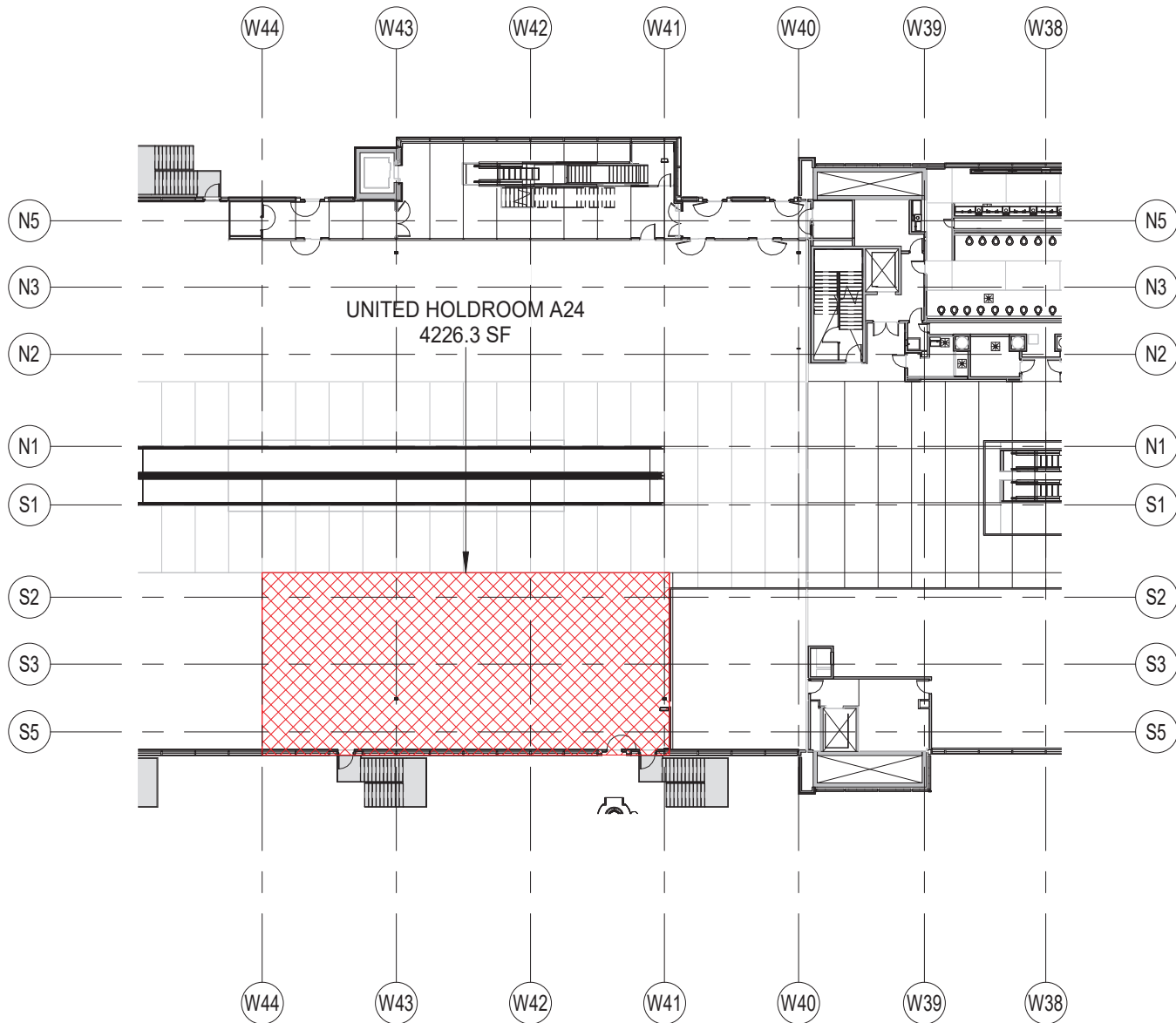


DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W46-N1  
UA A23 HOLDROOM

CC#:

DATE: 11/18/22

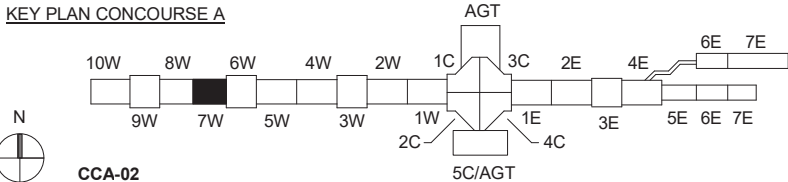


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

 DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

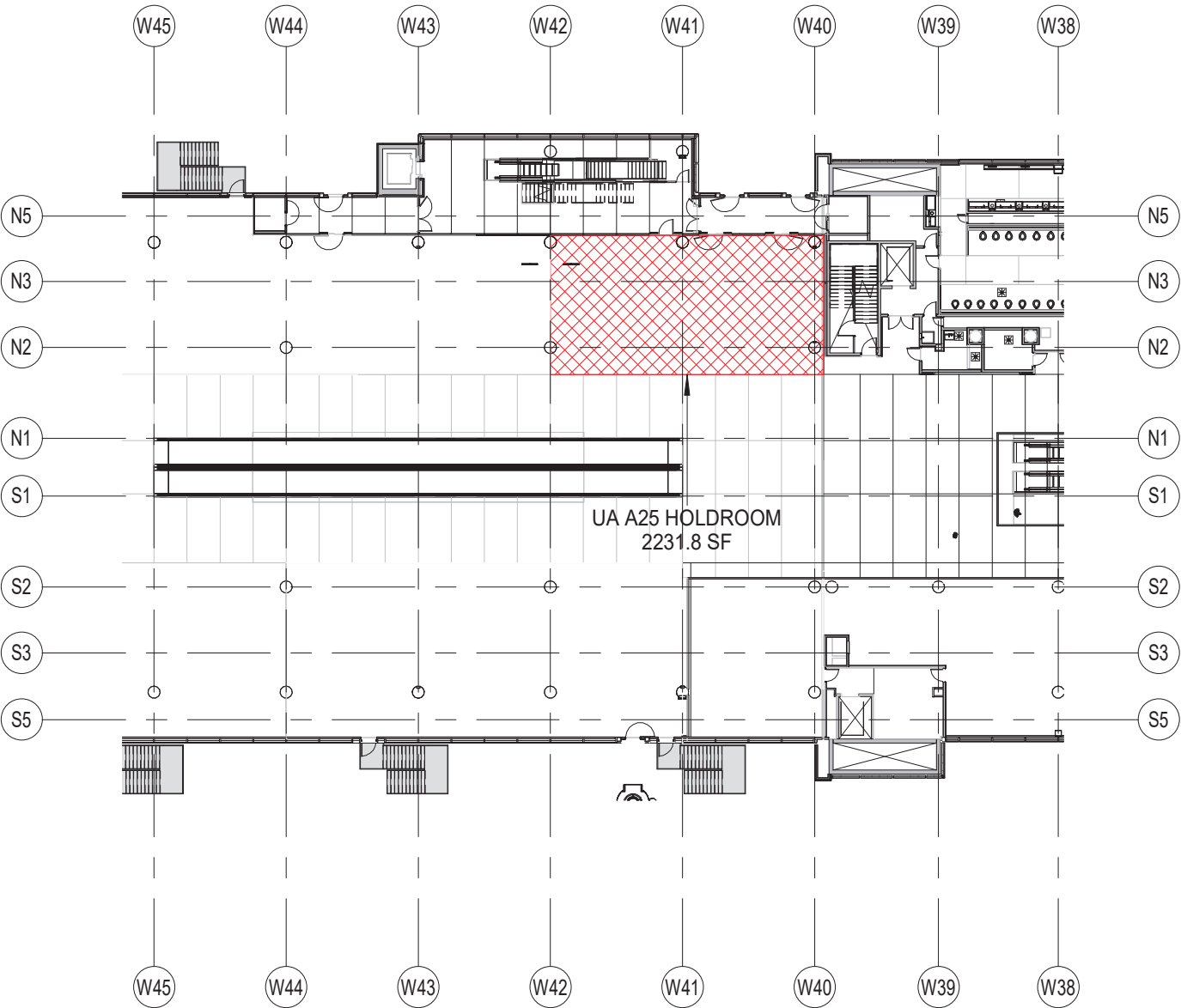
EXHIBIT D  
R17-1-2-W44-S5  
UA A24 HOLDROOM

CC#:

DATE: 02/27/2023

Exhibit D - Concourse A

Effective 12/1/2022

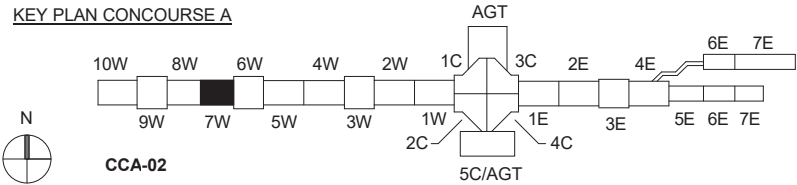


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A

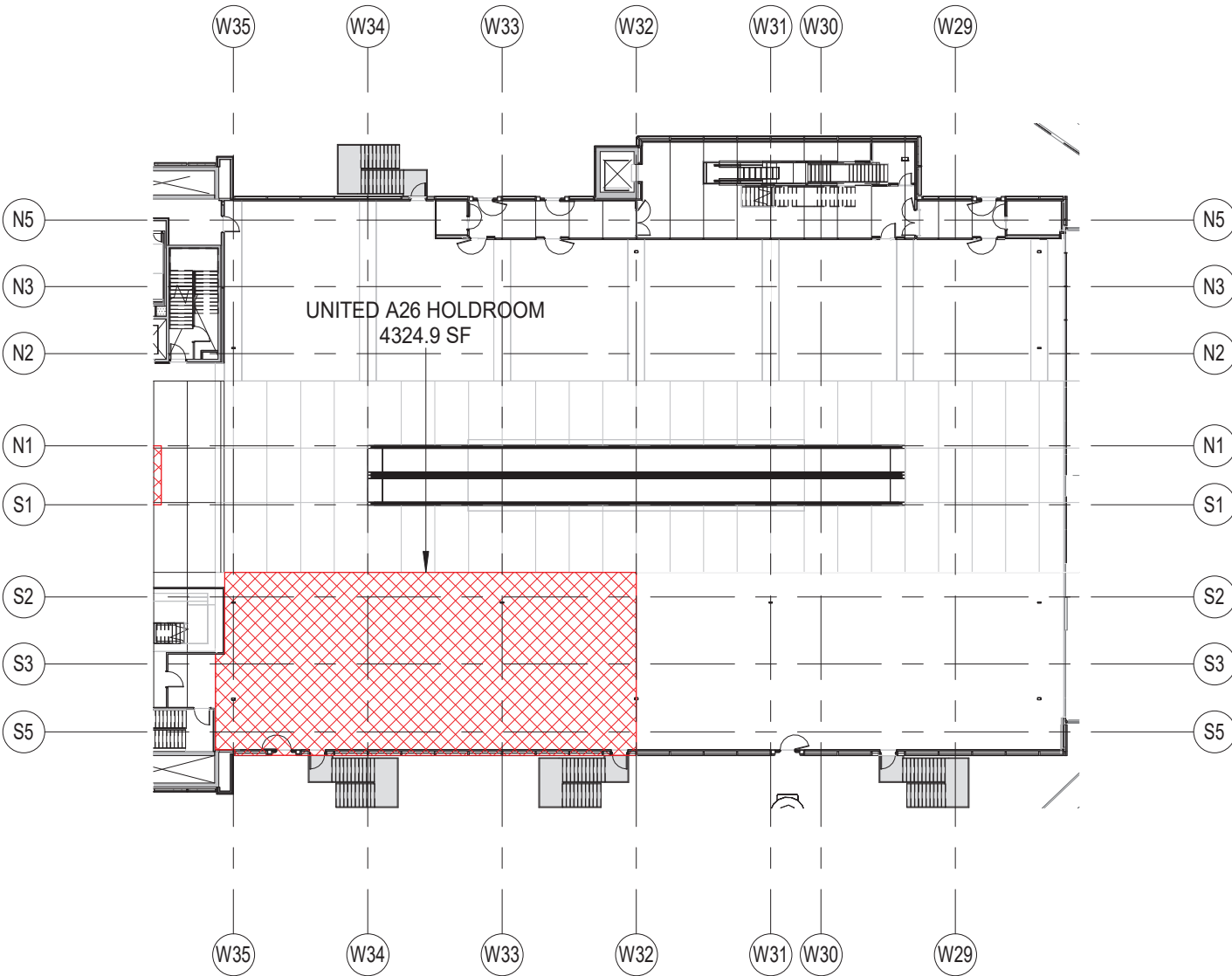


DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W42-N1  
UA A25 HOLDROOM

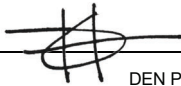
CC#:

DATE: 11/18/22

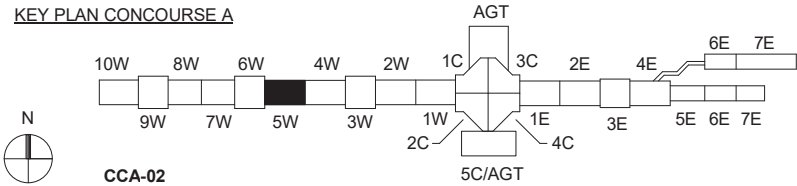


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

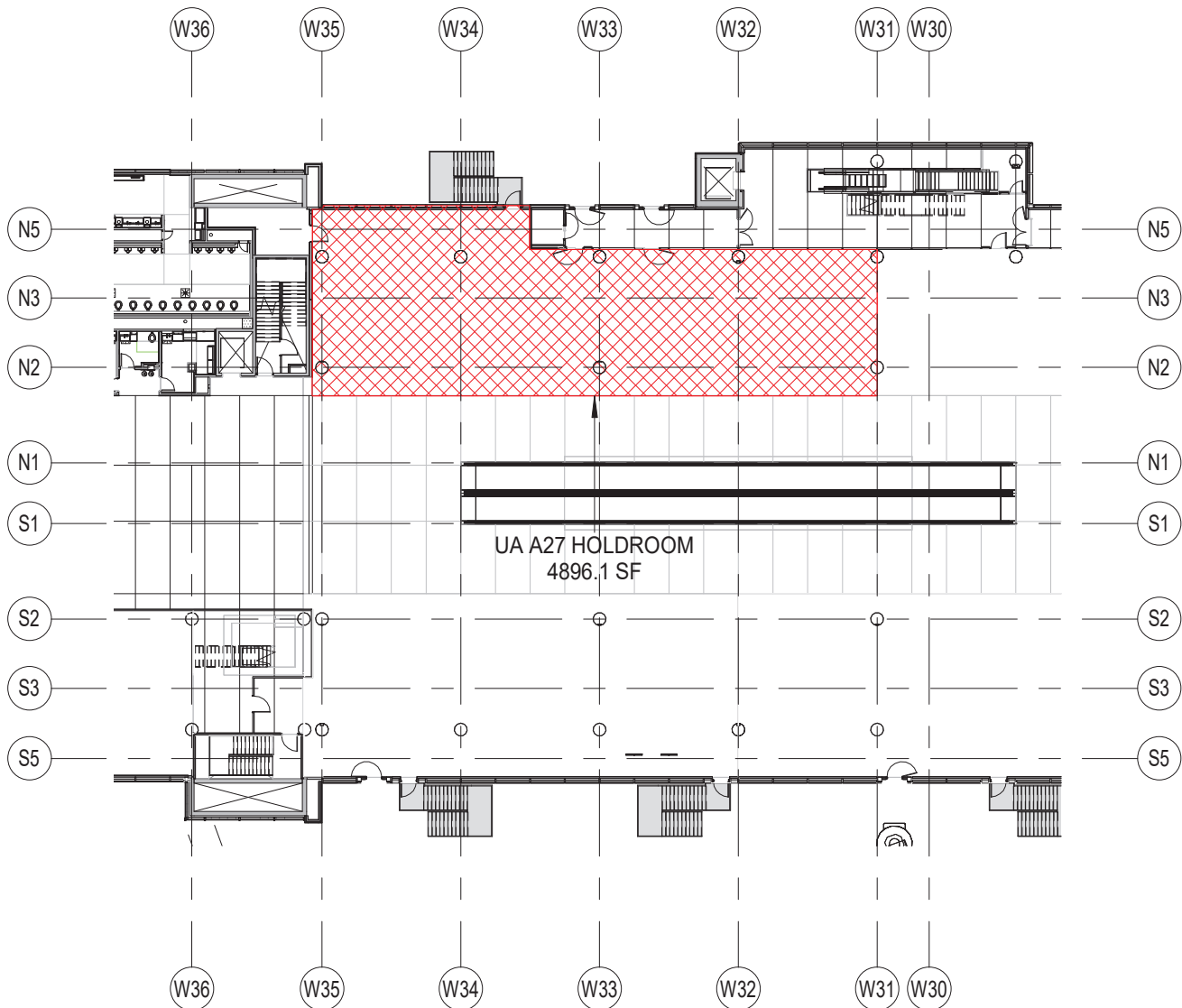
EXHIBIT D  
R17-1-2-W35-S5  
UA A26 HOLDROOM

CC#:

DATE: 02/27/2023

Exhibit D - Concourse A

Effective 7/1/2023

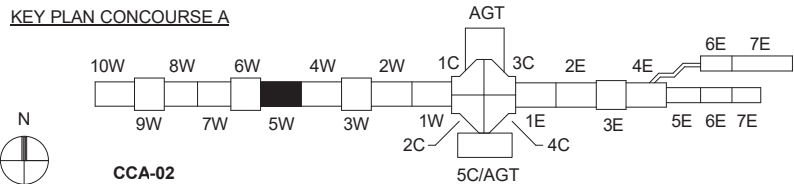


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

 /pe text here  
DEN Planning and Design

KEY PLAN CONCOURSE A

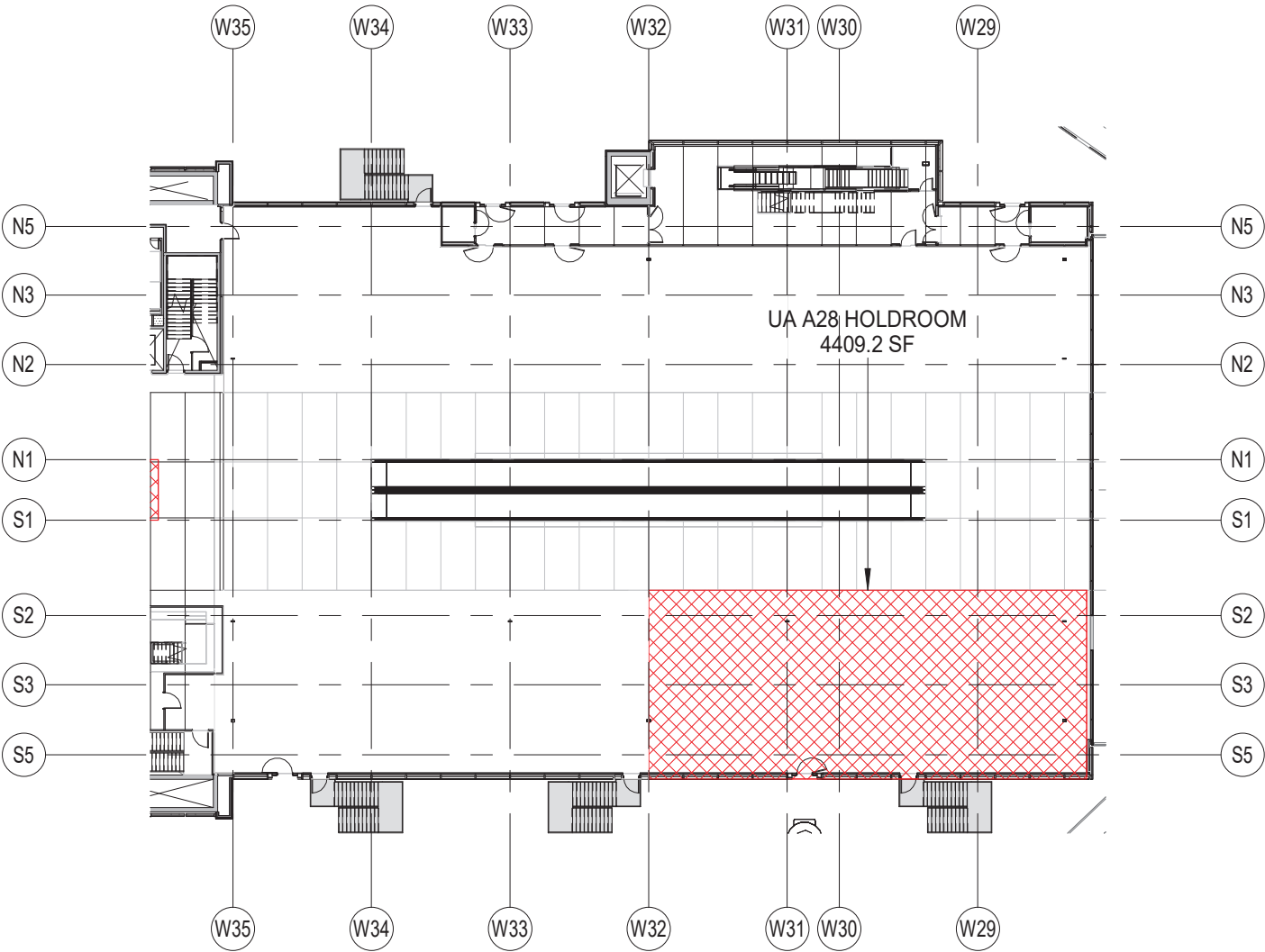


DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W35-N1  
UA A27 HOLDROOM

CC#:

DATE: 11/17/22

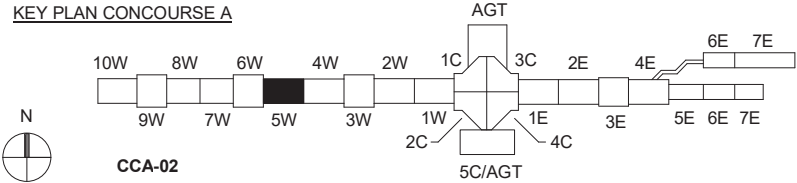


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

 DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

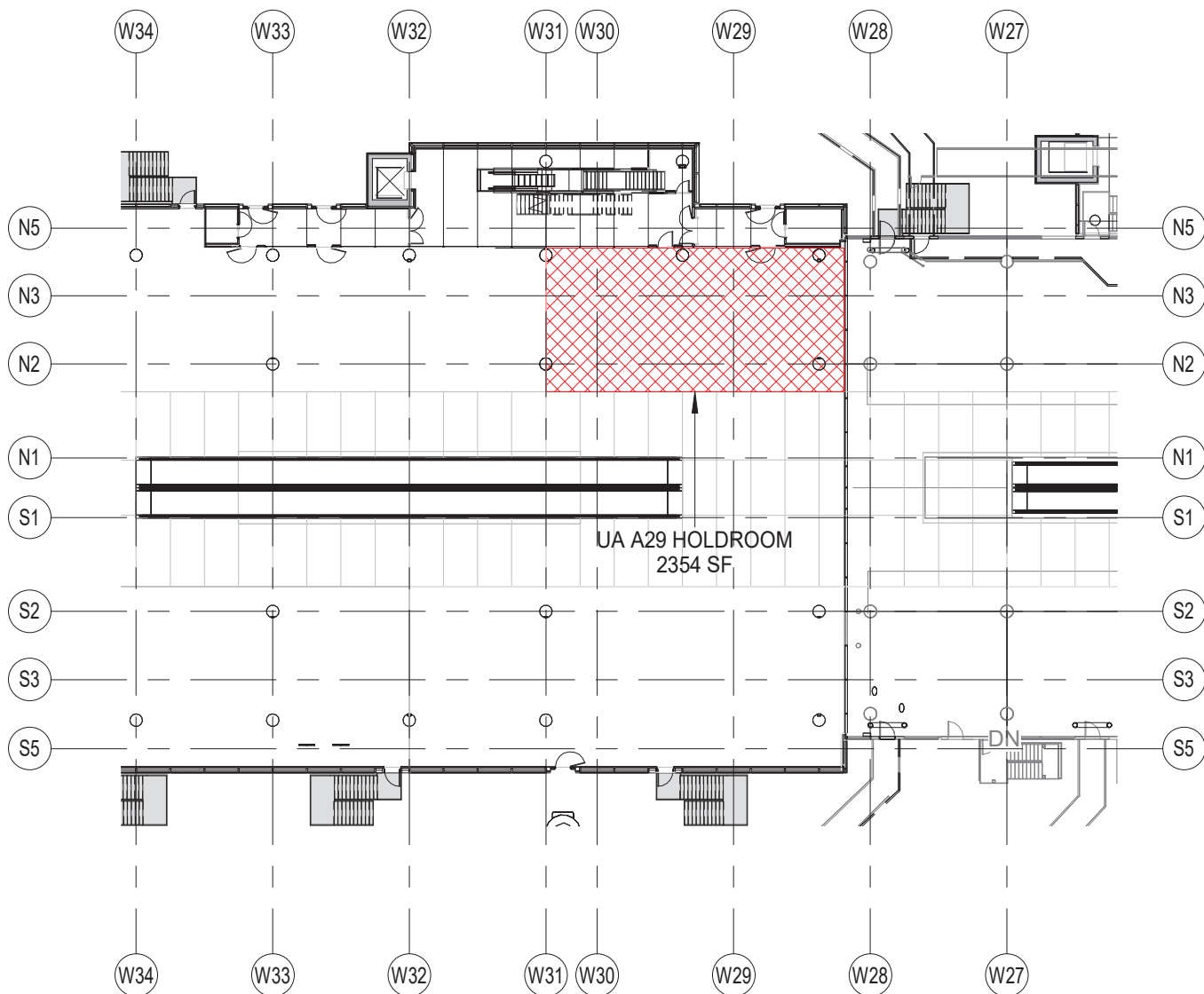
EXHIBIT D  
R17-1-2-W32-S5  
UA A28 HOLDROOM

CC#:

DATE: 02/27/2023



Exhibit D - Concourse A  
Effective 7/1/2023

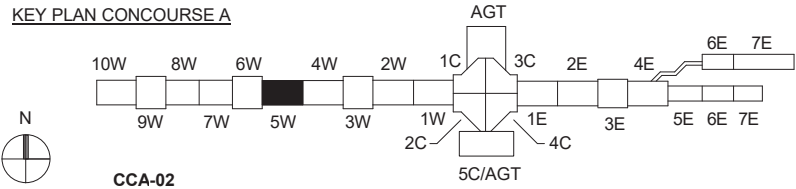


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

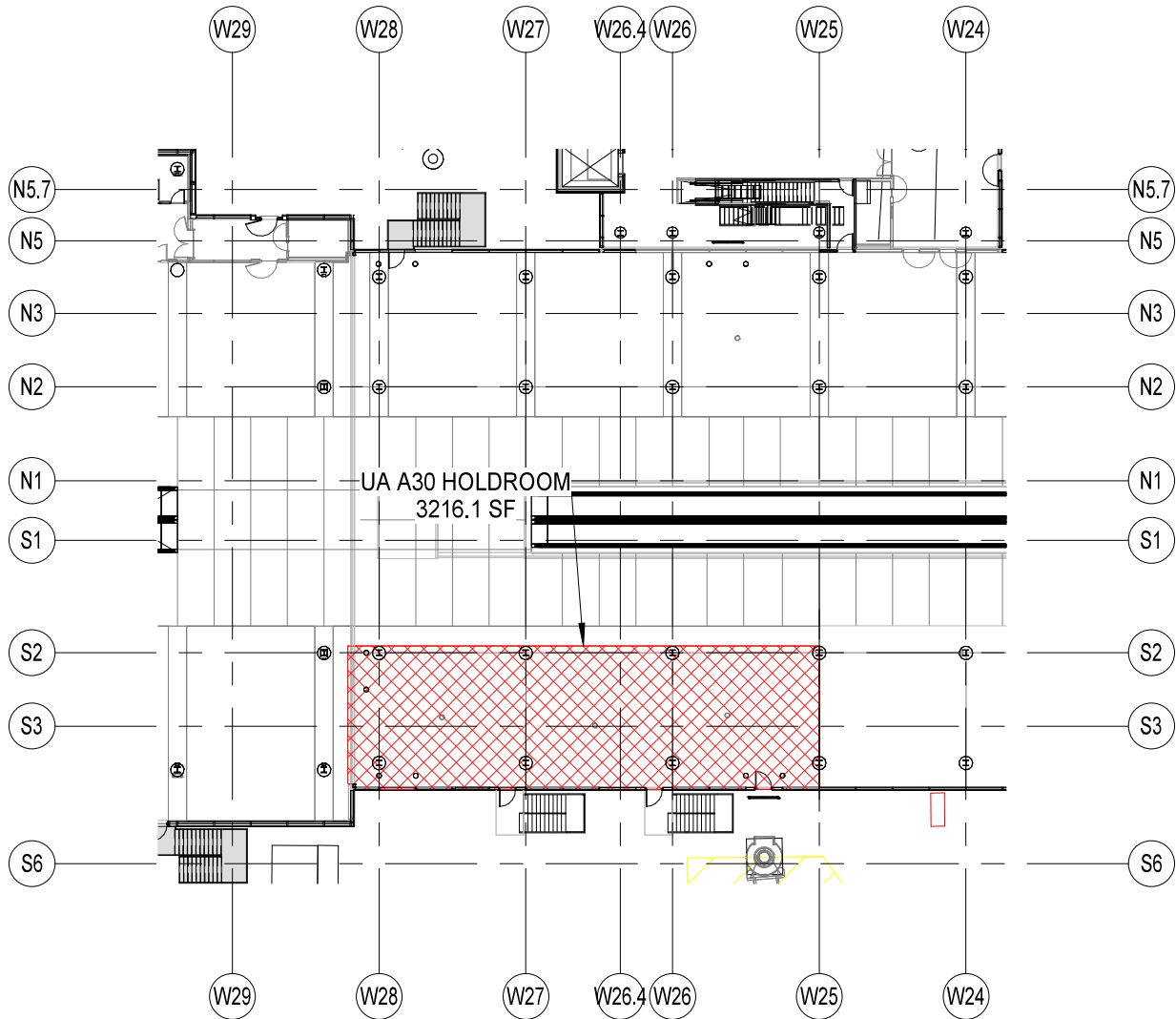
EXHIBIT D  
R17-1-2-W31-N1  
UA A29 HOLDROOM

CC#:

DATE: 11/17/22

Exhibit D - Concourse A

Effective 6-1-2024



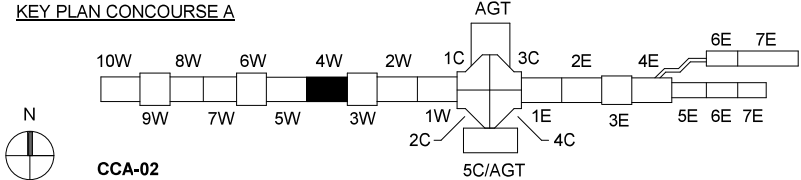
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by  
Rohini S. Rohini Saksena  
Date: 2025.04.09  
10:07:04-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

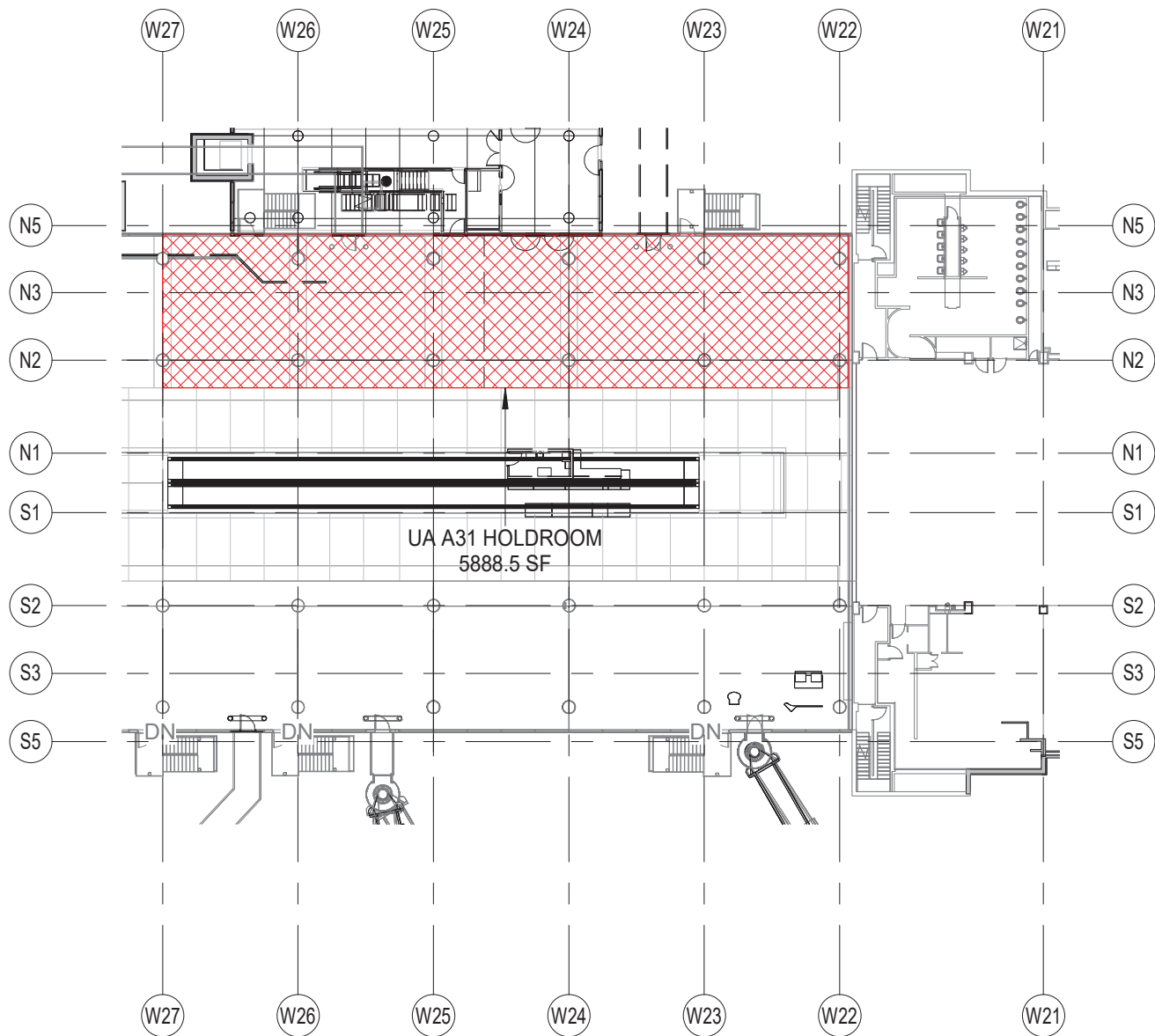
EXHIBIT A  
R17-1-2-W29-S5  
UA A30 HOLDROOM

CC#: CCA

DATE: 6/01/2024

Exhibit D - Concourse A

Effective 8/1/2023



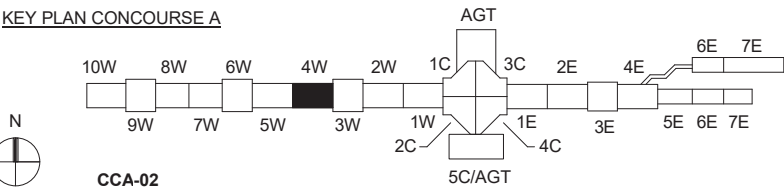
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.



DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-02



DENVER INTERNATIONAL AIRPORT

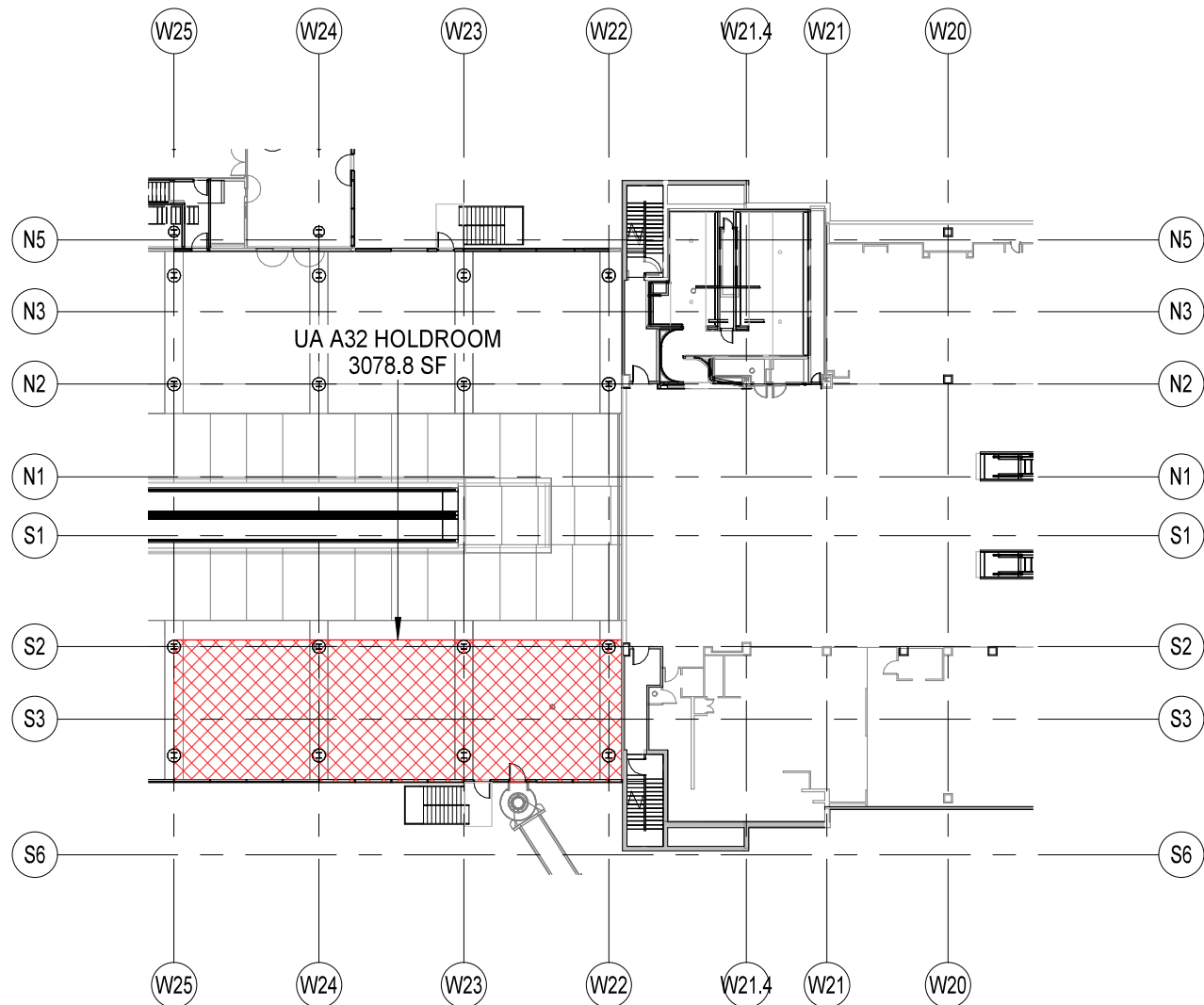
EXHIBIT D  
R17-1-2-W27-N1  
UA A31 HOLDROOM

CC#:

DATE: 11/18/22

Exhibit D - Concourse A

Effective 6-1-2024



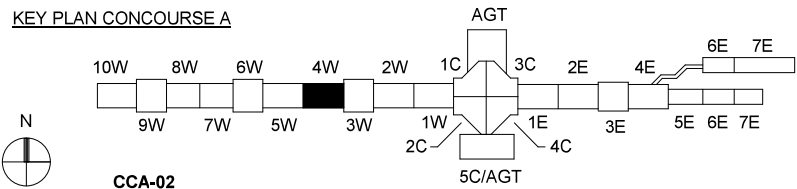
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by  
*Rohini S.* Rohini Saksena  
Date: 2025.04.09  
10:09:01-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-02



DENVER INTERNATIONAL AIRPORT

EXHIBIT B  
R17-1-2-W24-S5  
UA A32 HOLDROOM

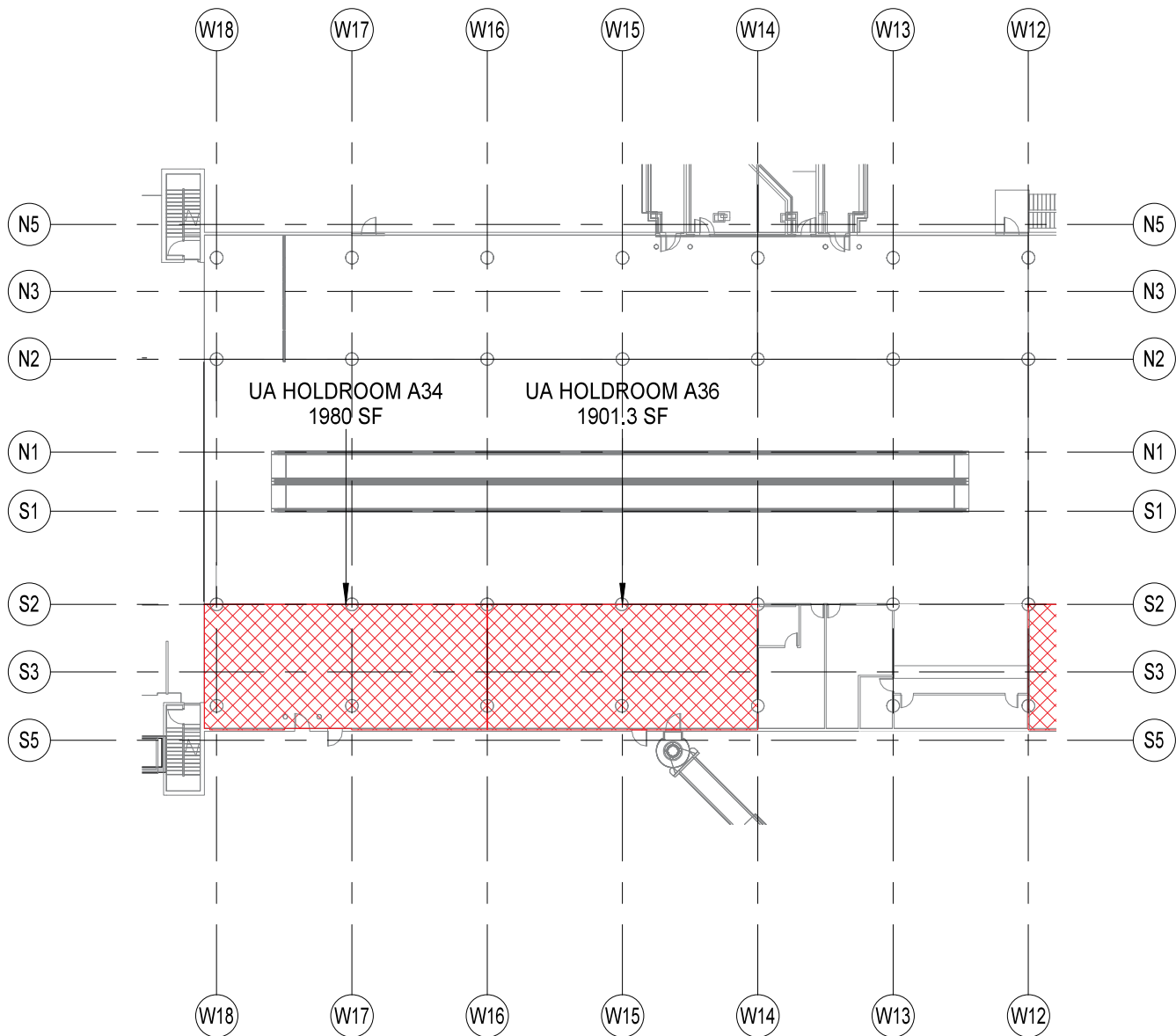
CC#: CCA

DATE: 6/01/2024

Exhibit D - Concourse A

Effective 1/1/2025

REQUESTED SIGNED EXHIBIT



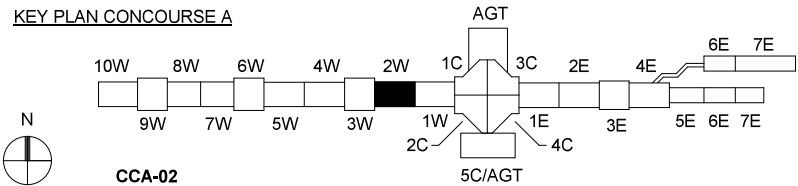
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by  
*Rohini S.* Rohini Saksena  
Date: 2025.03.24  
10:24:09-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A



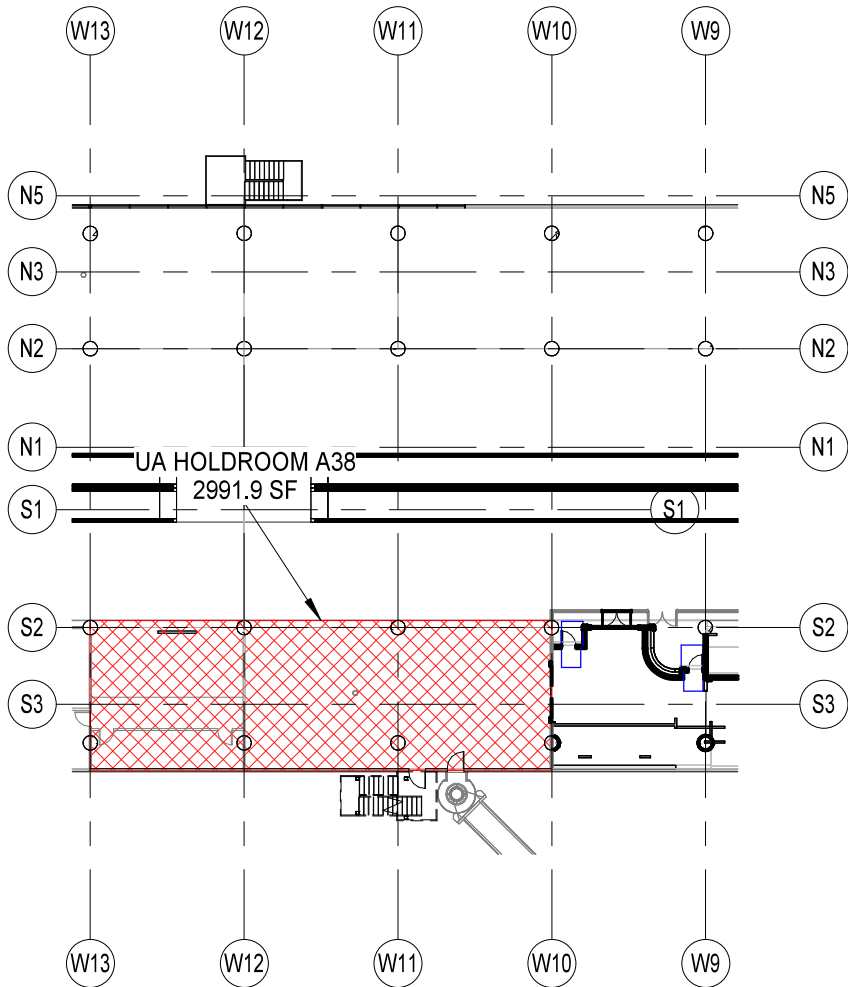
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R18-1-2-W16-S5  
UA HOLDROOMS A34, A36

CC#: CCA

DATE: 02/17/23

Exhibit D - Concourse A  
Effective 1-1-2025



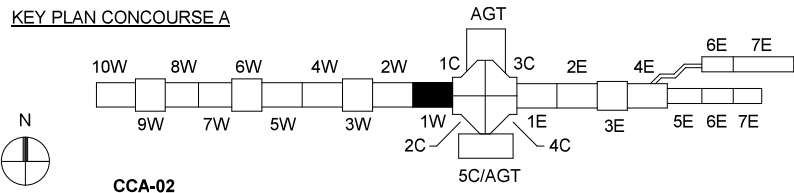
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by  
Rohini Saksena  
Date: 2025.04.09  
10:04:04-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

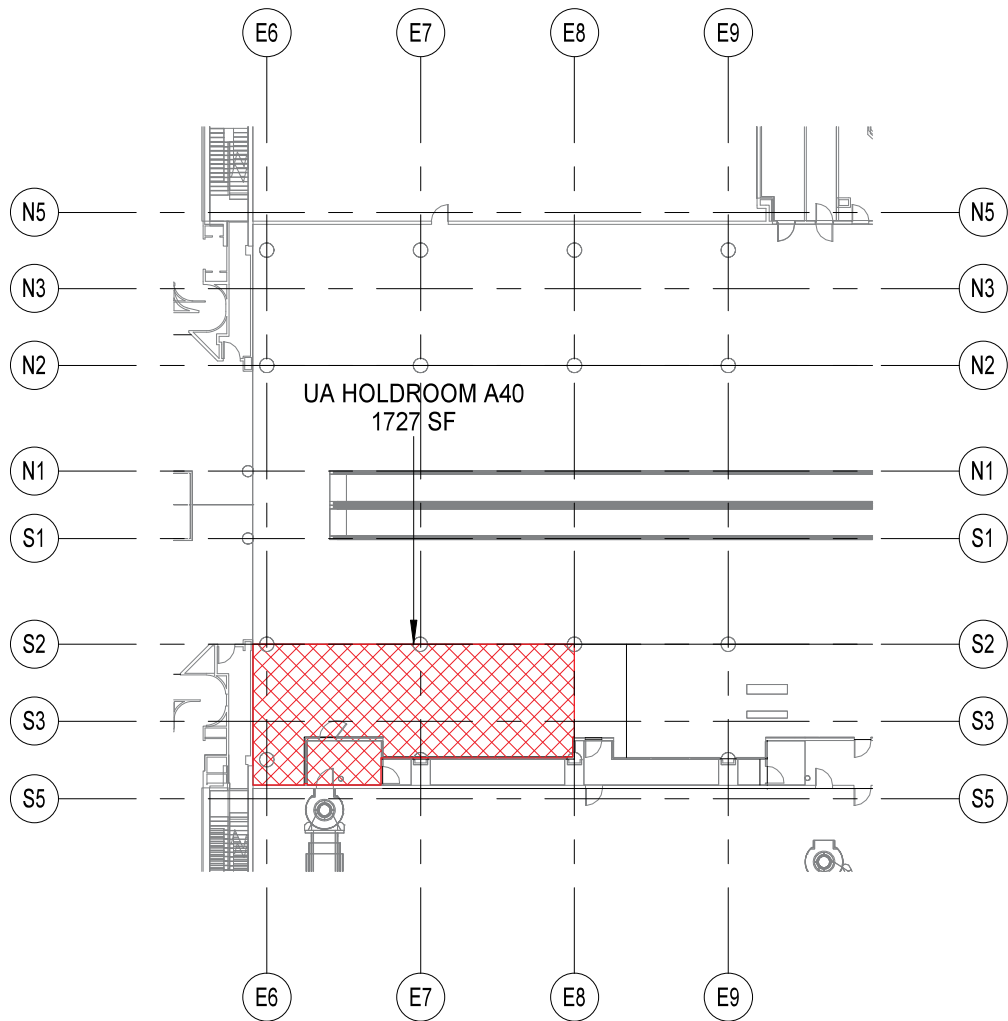
EXHIBIT D  
R17-1-2-W12-S5  
UA HOLDROOM A38

CC#: CCA

DATE: 1/01/2025

Exhibit D - Concourse A

Effective 5/1/2025 or when gate is operational for United.



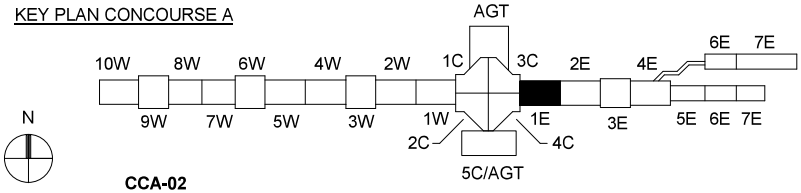
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by Rohini Saksena  
Date: 2025.04.17 13:05:48-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

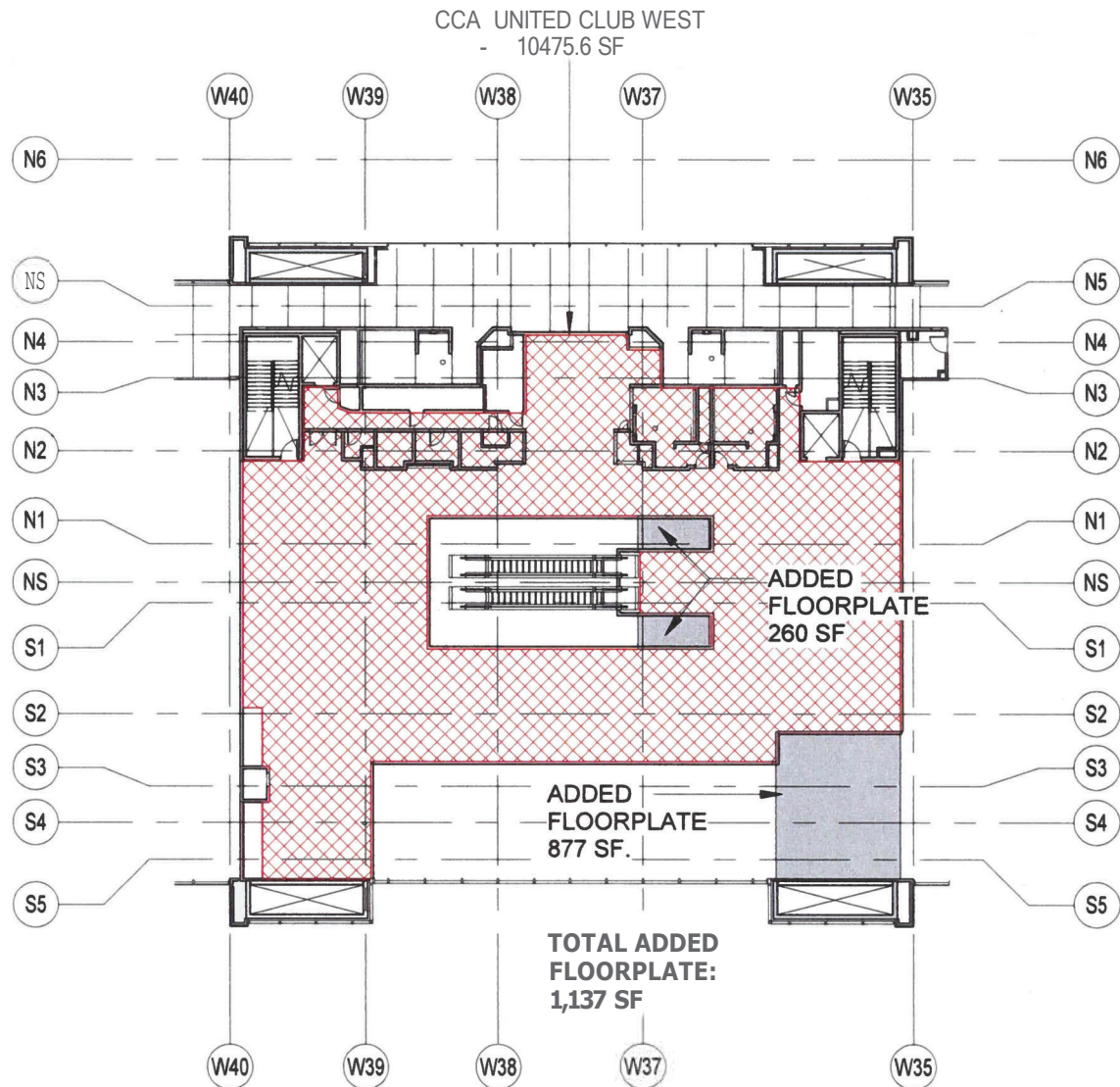
EXHIBIT D  
R17-1-2-E6-S5  
UA HOLDROOM A40

CC#: CCA

DATE: 02/17/23



Exhibit D - Concourse A  
Effective 9/1/2023



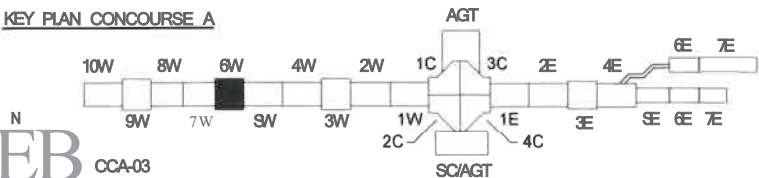
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

*Rohini Saksena*  
Digitally signed by Rohini Saksena  
DN: cn=Saksena, email=Rohini.Saksena@hydenver.com, o=DENVER INTERNATIONAL AIRPORT, ou=PLANNING & DESIGN, cn=Rohini Saksena  
Date: 2023.07.28 15:41:19-0500

DEN Planning and Design

KEY PLAN CONCOURSE A



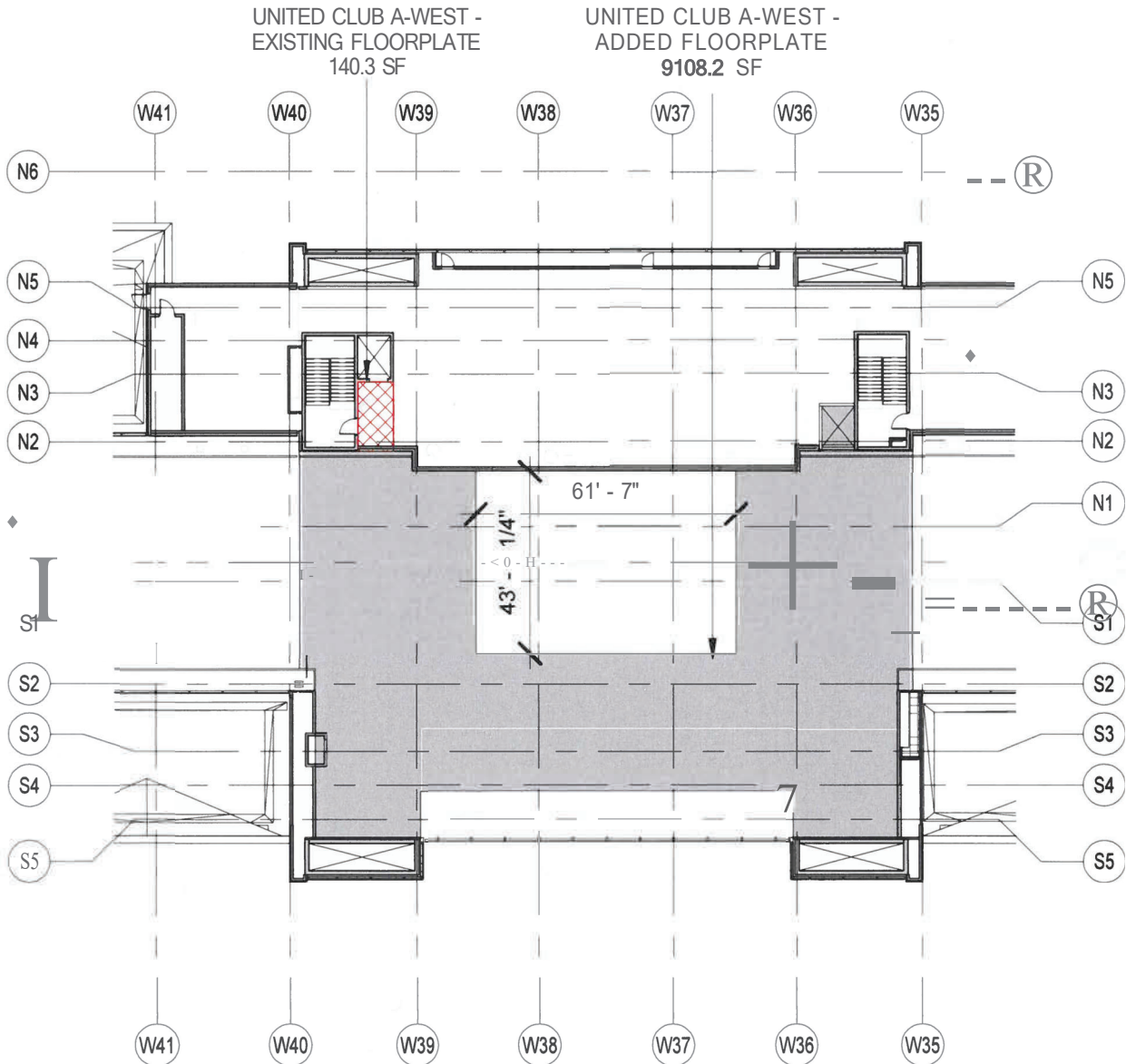
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-4-W40-S6  
CCA UNITED CLUB A-WEST L3

DATE: -06/12/23 --



Exhibit D - Concourse A  
Effective 9/1/2023



SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

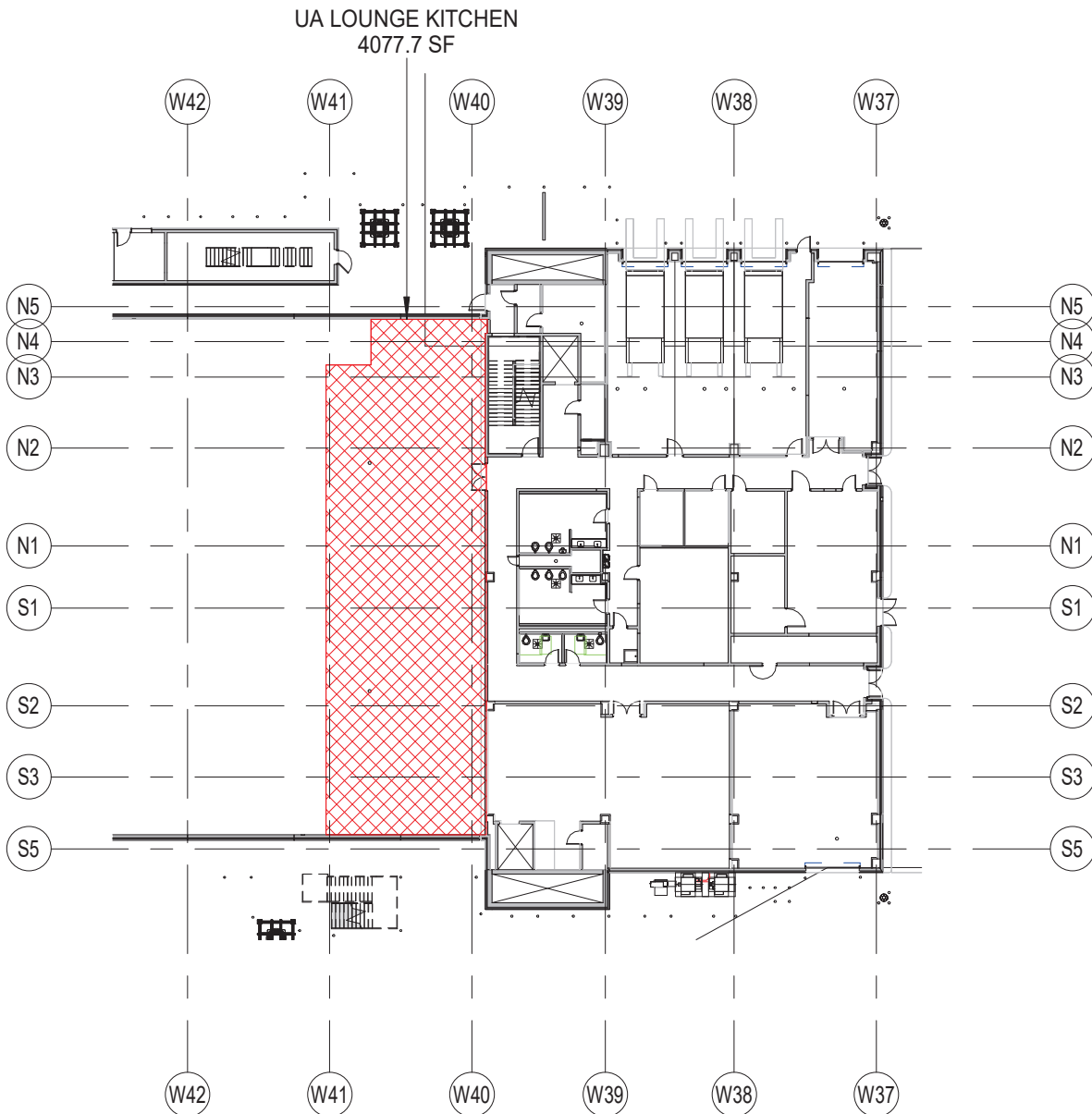
*Rohini*  
signed by Rohini Saksena  
c 1 US,  
E:rohini.saksena@flydenver.com,  
O:p E R INTERNATIONAL  
IJRPO/OU=PLANNING &  
OESIG,, CN=Rohini Saksena  
Otti:2023.07.2815:42:14-06'00"

DEN Planning and Design

<p>KEY PLAN CONCOURSE A</p> <p>EB CCA-04</p>	<p>N - C C # _ _ C _ C _ A _ _ _ _</p>	<p>DENVER INTERNATIONAL AIRPORT</p> <p>EXHIBIT D R17-1-5-W40-S6 CCA_UNITEO CLUB A-WEST L4</p> <p>Q_A_T_E: 0.6/14/23</p>
--	--	---

Exhibit D - Concourse A

Effective 9/1/2023

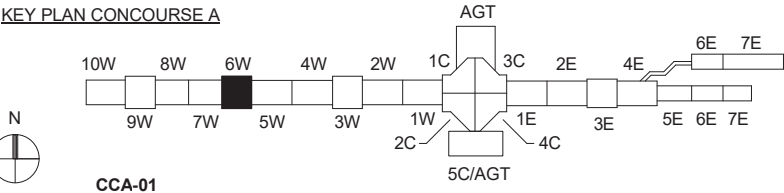


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



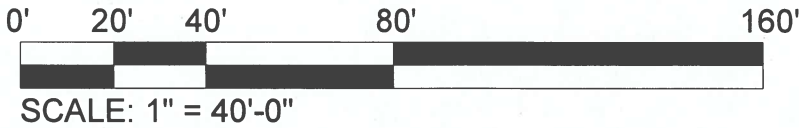
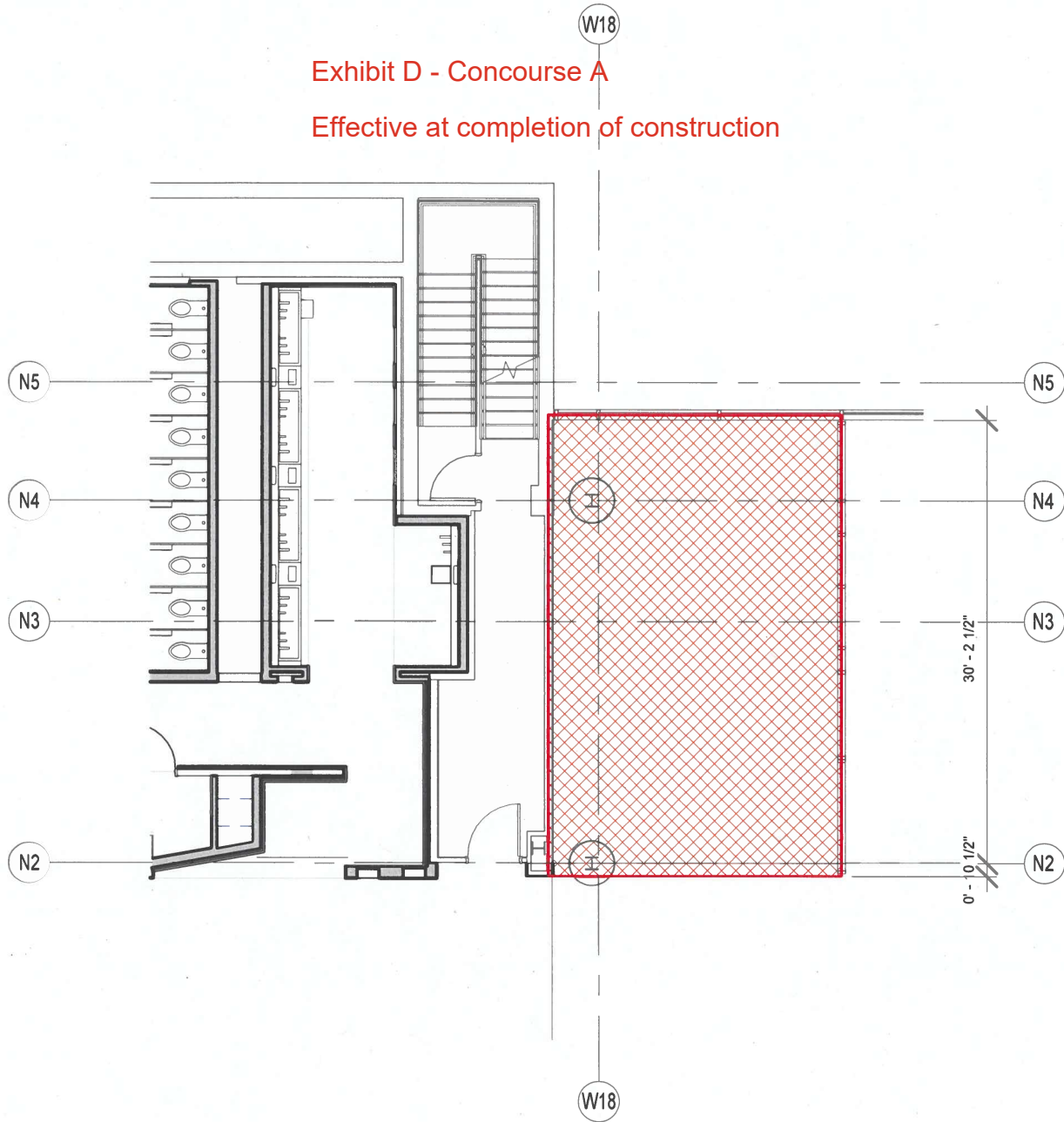
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-1-W41-S5  
UA LOUNGE KITCHEN

CC#: CCA

DATE: 03/07/23

Exhibit D - Concourse A  
Effective at completion of construction



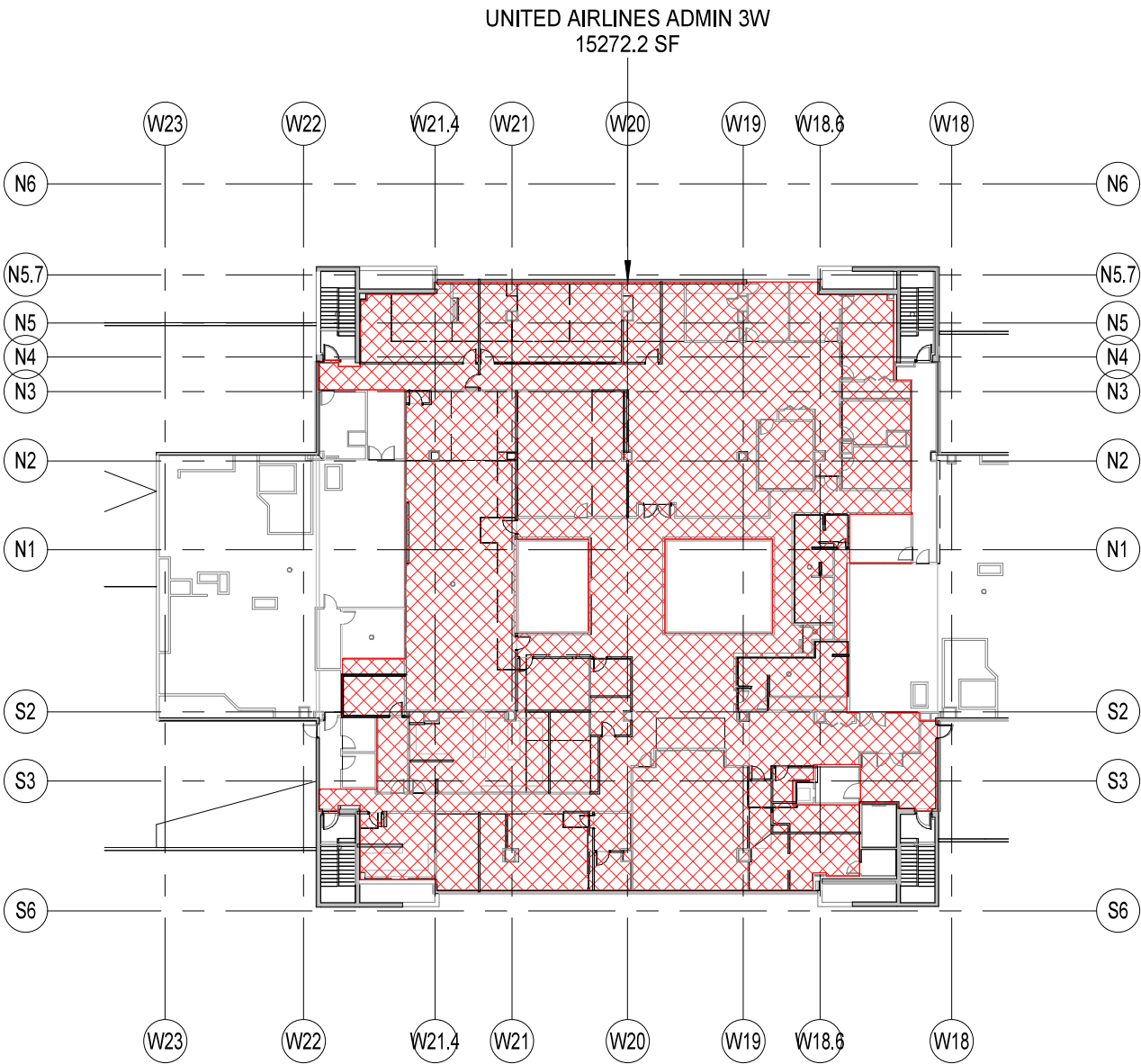
NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena 2025.03.17 09:56:59-06'00'

DEN Planning and Design

<p>KEY PLAN CONCOURSE A</p> <p>CCA-02</p>		<p>DENVER INTERNATIONAL AIRPORT</p>	
		<p>EXHIBIT C R17-2-3 W18-N3-1 UNITED AIRLINES BREAKROOM @ W18</p>	
		<p>CC#: A</p>	<p>DATE: 03/06/25</p>

Effective 4-1-2023



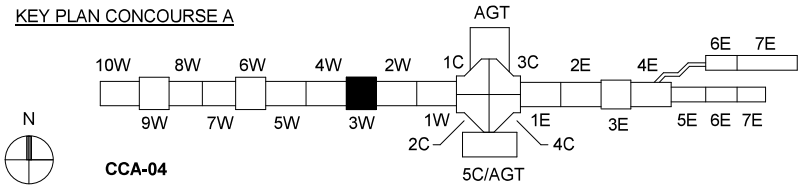
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by  
Rohini Saksena  
Date: 2025.03.24  
10:26:20-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A

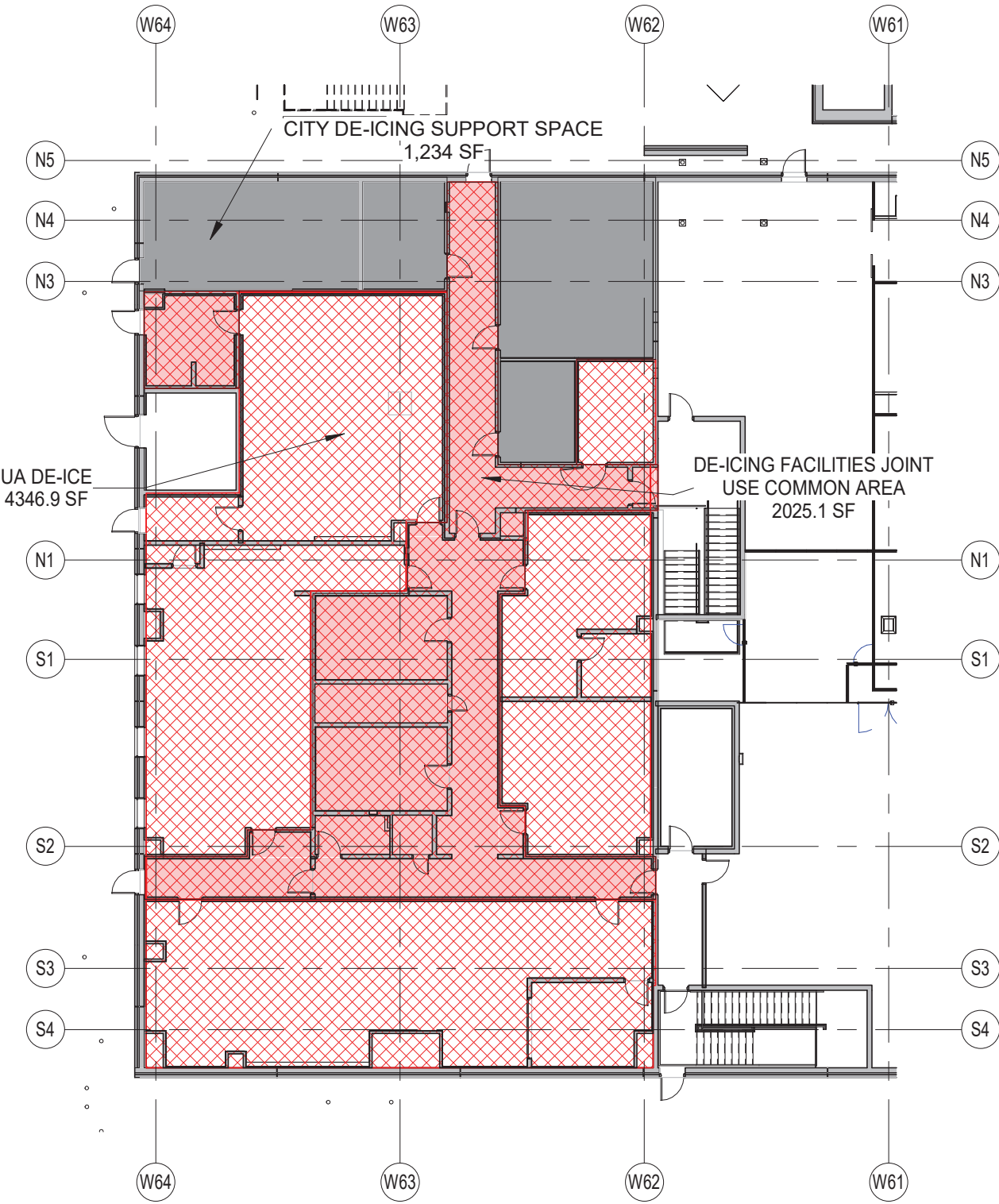


DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-2-4-W21-S1-1  
UNITED AIRLINES ADMIN 3W

CC#: CCA

DATE: 3/21/2025



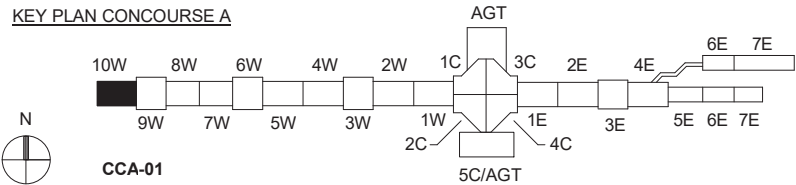
SCALE: 1" = 20'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena  
2024.10.21  
13:10:07-06'00"  
*Rohini S.*

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W64-S5  
UNITED AIRLINES DEICING INFRASTRUCTURE

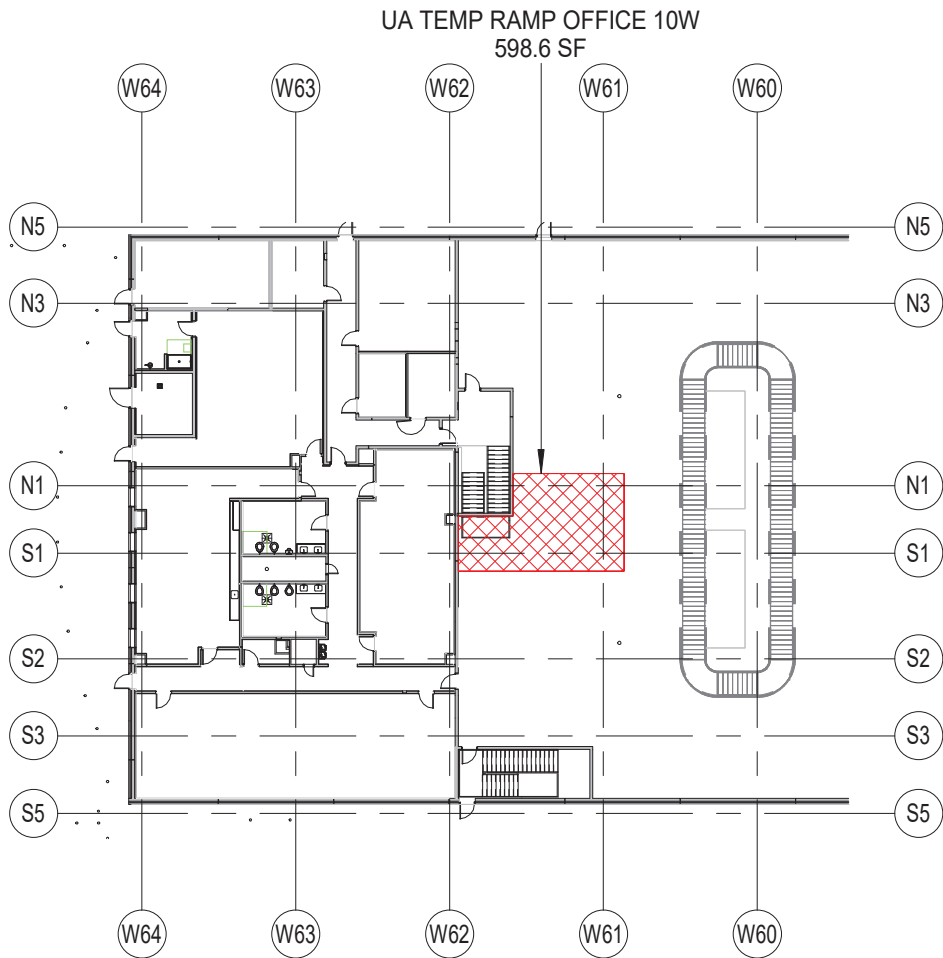
CC#: CCA

DATE: 10/15/2024

Exhibit D - Concourse A


Effective 5/1/2023  
This space will be vacated when UA  
begins construction of the BHS in this  
area.

United expects to vacate 5/2026 at latest

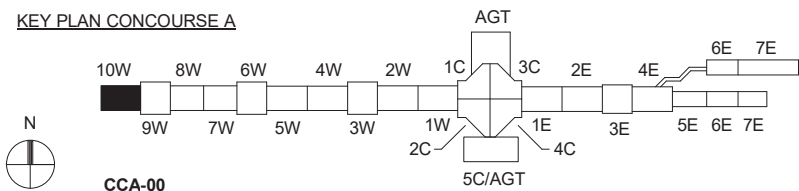


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT D

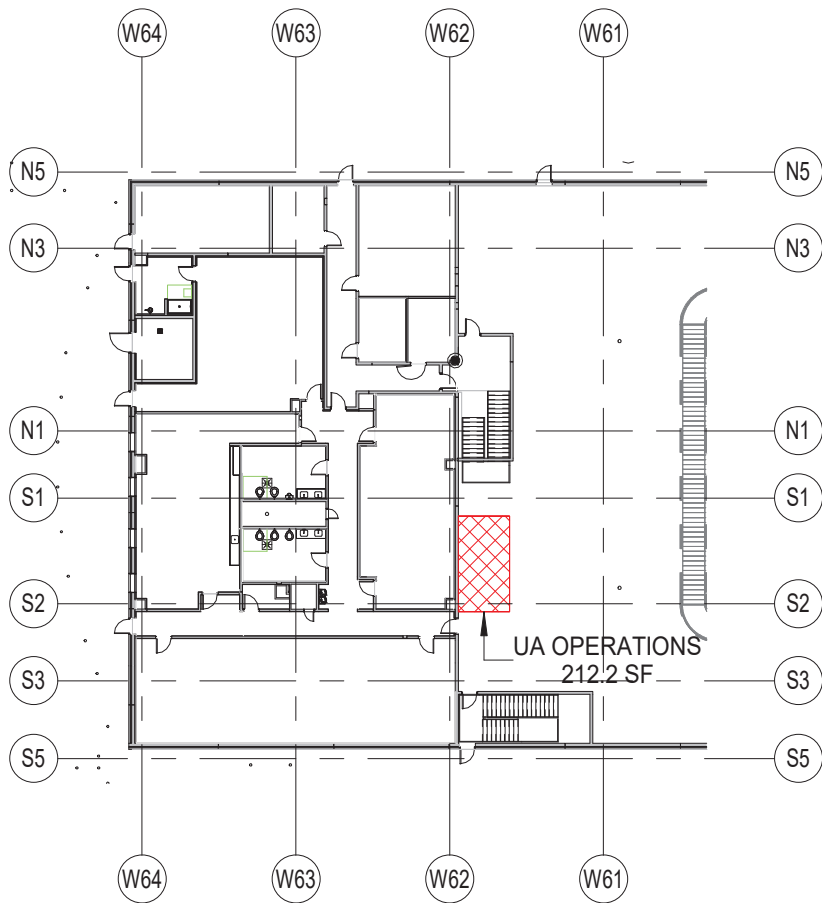
UA TEMP RAMP OFFICE 10W

CC#: CCA

DATE: 03/21/23



Exhibit D Concourse A  
Effective 5/1/2023

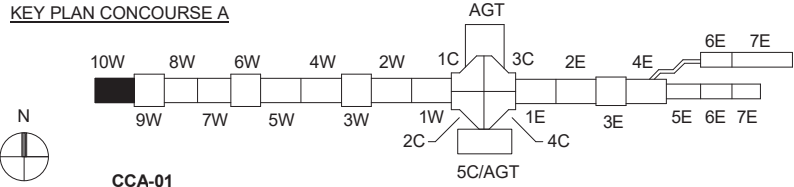


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

 DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

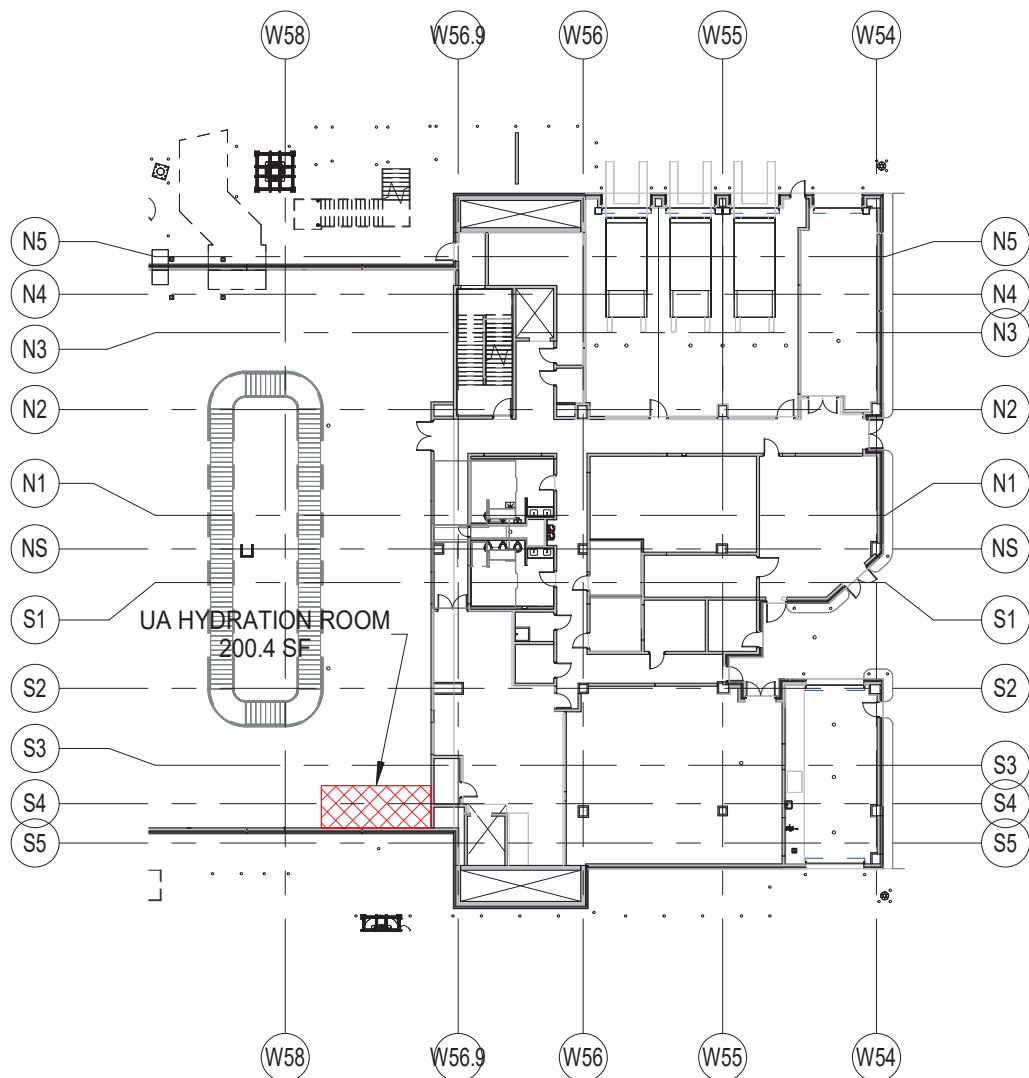
EXHIBIT D  
R17-1-1-W64-S2  
UNITED AIRLINES OPERATIONS

CC#: CCA

DATE: 03/03/23


Exhibit D - Concourse A

Effective 10/1/2023

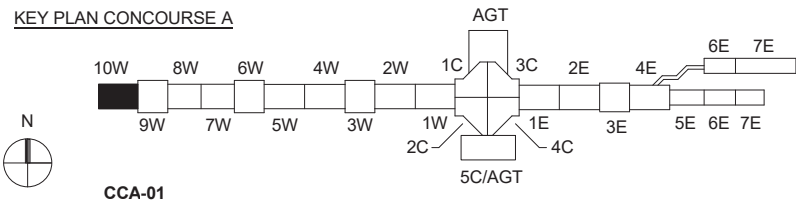


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



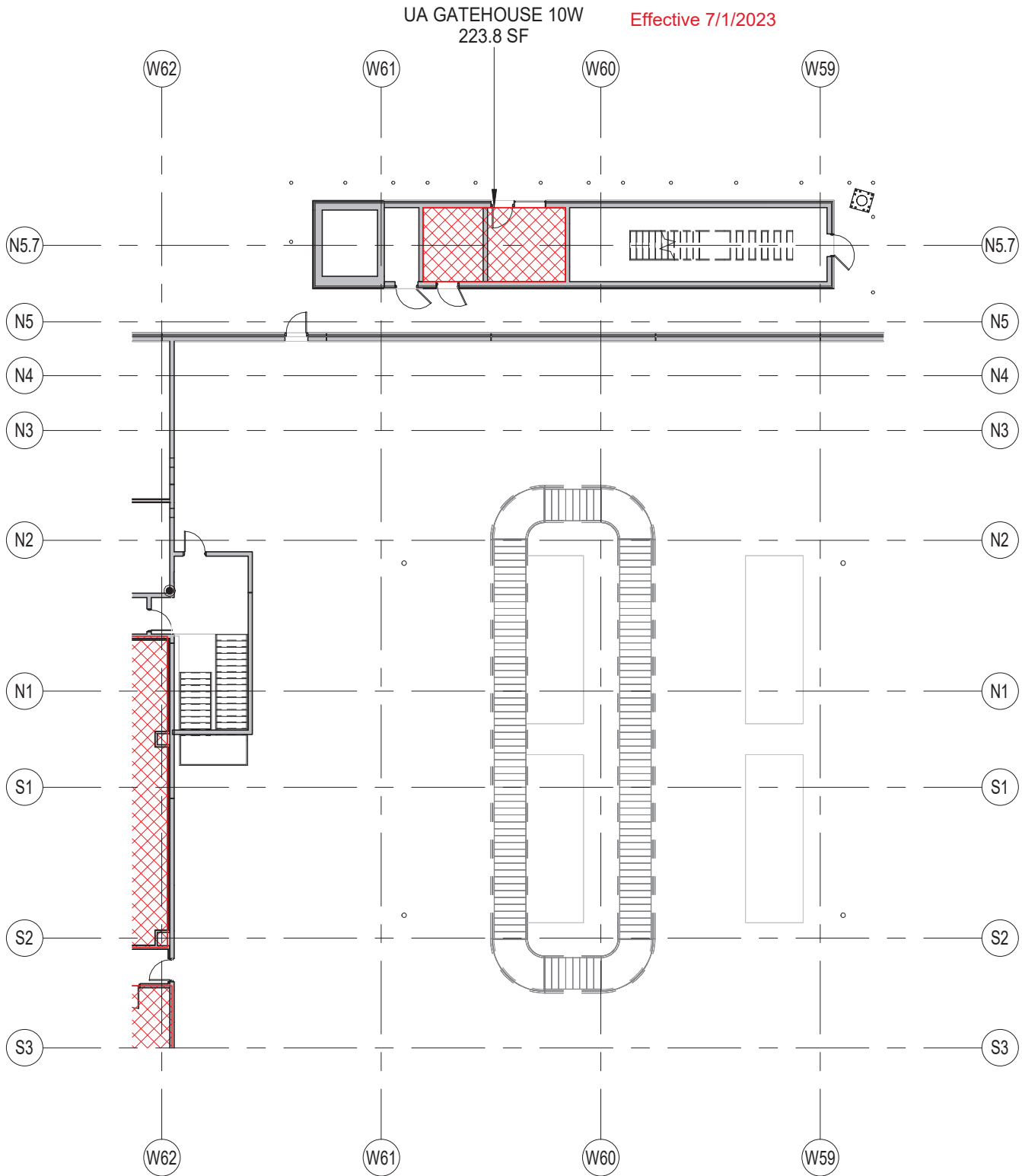
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W58-S5  
UNITED AIRLINES HYDRATION ROOM

CC#: CCA

DATE: 05/10/23



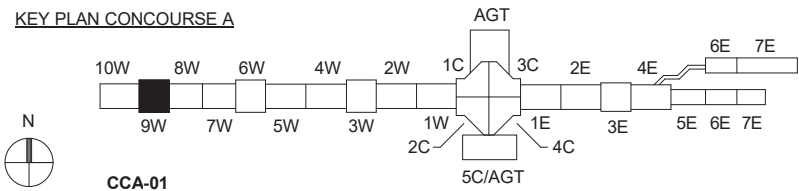


SCALE: 3/64" = 1'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

 DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-01



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W61-N5  
UA GATEHOUSE 10W

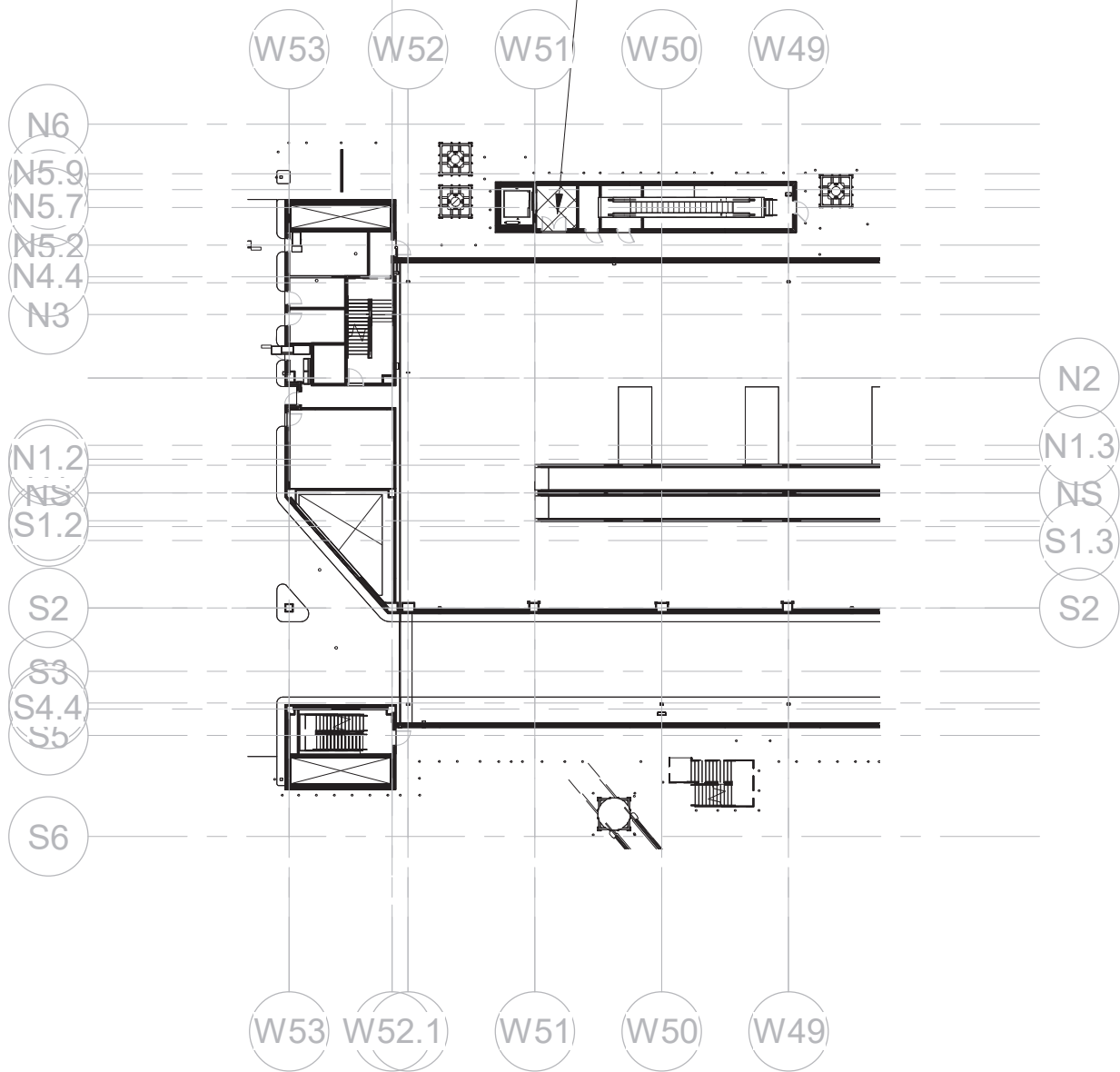
CC#: CCA

DATE: 02/24/23

Exhibit D - Concourse A

W52.1 UNITED AIRLINES  
129.1 SF

Effective 4-1-2023

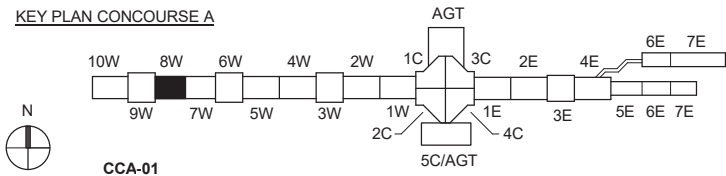


SCALE: 1" = 40'-0"

DEN Planning and Design

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

KEY PLAN CONCOURSE A



CCA-01



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R18-1-1-W50-N6-1  
UNITED AIRLINES GATE HOUSE CCA WEST

CC#:

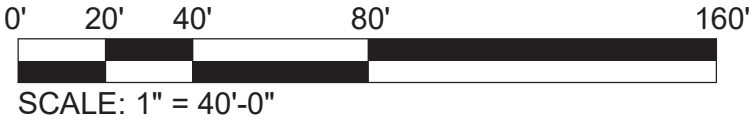
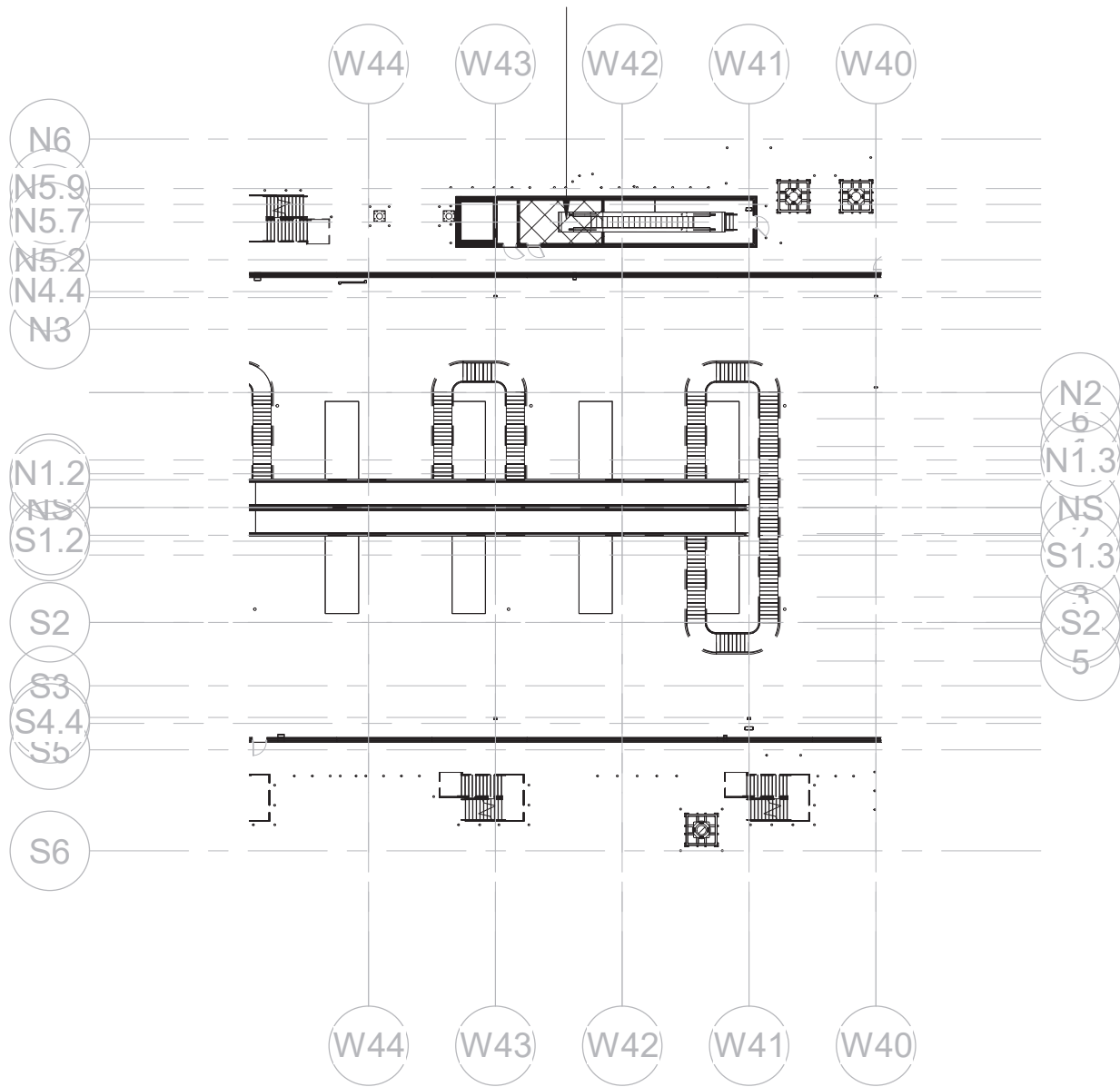
DATE: 03/21/22

Exhibit D - Concourse A

Exhibit D - Concourse A

UNITED AIRLINES GATE HOUSE 7W  
252.2 SF

Effective 4-1-2023

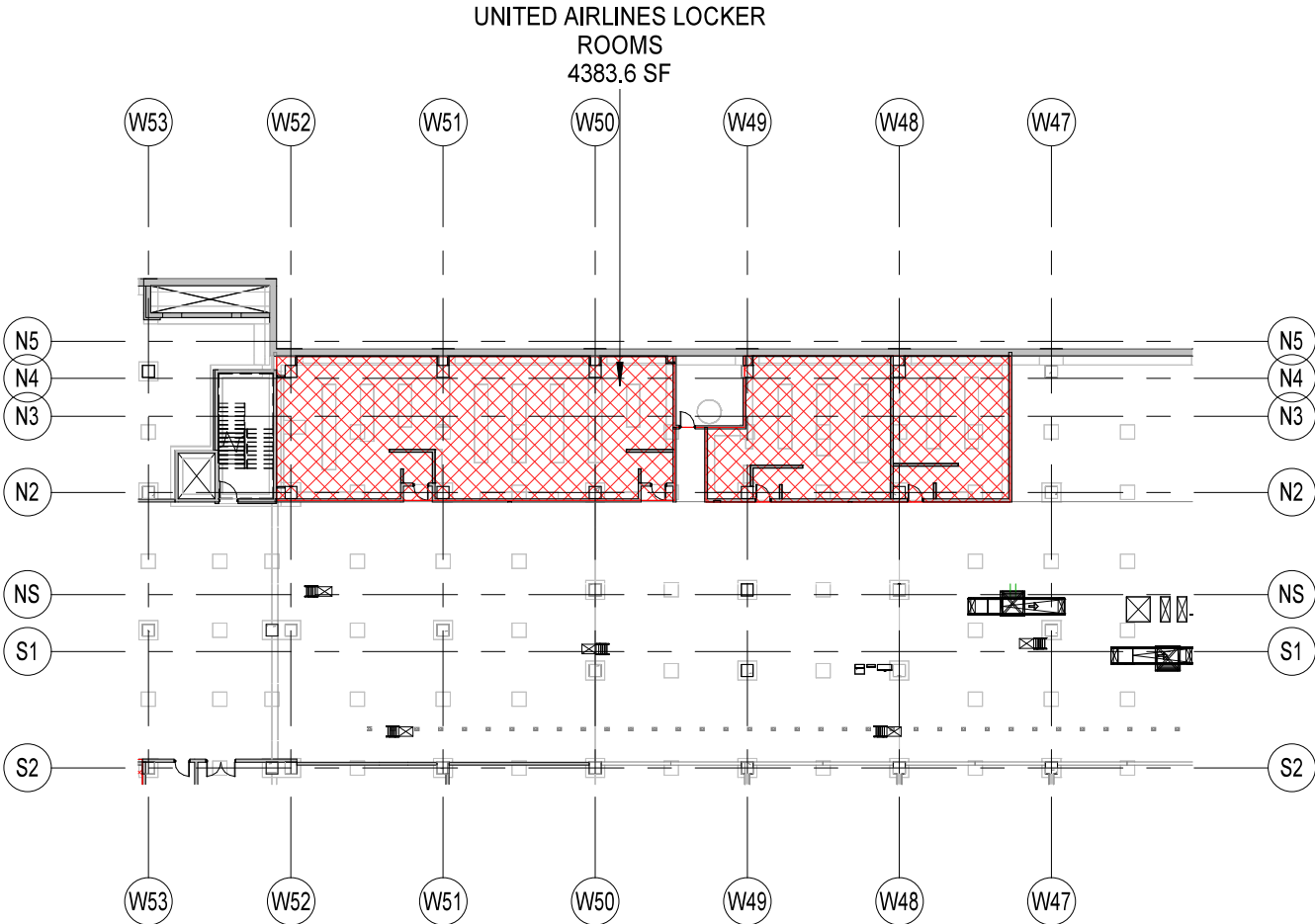


NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

<p>KEY PLAN CONCOURSE A</p> <p>CCA-01</p>			DENVER INTERNATIONAL AIRPORT	
<p>EXHIBIT D R18-1-1-W42-N6-1 UNITED AIRLINES GATE HOUSE 7W</p>			CC#:	DATE: 03/21/22

Exhibit D - Concourse A  
Effective 4-1-2024



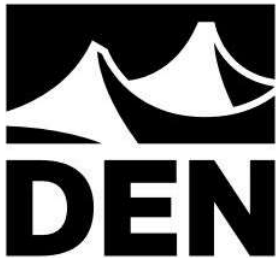
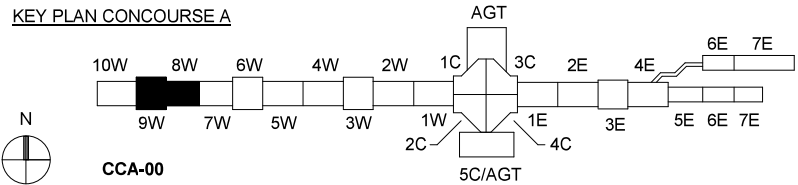
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by  
Rohini Saksena  
Date: 2025.03.24  
10:25:44-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

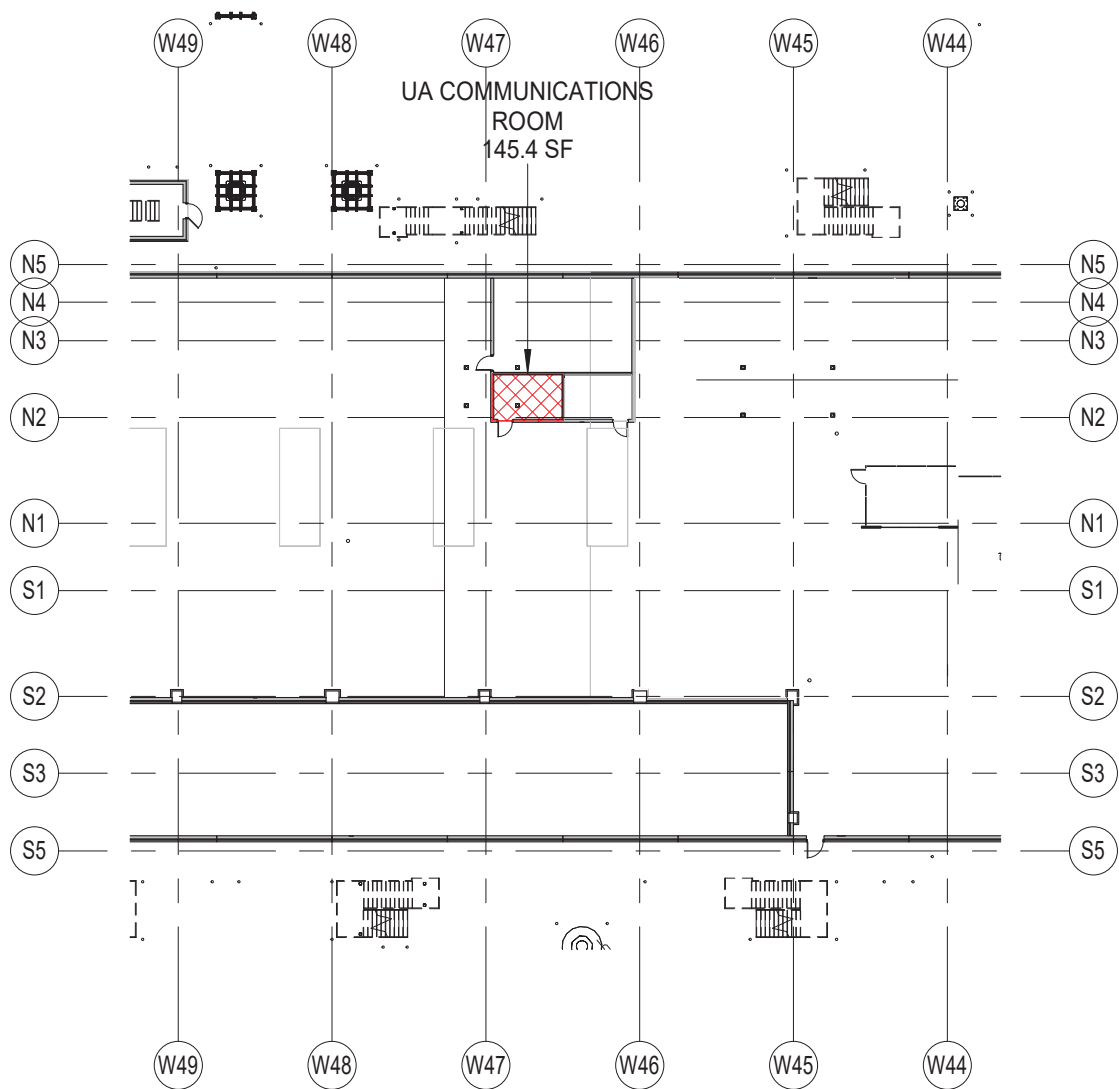
EXHIBIT D  
R17-1-0-W49-N3-1  
UNITED AIRLINES LOCKER ROOMS 8W

CC#: A

DATE: 4/01/2024


Exhibit D - Concourse A

Effective 1/1/2023

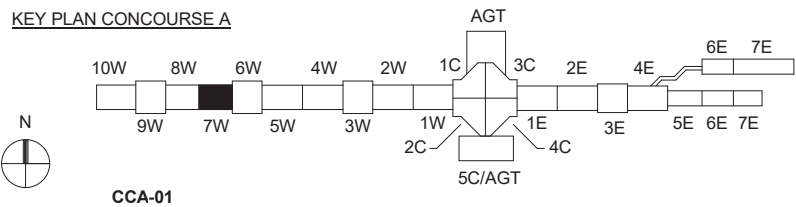


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-01



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W47-N2  
UNITED AIRLINES COMMUNICATIONS ROOM

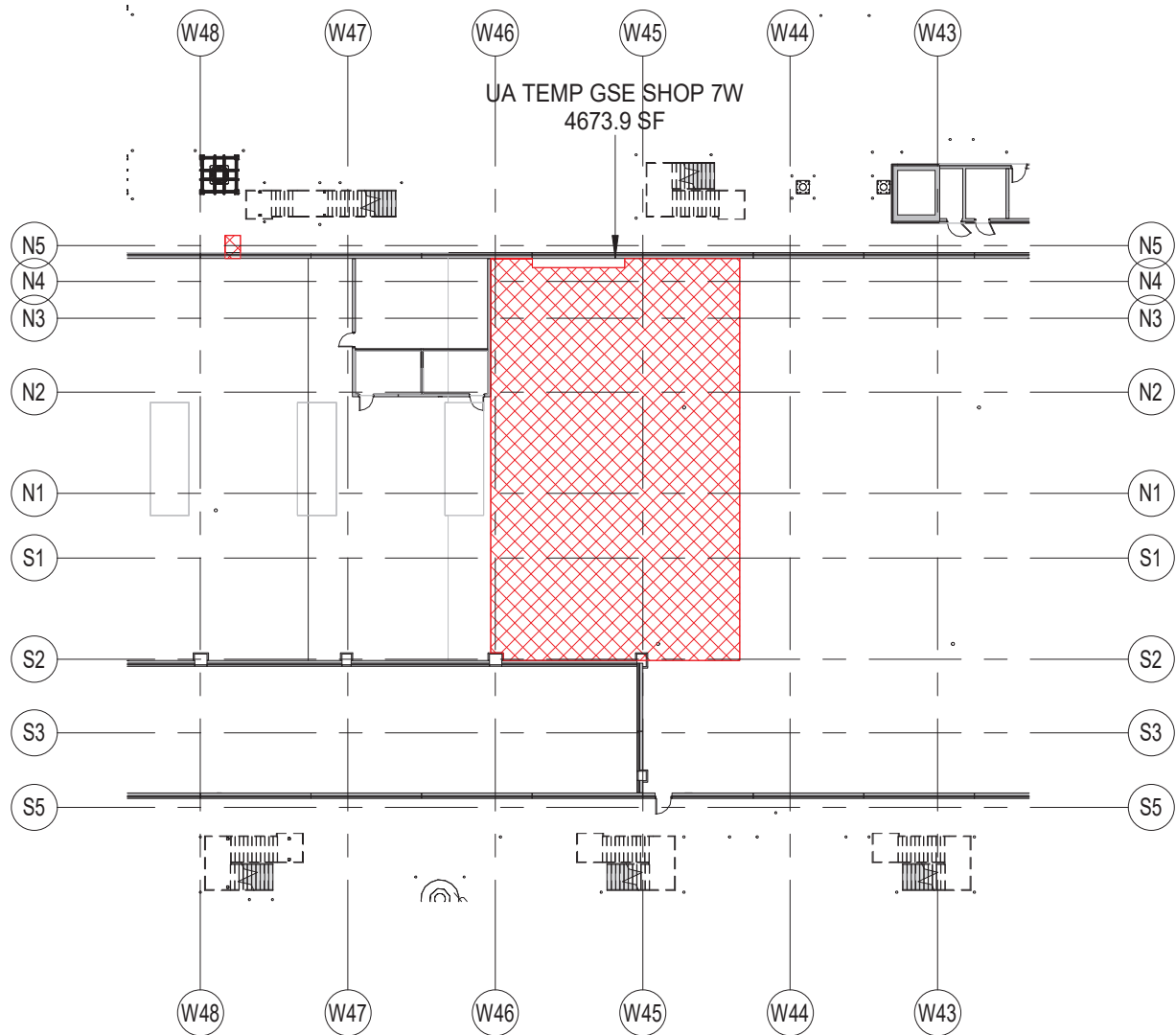
CC#: CCA

DATE: 05/19/23

Exhibit D - Concourse A

Effective 5/1/2023  
This space will be vacated when UA begins construction of the BHS in this area.  
around 5/2026 or sooner

THIS IS A  
TEMPORARY  
DAY 1 SPACE

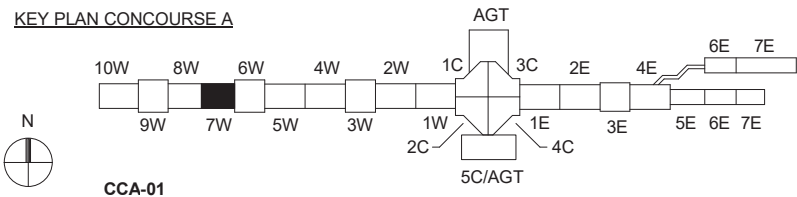


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

KEY PLAN CONCOURSE A



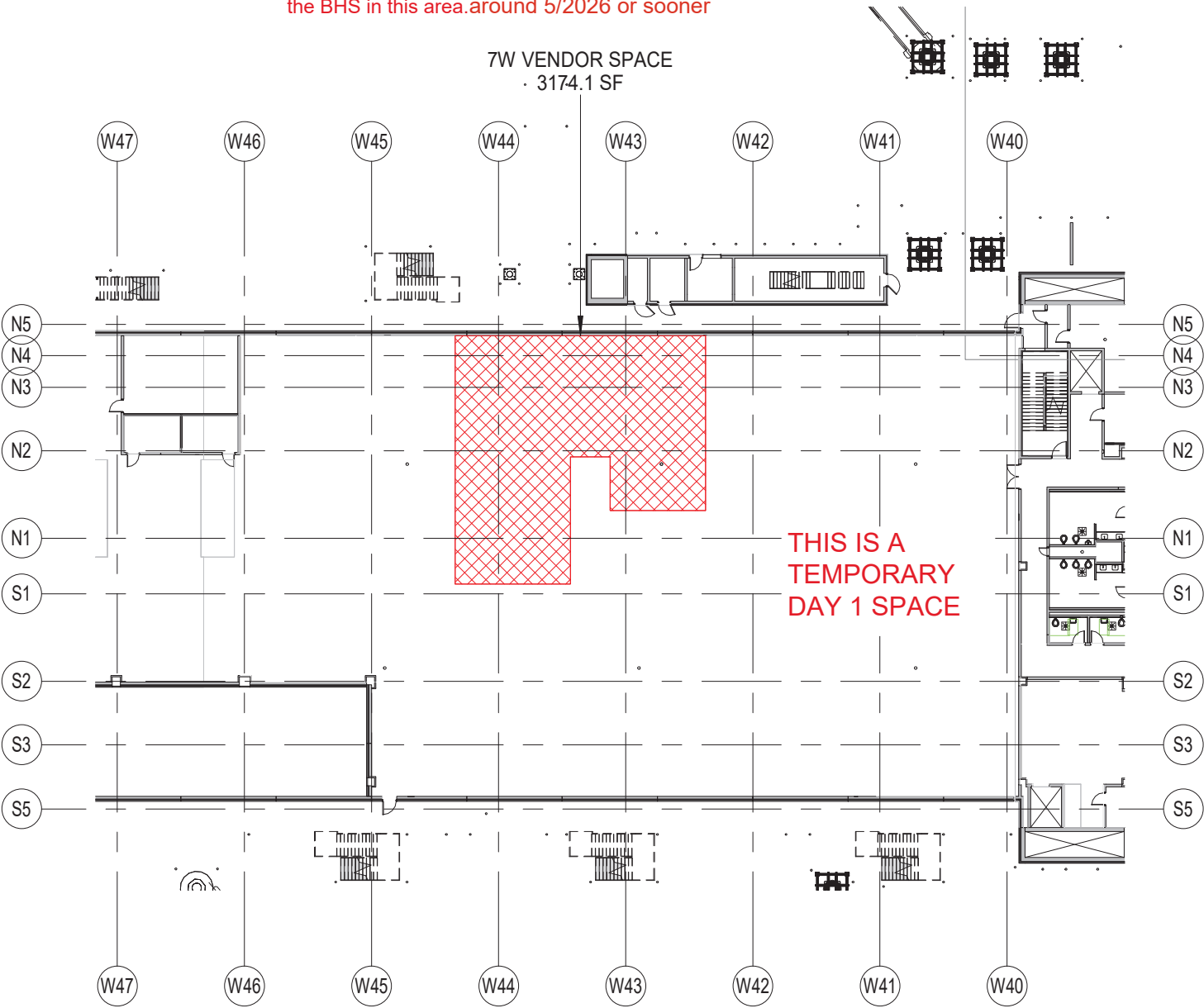
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W46-S2  
UA TEMP GSE SHOP 7W

CC#: CCA

DATE: 04/17/23

Effective 5/1/2023  
This space will be vacated when UA begins construction of  
the BHS in this area.around 5/2026 or sooner

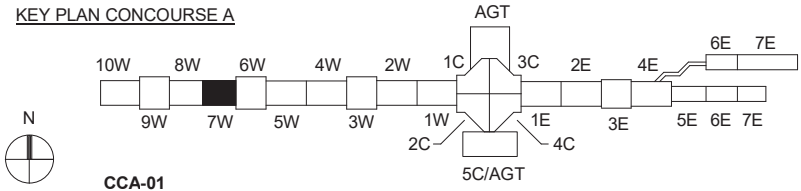


SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-01



DENVER INTERNATIONAL AIRPORT

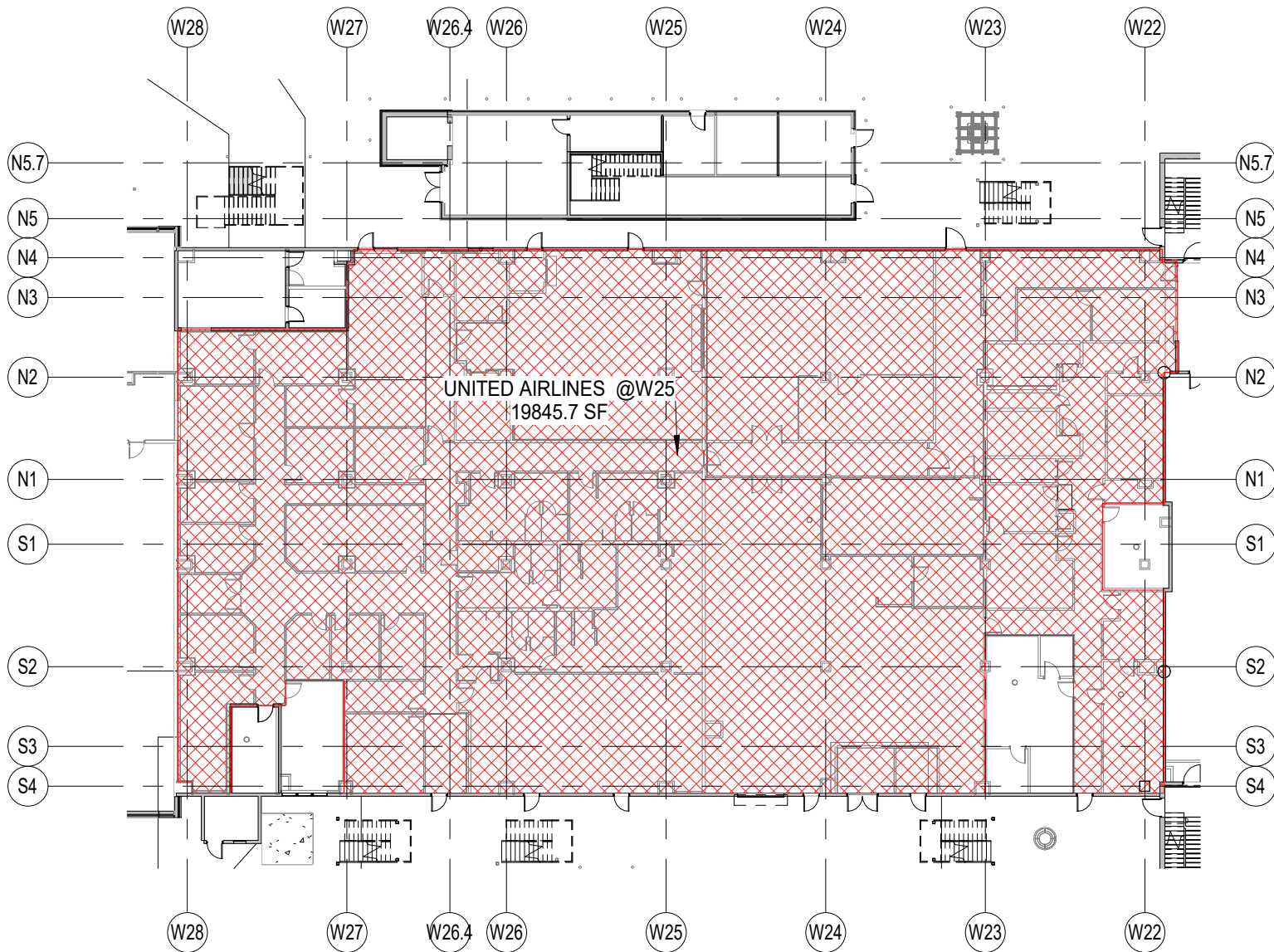
EXHIBIT D  
R17-1-2-W45-S1  
7W VENDOR SPACE

CC#: CCA

DATE: 05/02/23

Exhibit D - Concourse A

This is a placeholder exhibit to be revised at completion of United's reconstruction of the area.

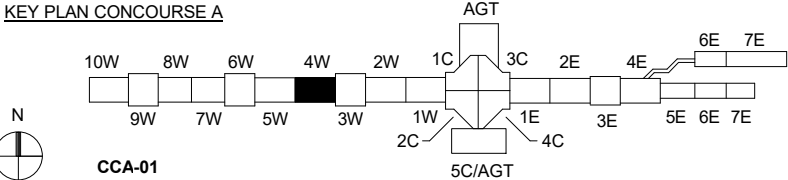


SCALE: 1/32" = 1'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT A  
R17-1-2-W25-S1-1  
UNITED AIRLINES @W25

CC#: A

DATE: 02/27/25



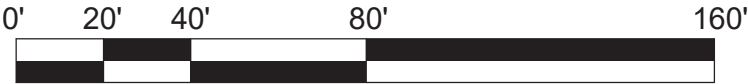
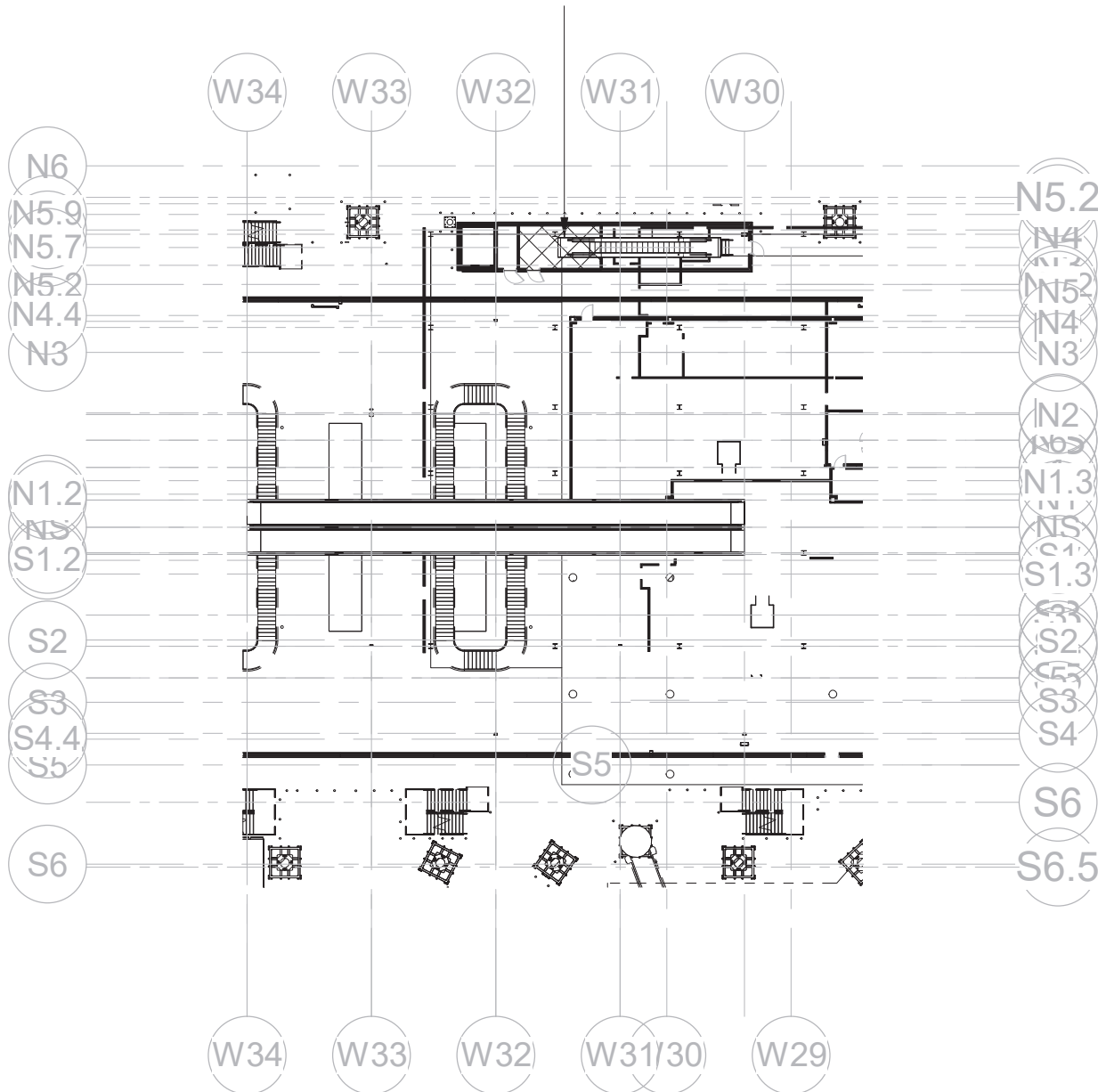
Exhibit D - Concourse A

D

Exhibit D - Concourse A

UNITED AIRLINES GATE HOUSE 5W  
252.2 SF

Effective 7-1-2023



SCALE: 1" = 40'-0"



DEN Planning and Design

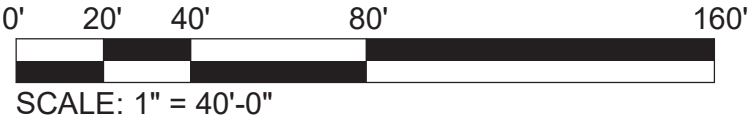
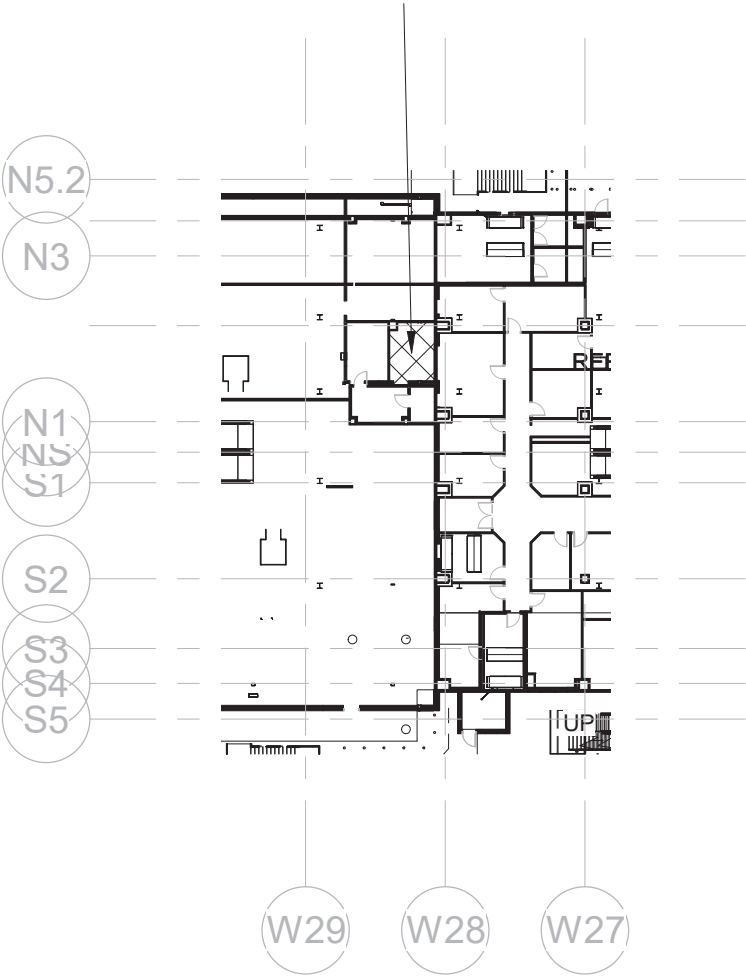
NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

<p><b>KEY PLAN CONCOURSE A</b></p> <p>CCA-01</p>		<p>DENVER INTERNATIONAL AIRPORT</p> <p>EXHIBIT D</p> <p>R18-1-1-W31-N5-1</p> <p>UNITED AIRLINES GATE HOUSE 5W</p> <p>CC#:</p> <p>DATE: 03/21/22</p>
--	--	---

Exhibit D - Concourse A

Effective 12-1-2022

UNITED AIRLINES TECHNOLOGY  
COMMUNICATIONS  
144.5 SF

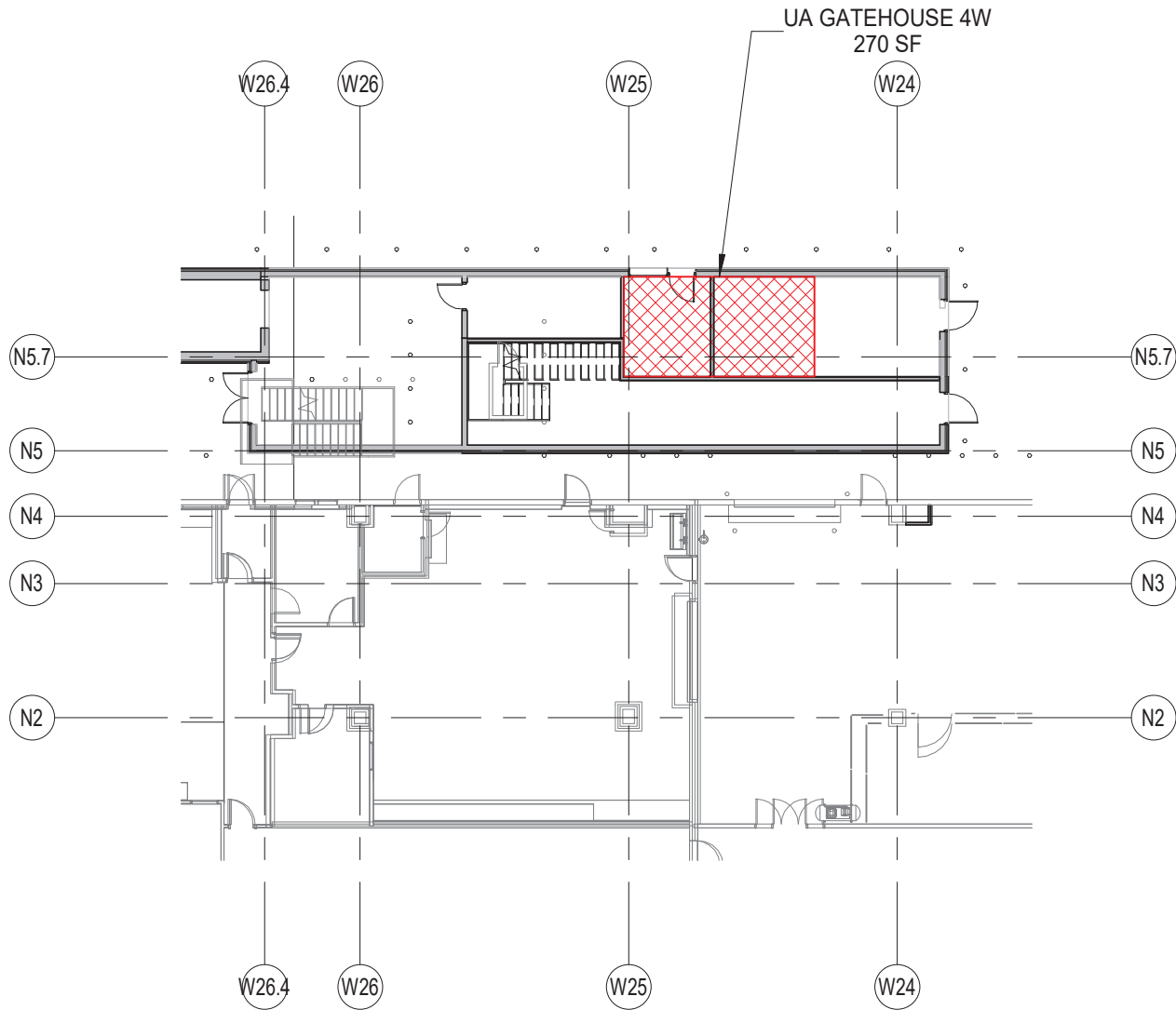


DEN Planning and Design

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.


<p>KEY PLAN CONCOURSE A</p>		<p>DENVER INTERNATIONAL AIRPORT</p>	
<p>CCA-01</p>		<p>EXHIBIT D R17-1-1-W28-N2-1 UNITED AIRLINES TECHNOLOGY COMMUNICATIONS</p>	
		<p>CC#:</p>	<p>DATE: 06/22/22</p>

Effective 9/1/2023

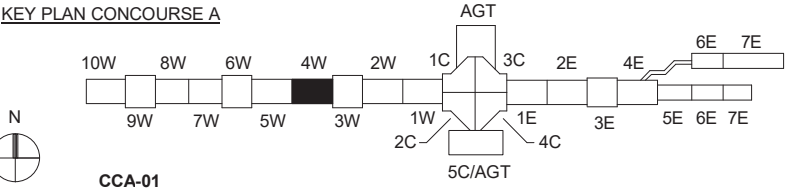


SCALE: 3/64" = 1'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

  
DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-2-W25-N5  
UA GATEHOUSE 4W

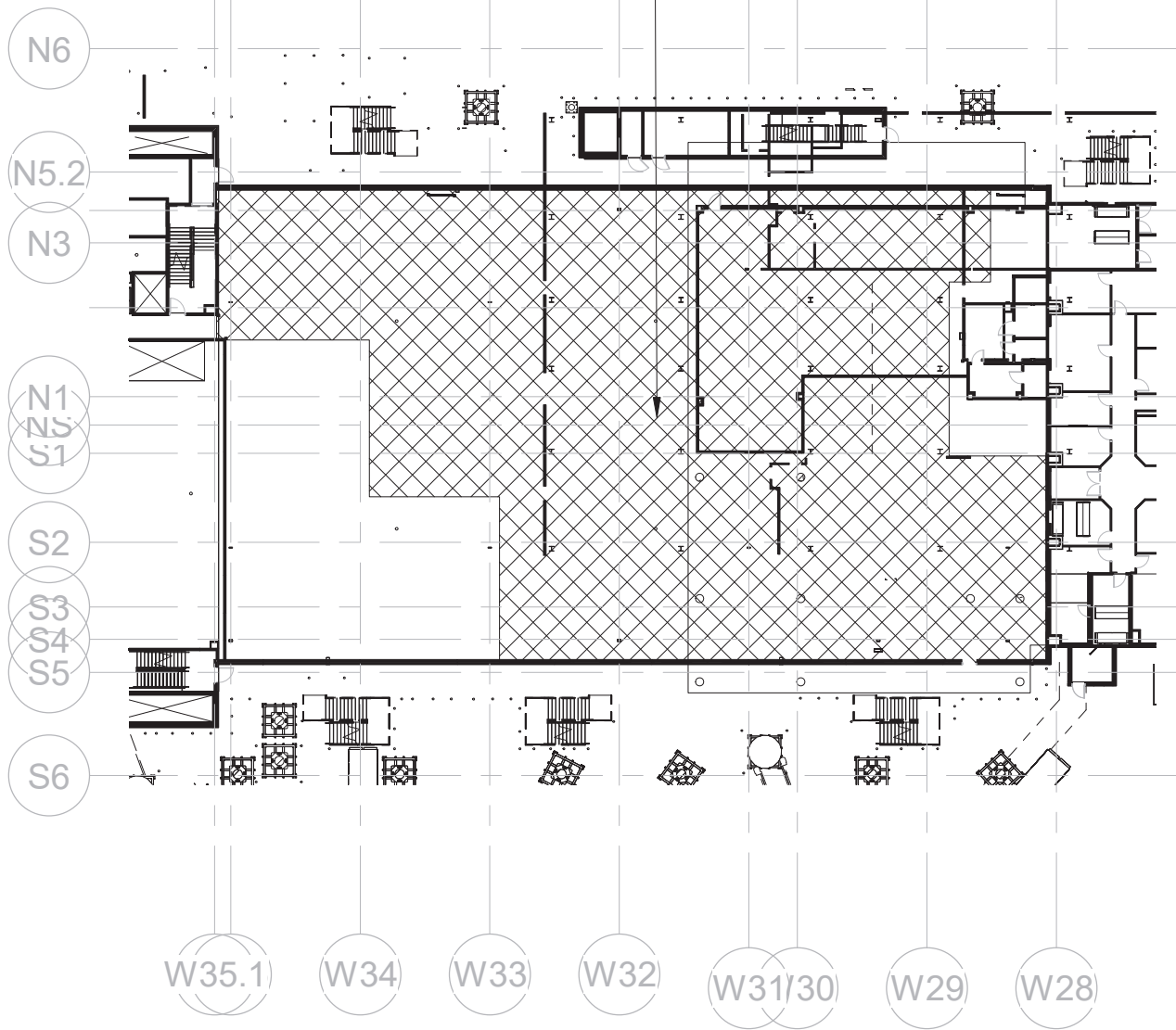
CC#: CCA

DATE: 03/01/23

Exhibit D - Concourse A  
This space will be vacated when  
United begins the construction of the BHS in CCA  
around 5/2026 or sooner

UNITED AIRLINES STORES AND MAINTENANCE  
18362.0 SF

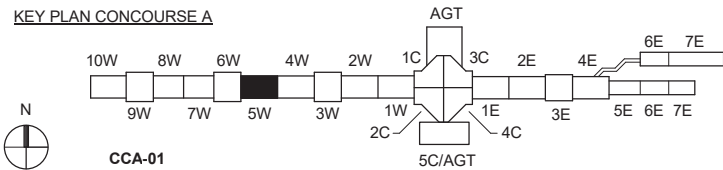
THIS IS A TEMPORARY  
DAY 1 SPACE



DEN Planning and Design

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

KEY PLAN CONCOURSE A



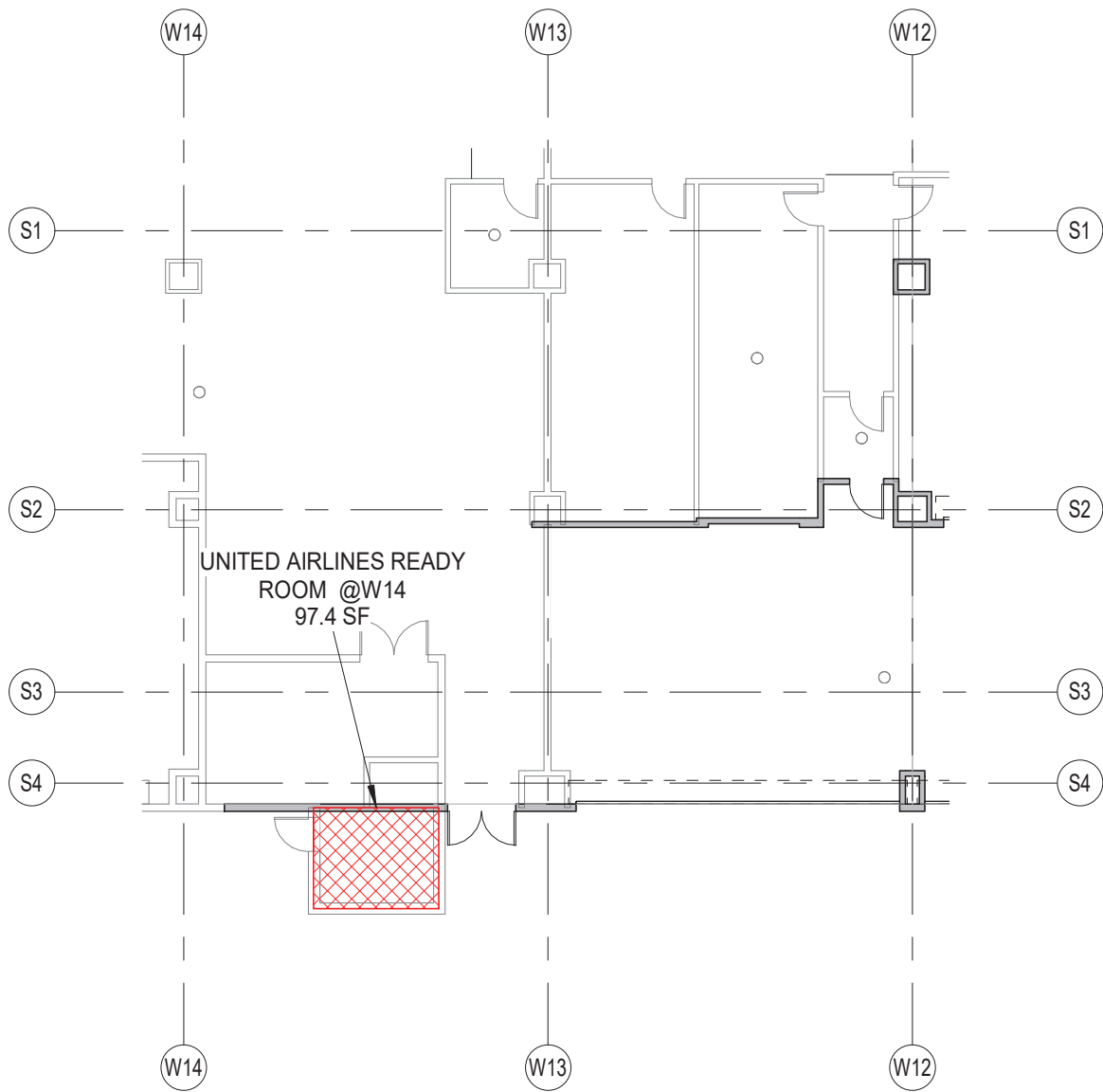
DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-1-W32-NS-1  
UNITED AIRLINES STORES AND  
MAINTENANCE

CC#:

DATE: 06/22/22

Exhibit D - Concourse A  
Effective on 7-1-2025



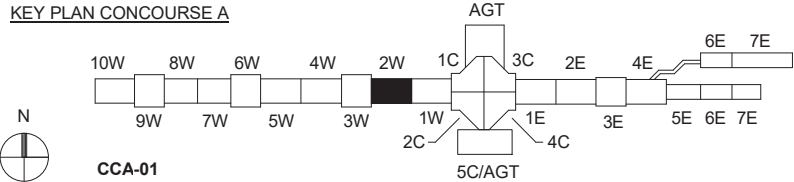
SCALE: 1/16" = 1'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena  
2025.02.28 12:07:58-07'00'  


DEN Planning and Design

KEY PLAN CONCOURSE A



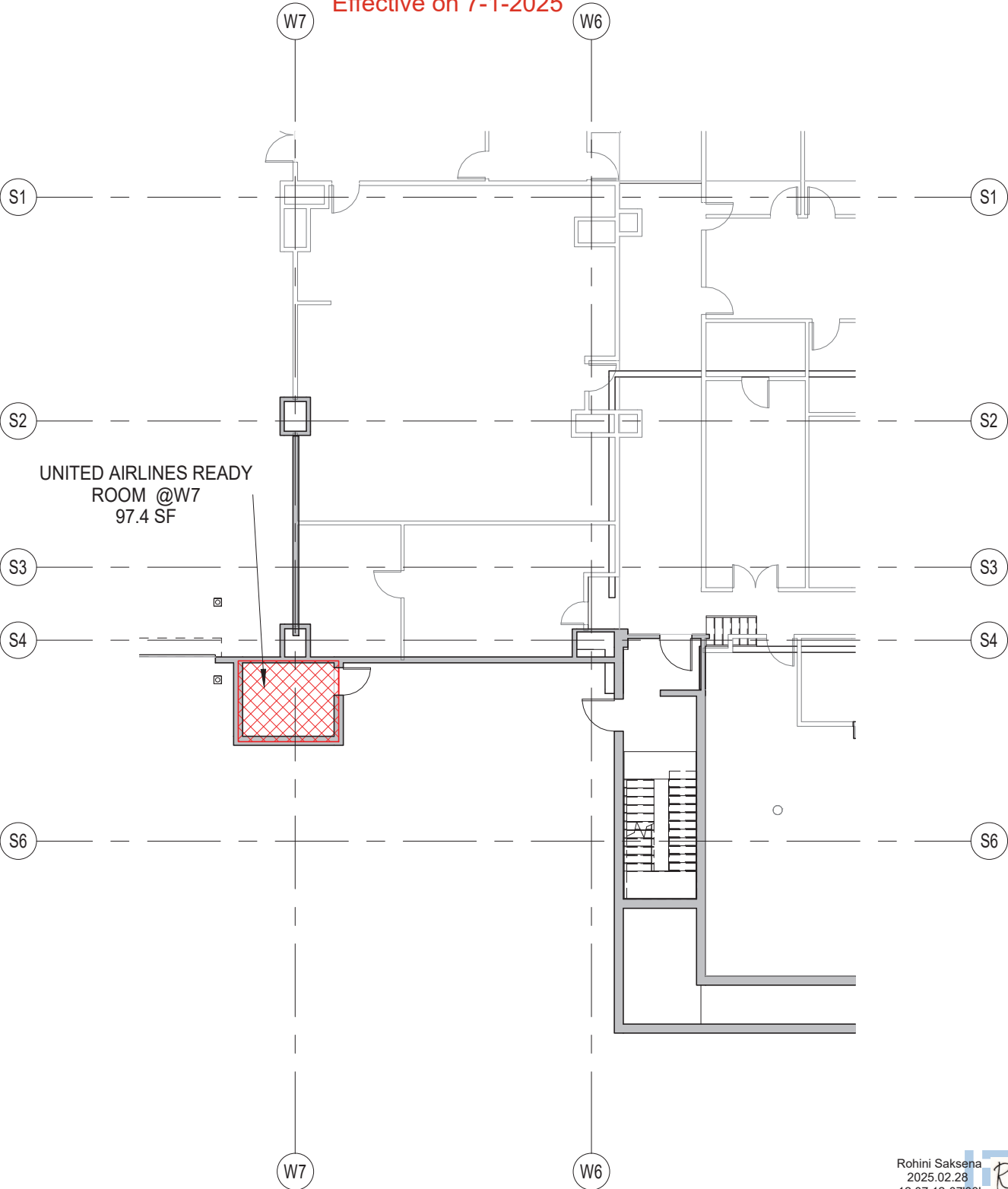
DENVER INTERNATIONAL AIRPORT

EXHIBIT C  
R17-1-1-W14-S5-2  
UNITED AIRLINES READY ROOM @W14

CC#: A

DATE: 02/25/25

Effective on 7-1-2025



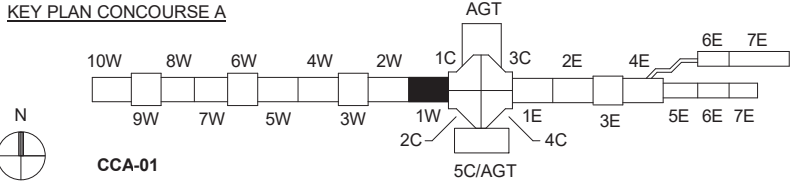
SCALE: 1/16" = 1'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena  
2025.02.28  
12:07:12-0700  
*Rohini S.*

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-1-W7-S5-2  
UNITED AIRLINES READY ROOM @W7

CC#: A

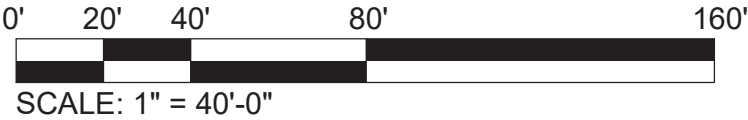
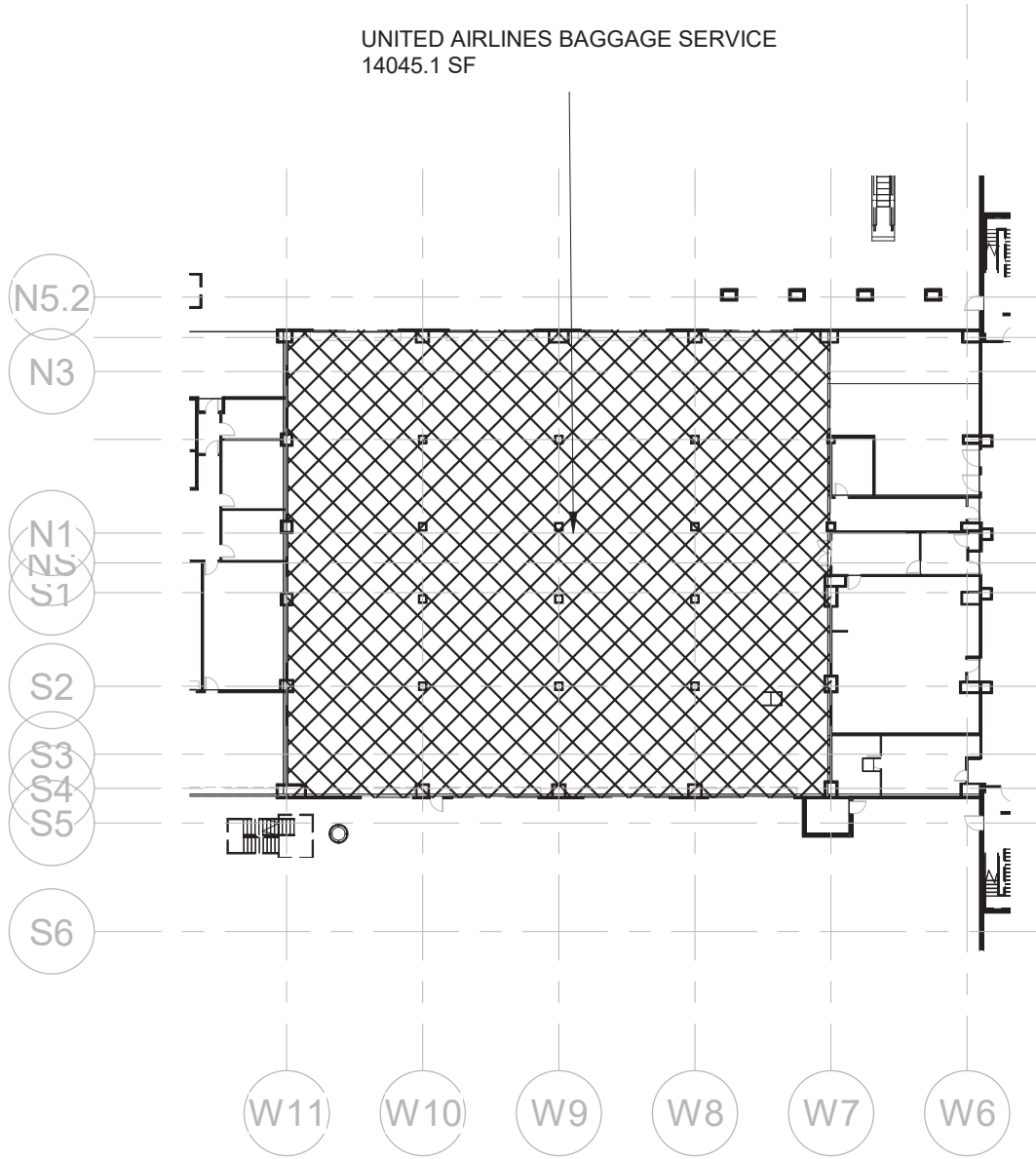
DATE: 2/25/2025

Exhibit D - Concourse A

Exhibit D - Concourse A

This space was added to Joint Use

UNITED AIRLINES BAGGAGE SERVICE  
14045.1 SF

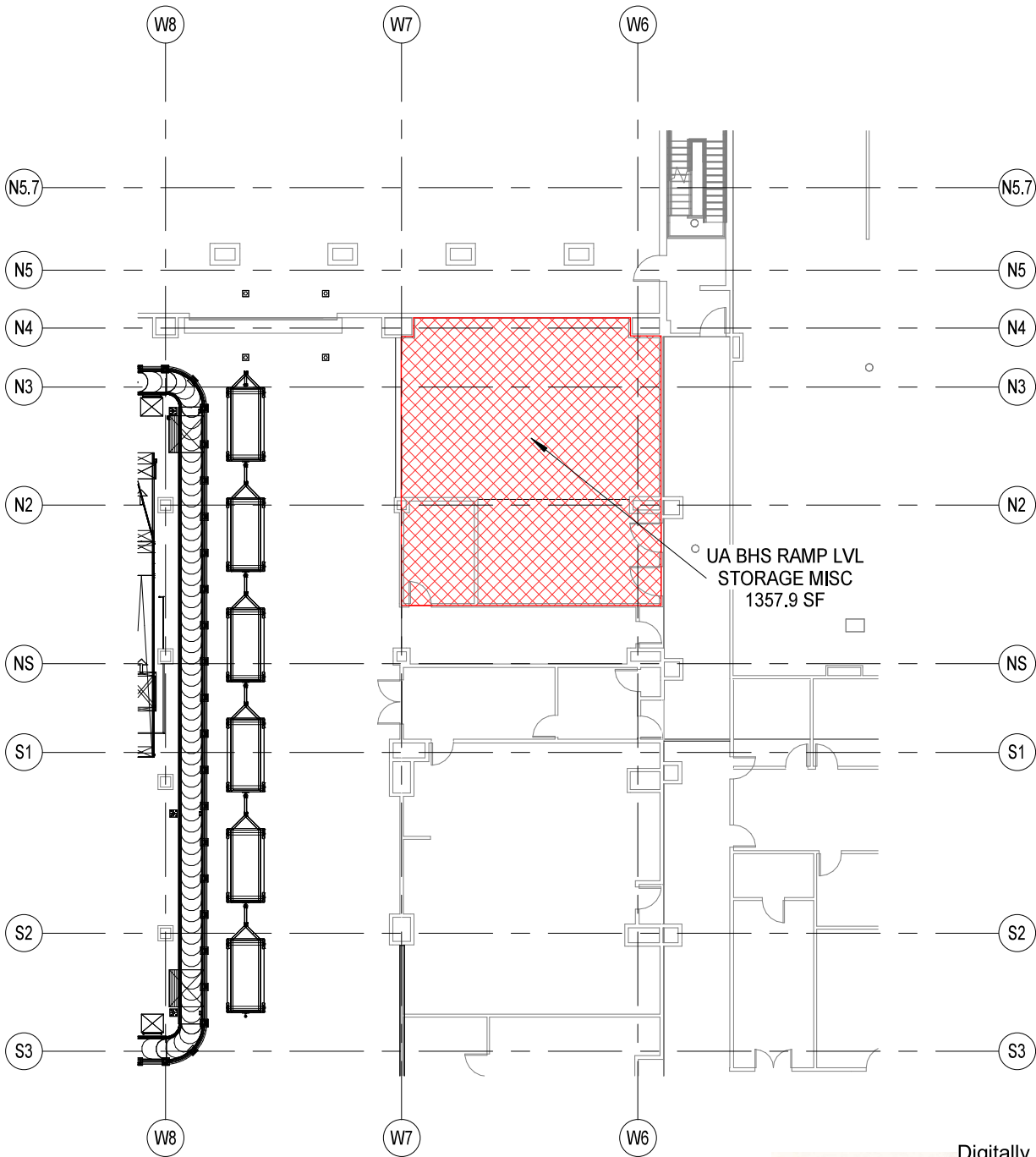


DEN Planning and Design

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

<p>KEY PLAN CONCOURSE A</p> <p>CCA-01</p>		<p>DENVER INTERNATIONAL AIRPORT</p> <hr/> <p>EXHIBIT D</p> <p>R17-1-1-W9-NS-1</p> <p>UNITED AIRLINES BAGGAGE SERVICE</p> <hr/> <p>CC#: _____ DATE: 01/28/22</p>
---	--	---

Effective 11/1/2025 or upon completion of construction



SCALE: 1" = 20'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Digitally signed by Rohini Saksena  
Date: 2025.03.24 10:24:47-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A

CCA-01

DENVER INTERNATIONAL AIRPORT

EXHIBIT A

R17-1-1-W7-N2-1

100 1W UA APRONE LEVEL STORAGE SPACE

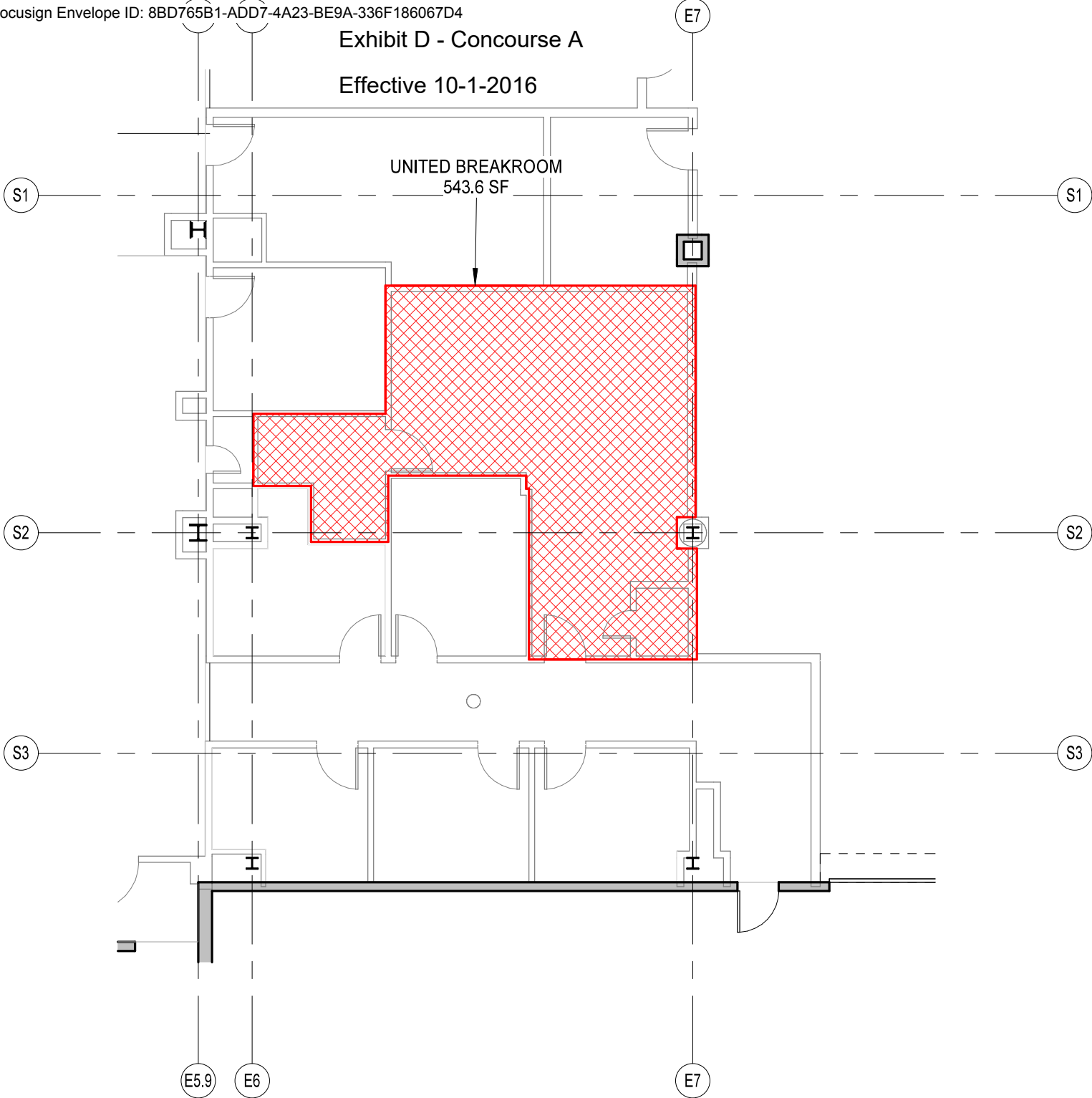
CC#: A

DATE: 09/10/24



Exhibit D - Concourse A

Effective 10-1-2016



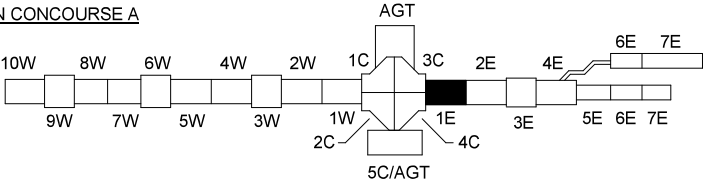
SCALE: 1" = 10'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

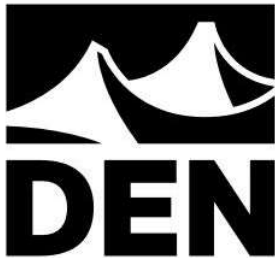
Digitally signed by  
Rohini Saksena  
Date: 2025.04.09  
10:02:26-06'00'

DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-01

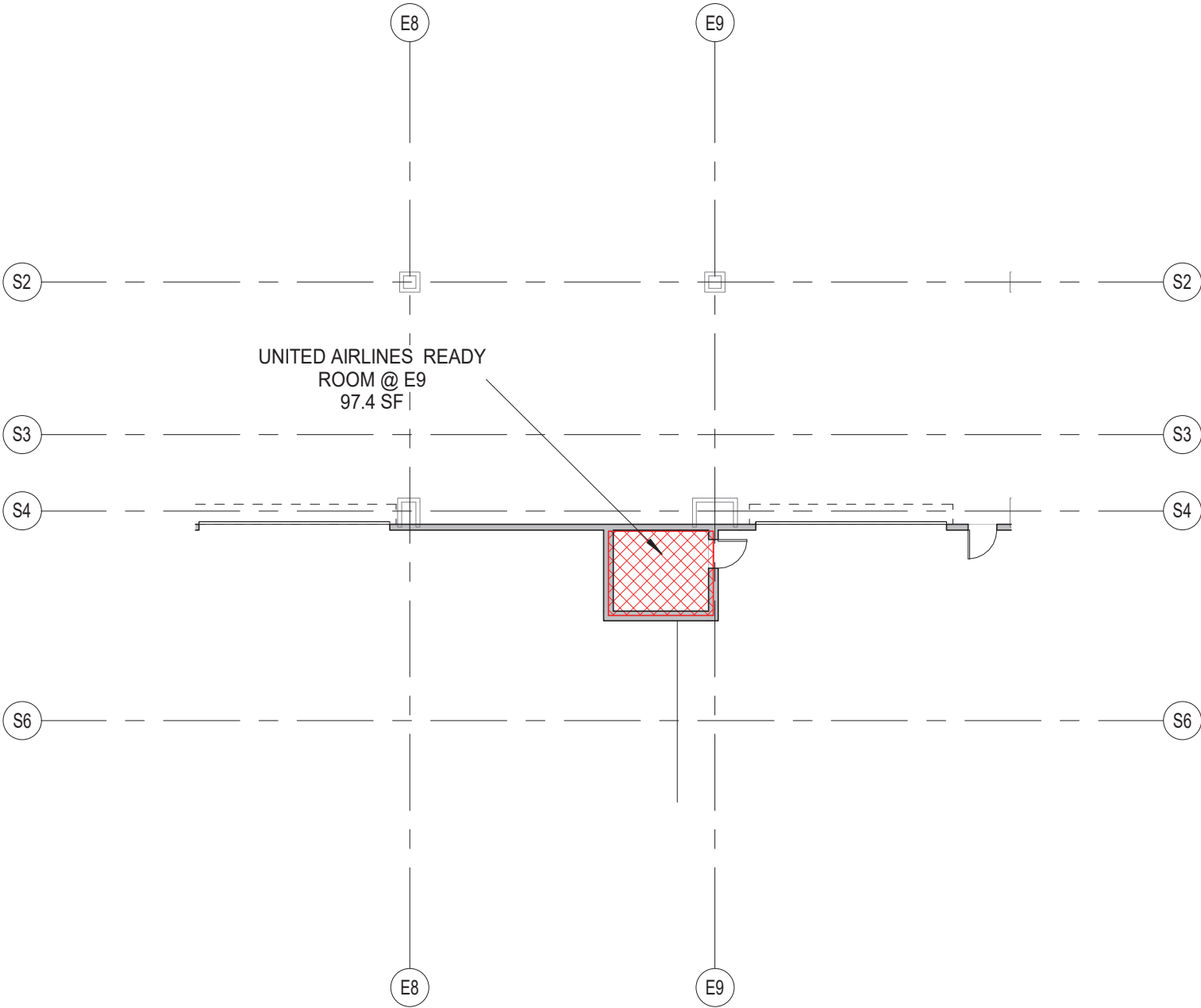


DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R-17-2-2-E6-S3-1  
UNITED BREAKROOM @E7

CC#: A

DATE: 03/21/25



SCALE: 1/16" = 1'-0"

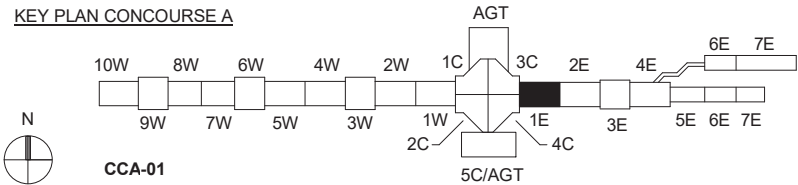
NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena  
2025.02.28 12:08:52-07'00'

 Rohini S.

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT A  
R17-1-1-E9-S5-2  
UNITED AIRLINES READY ROOM @ E9

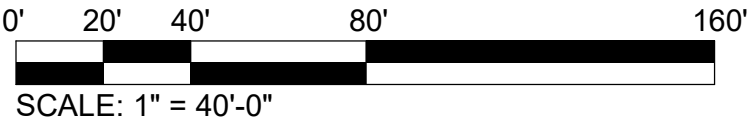
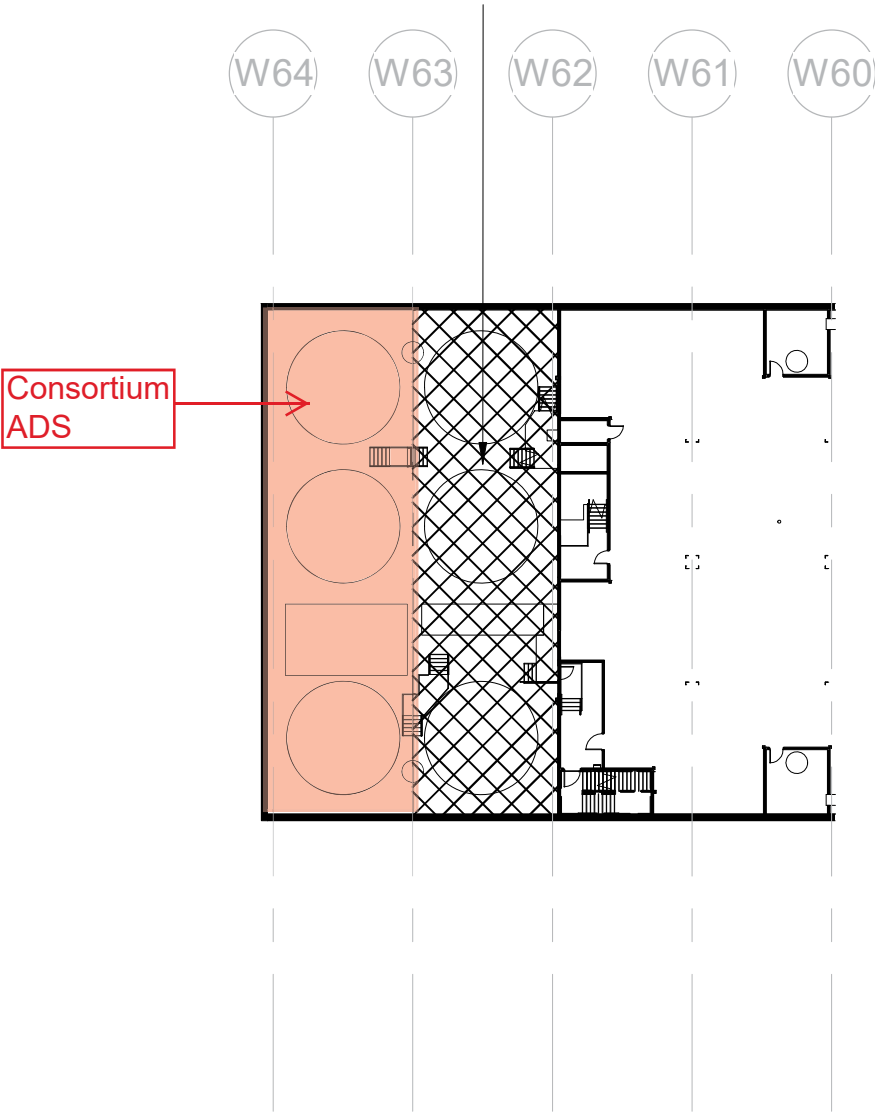
CC#: A

DATE: 2/25/2025

Exhibit D - Concourse A

Effective 11/1/2021

UNITED AIRLINES DEICING TANKS - AIRLINE ADS  
3927.4 SF



Digitally signed by  
Rohini Saksena  
Date: 2025.03.24  
10:25:20-06'00'

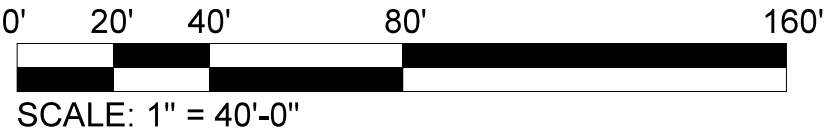
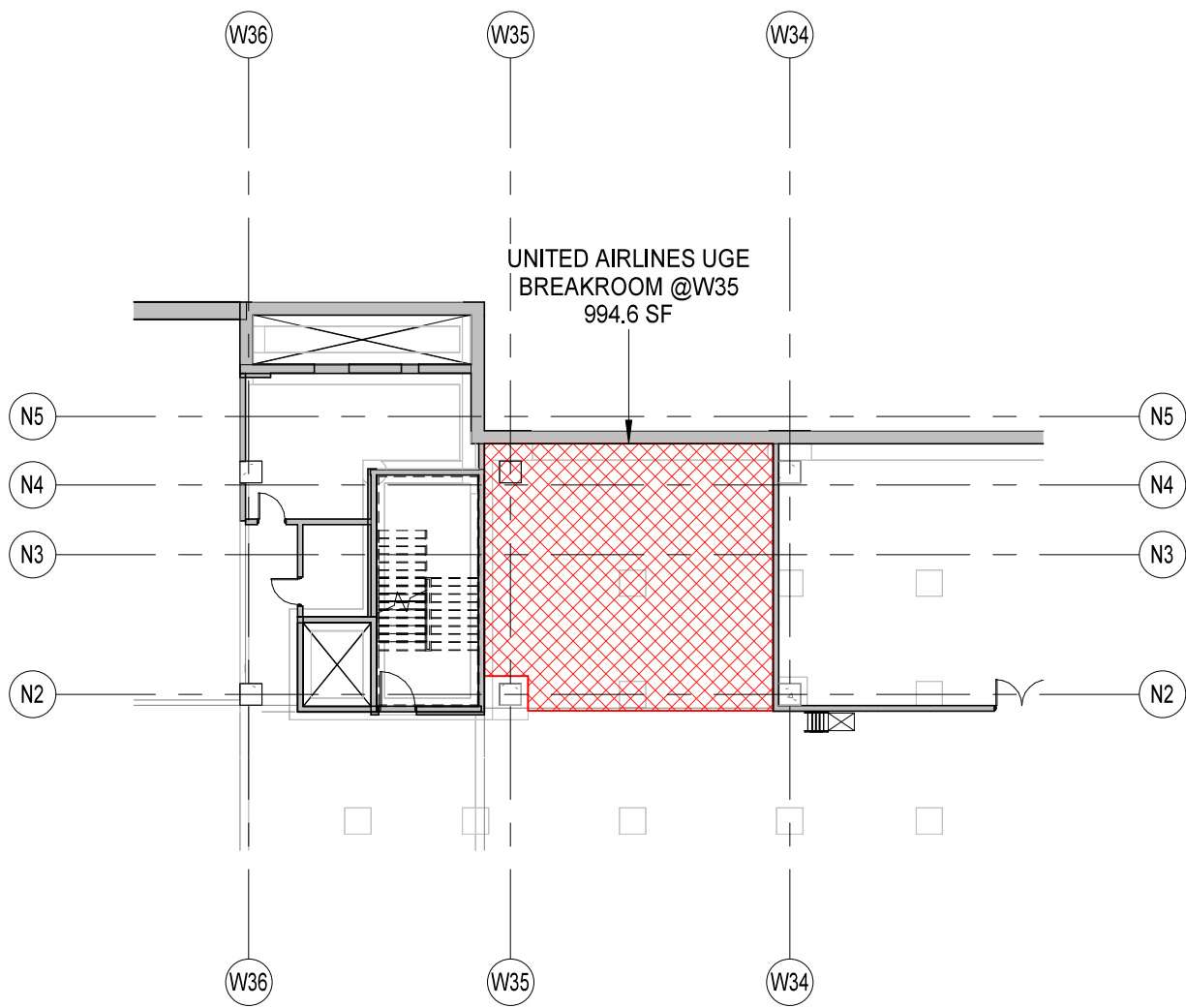
NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

<p><b>KEY PLAN CONCOURSE A</b></p> <p>CCA-01</p>		<p>DENVER INTERNATIONAL AIRPORT</p>	
		<p>EXHIBIT D R18-1-1-W63-NS-1 UNITED AIRLINES DEICING TANKS</p>	
		<p>CC#:</p>	<p>DATE: 09/09/21</p>

Exhibit D - Concourse A

Effective on completion of construction

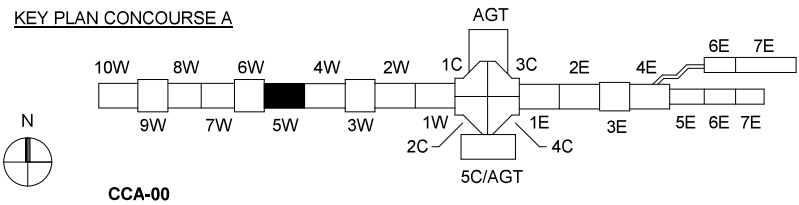


Digitally signed  
by Rohini  
Saksena  
Date: 2025.04.09  
10:02:01-06'00'

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

KEY PLAN CONCOURSE A



CCA-00



DENVER INTERNATIONAL AIRPORT

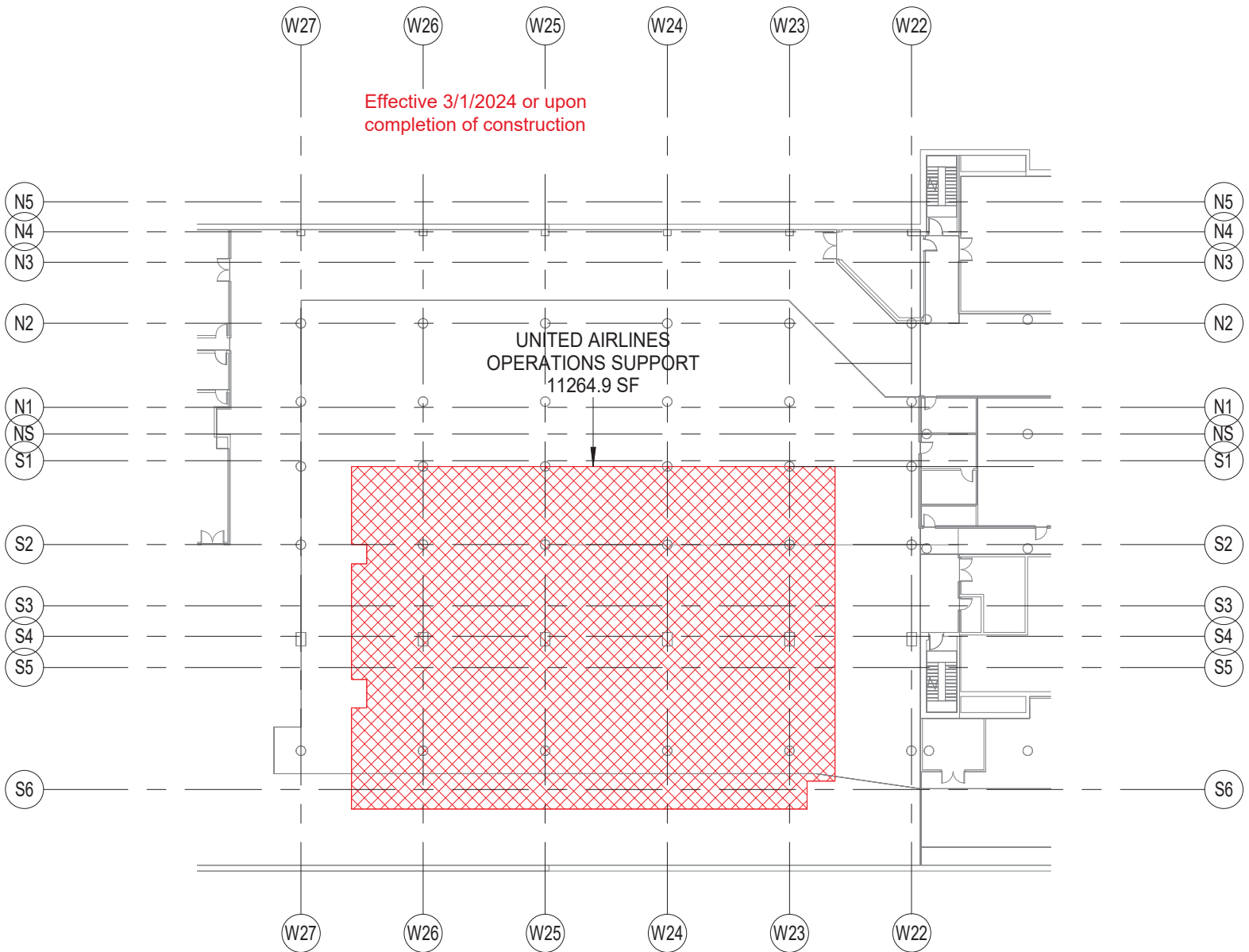
EXHIBIT B  
R17-2-1-W35-N2  
UNITED AIRLINES BREAKROOM @W35

CC#: CCA

DATE: 3/21/2025


Exhibit D - Concourse A

Effective 4/1/2024



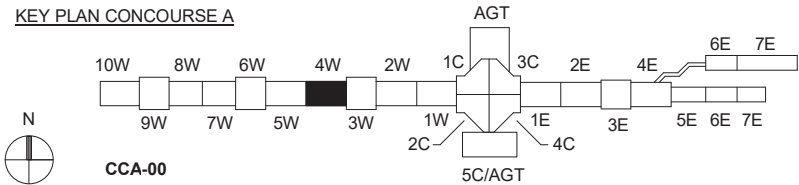
SCALE: 1" = 40'-0"

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.



DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT D  
R17-1-0-W27-S6  
UNITED AIRLINES OPERATIONS SUPPORT

CC#:

DATE: 10/12/22

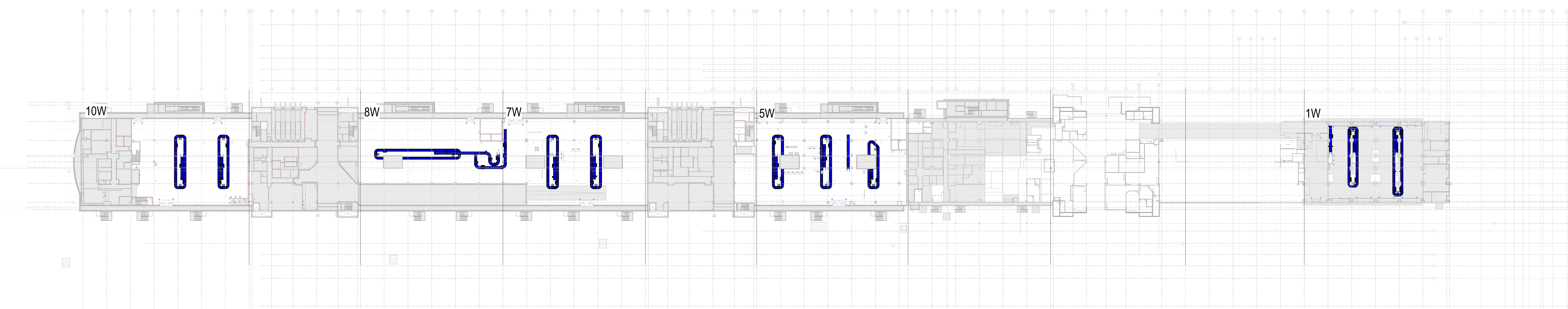
**EXHIBIT D**

**Concourse B**

**UNITED AIRLINES, INC.  
Contract No. 202367264-13 / XC 2X000-13**

**Incorporated by reference as found in file #20250103  
at the Denver Office of the Clerk and Recorder**

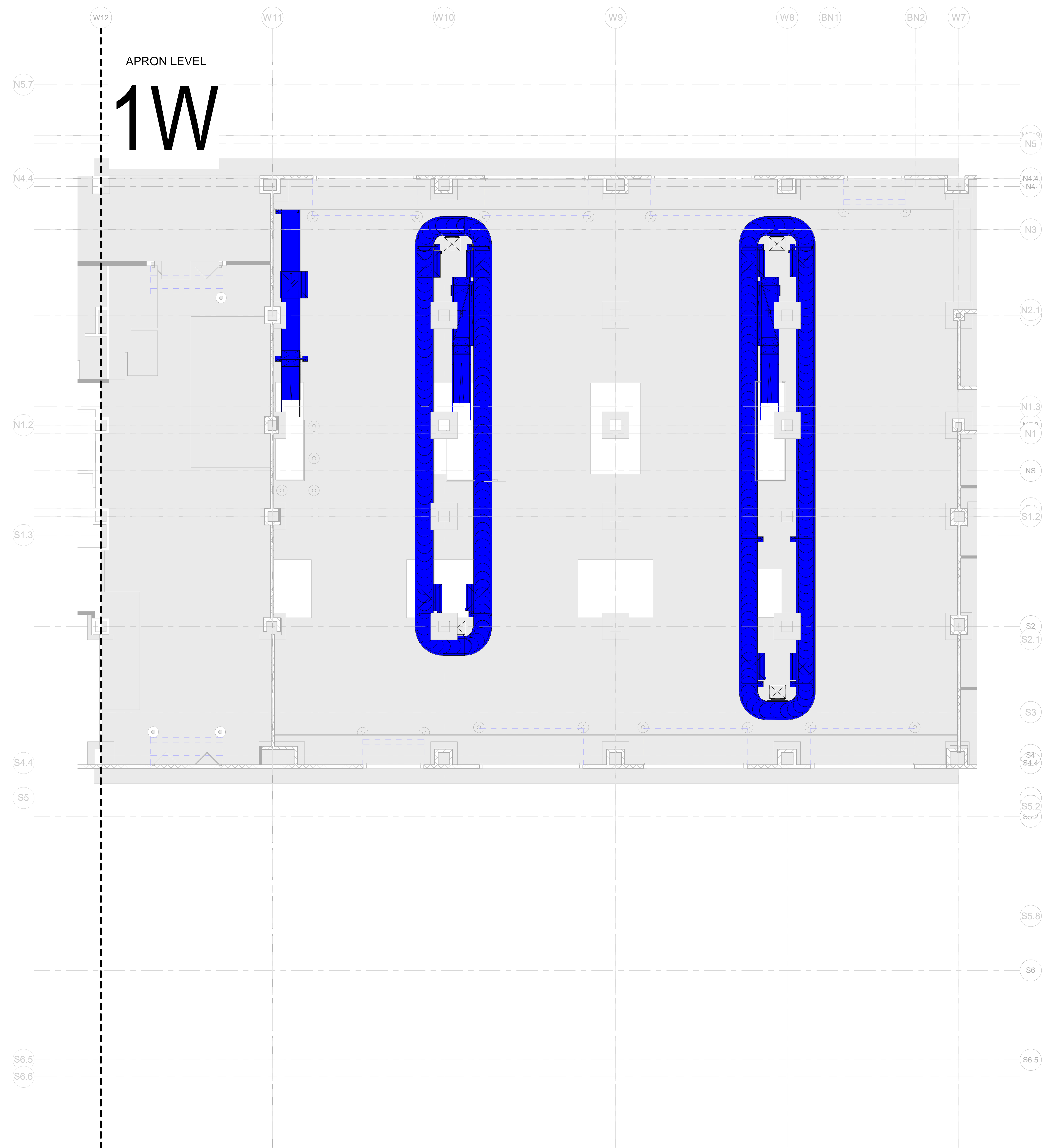
APRON LEVEL



CONVEYORS:  
12806 SQFT

TOTAL ROOMS  
(INCLUDES  
CONVEYORS):  
91405 SQFT

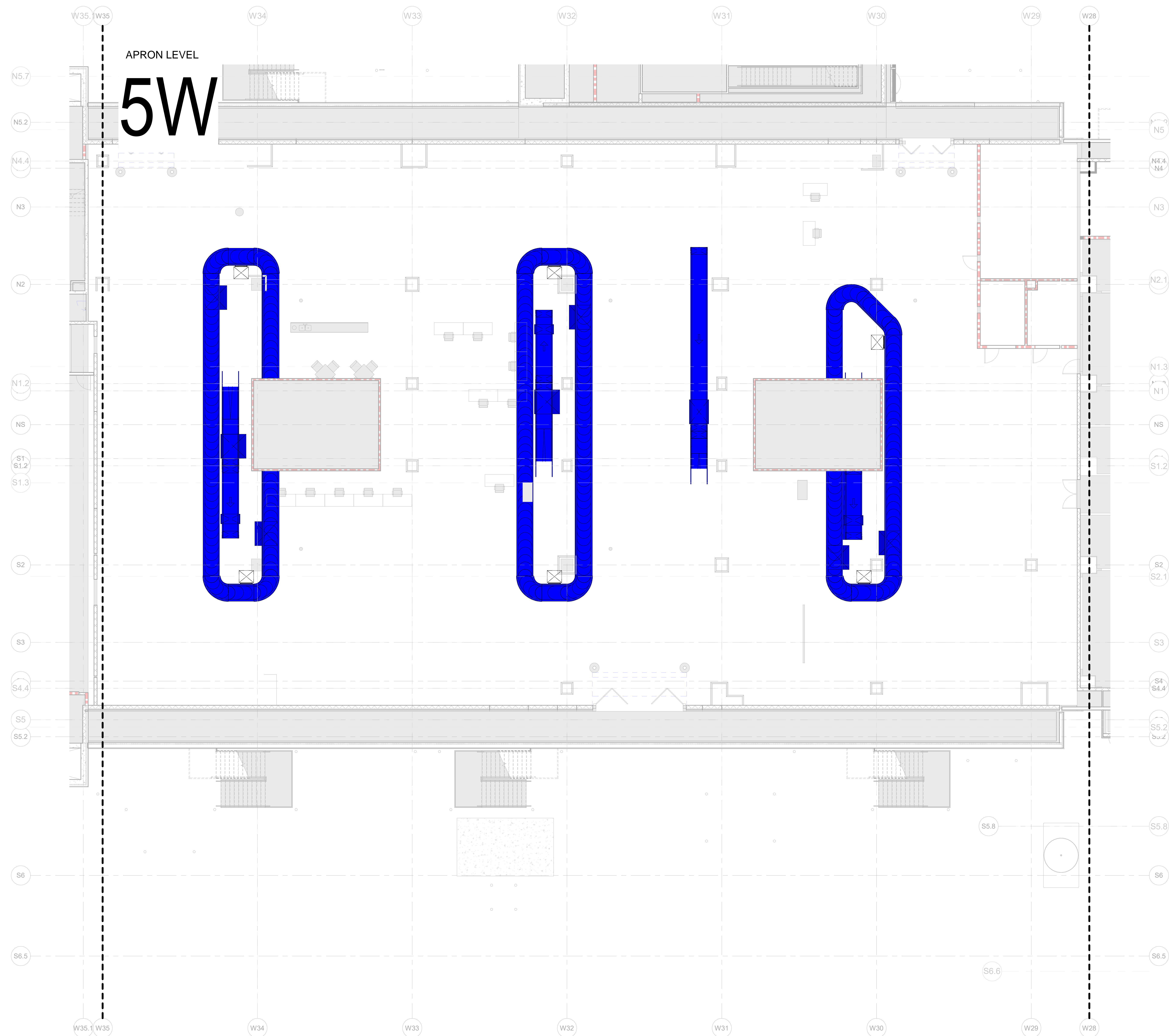




CONVEYORS:  
2555 SQ FT

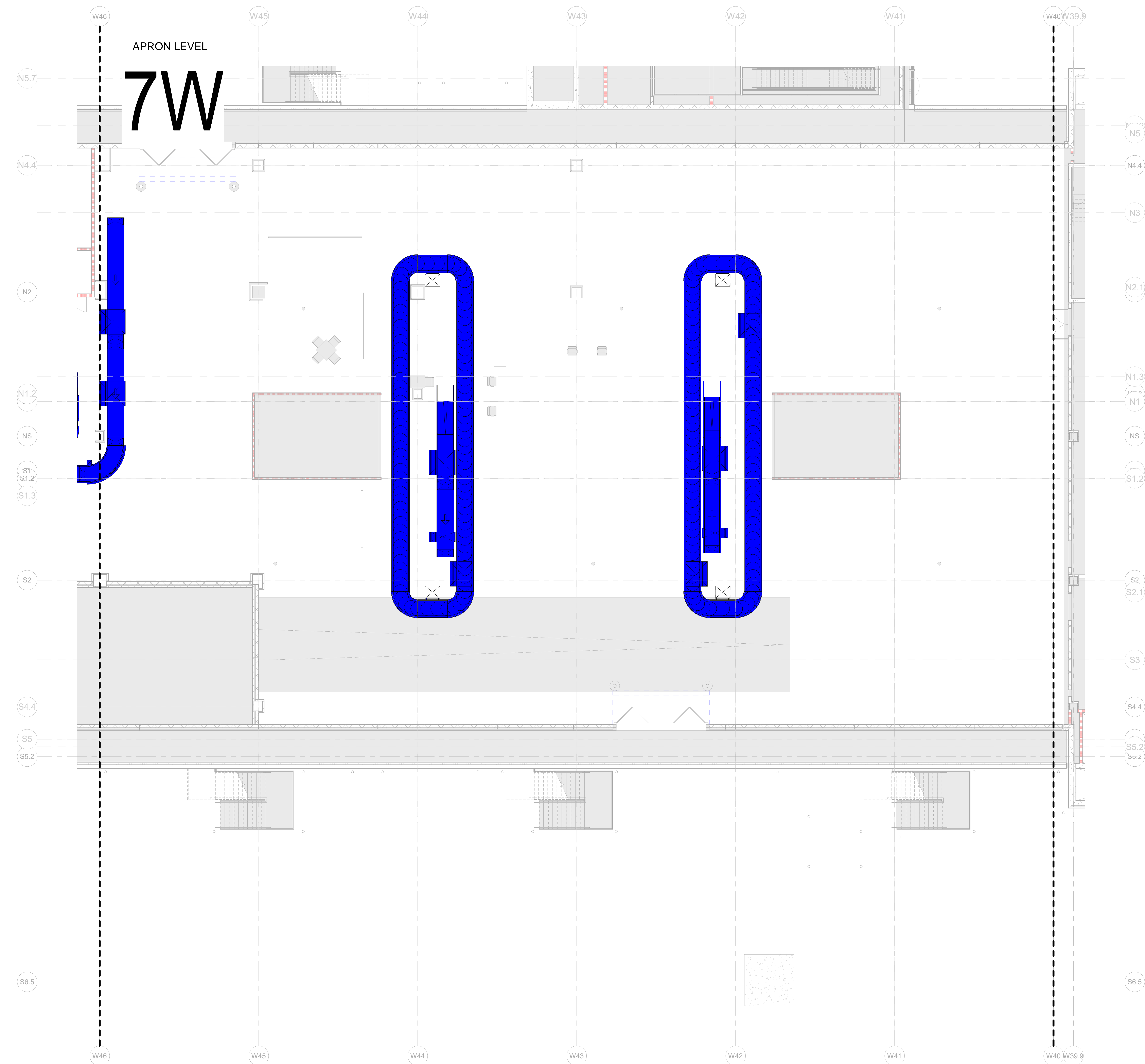
ROOM:  
13906 SQ FT





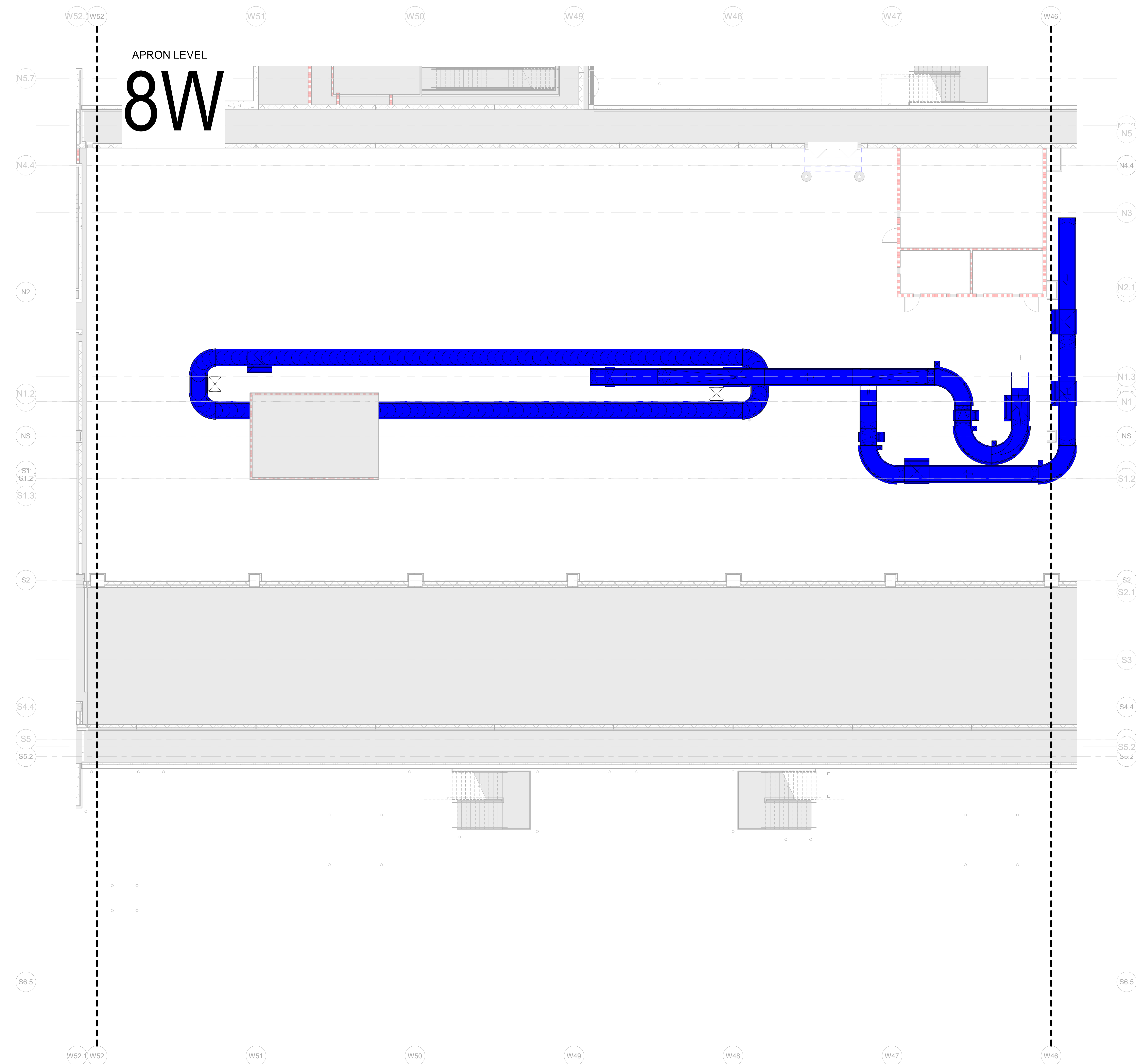
CONVEYORS:  
3409 SQ FT

ROOM:  
22596 SQ FT



CONVEYORS:  
2492 SQ FT

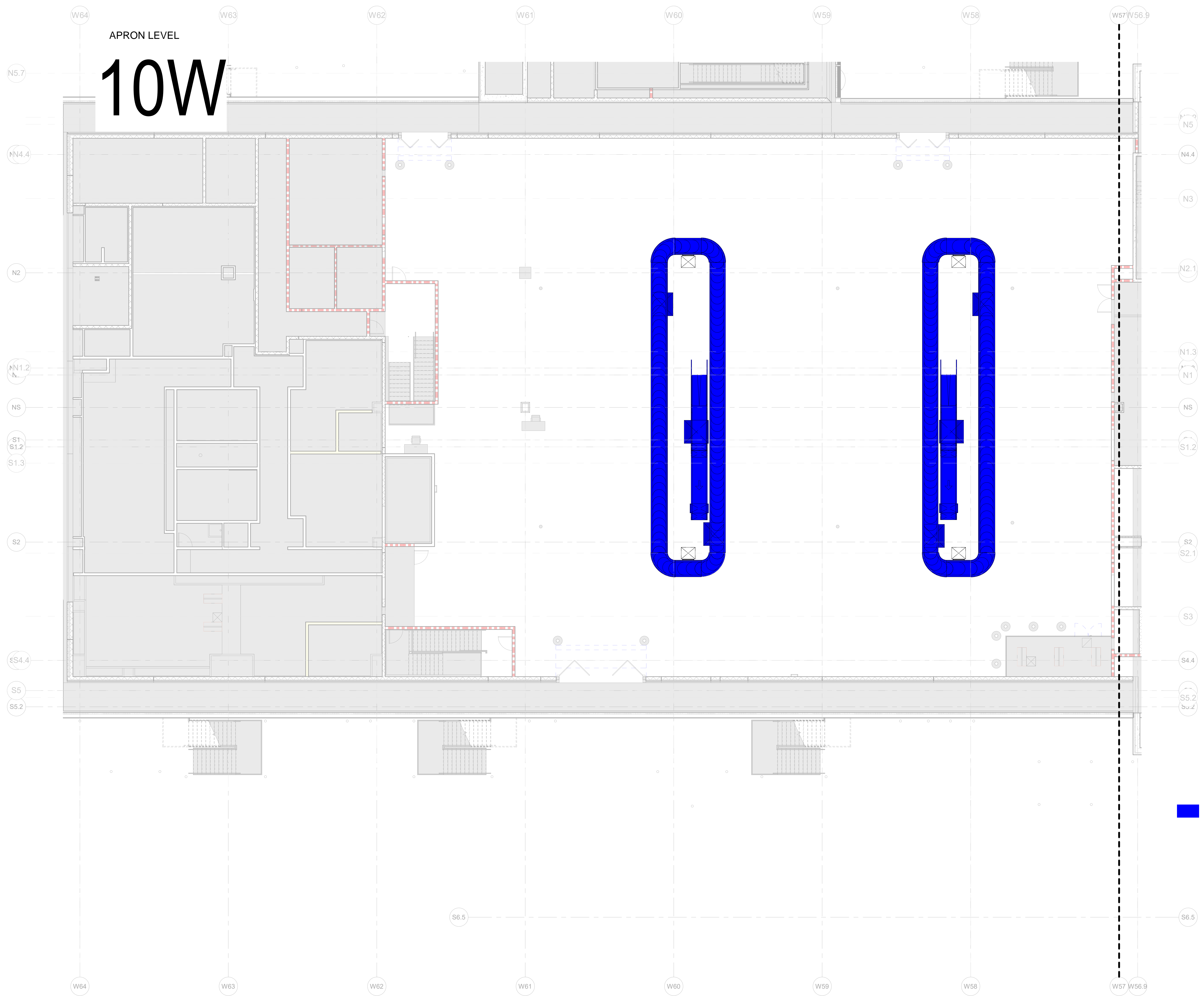
ROOM (7W ONLY):  
21793 SQ FT  
ROOM (7W+8W):  
37884 SQ FT



CONVEYORS:  
2080 SQ FT

ROOM (7W ONLY):  
16091 SQ FT  
ROOM (7W+8W):  
37884 SQ FT



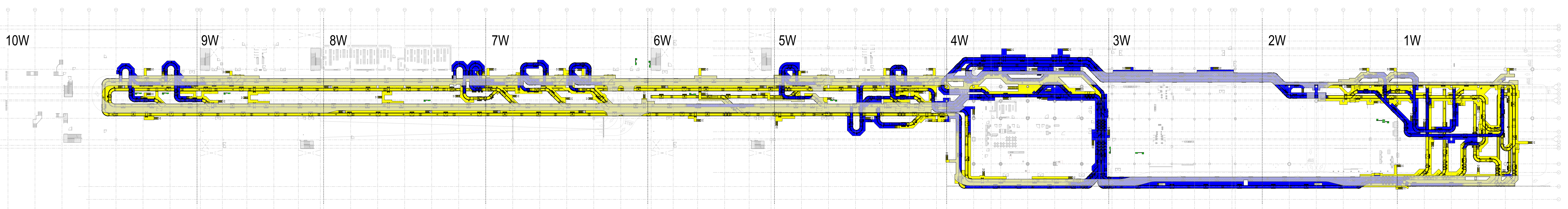


APRON LEVEL  
**10W**

 CONVEYORS:  
2270 SQ FT

ROOM:  
17018 SQ FT

BASEMENT LEVEL

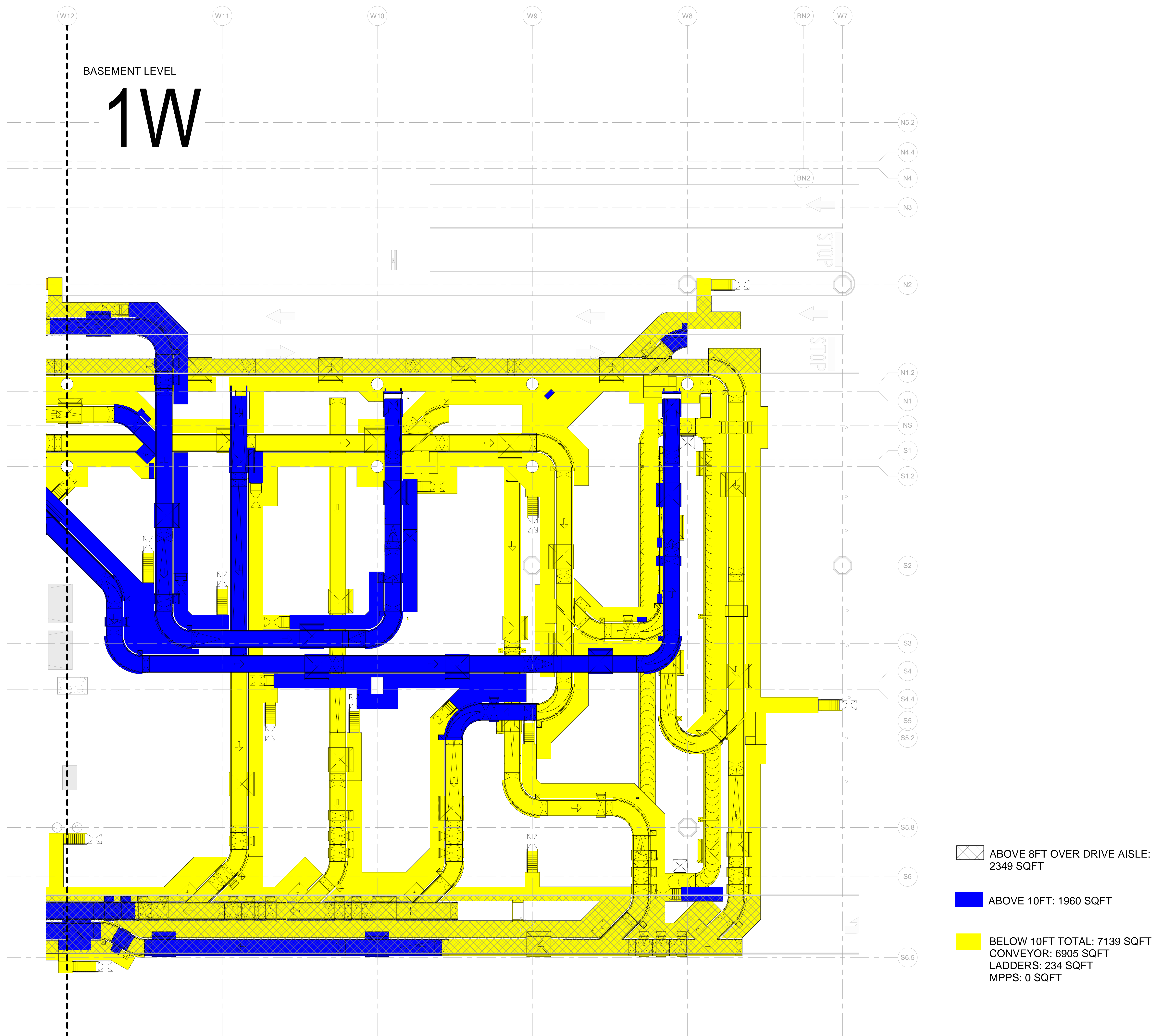


ABOVE 8FT OVER DRIVE AISLE:  
33779 SQFT (PLEASE NOTE  
THAT NONE OF THIS SQUARE  
FOOTAGE IS INCLUDED IN THE  
OTHER AMOUNTS)

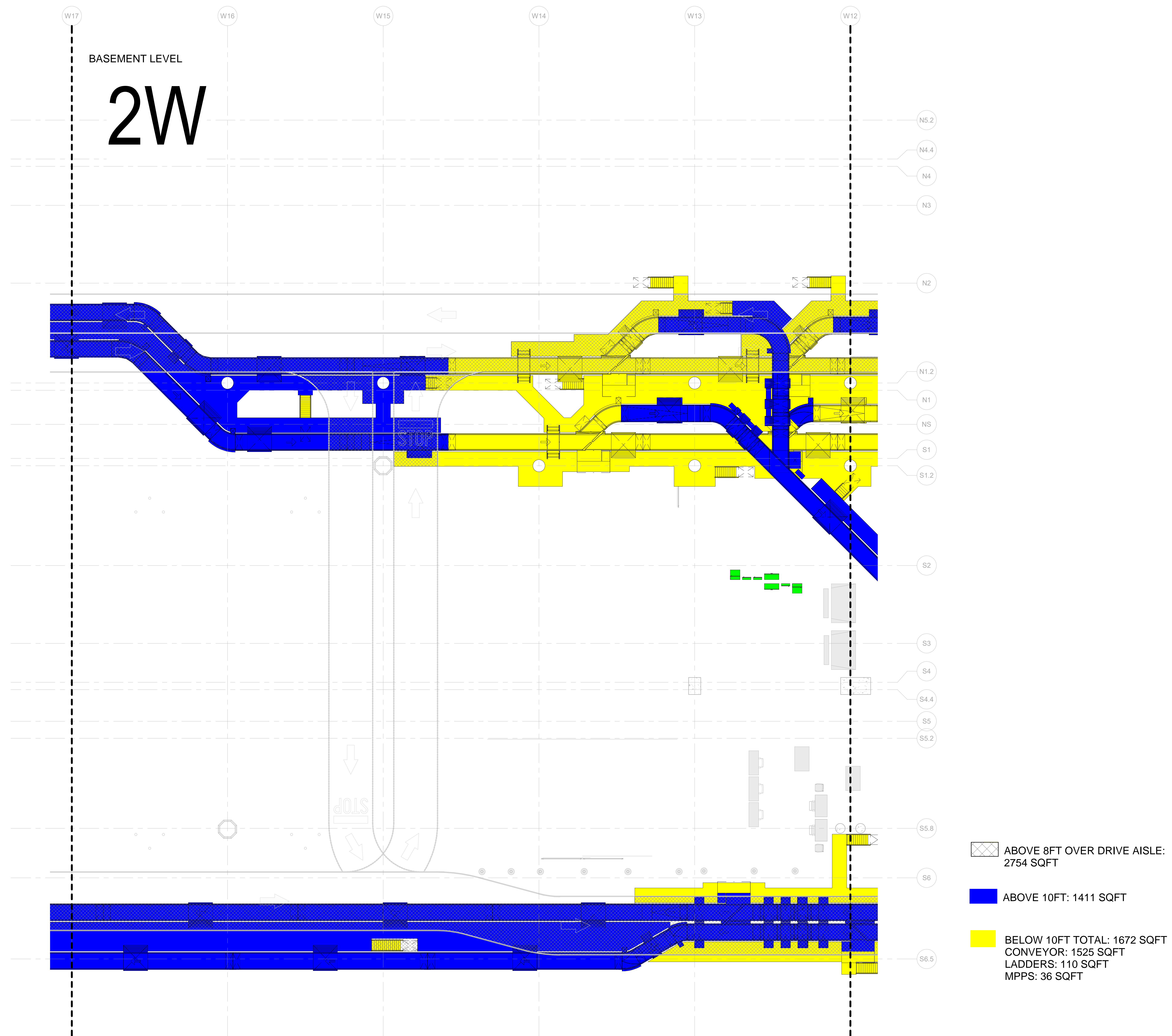
ABOVE 10FT: 15390 SQFT

BELOW 10FT TOTAL: 25504 SQFT  
CONVEYOR: 23859 SQFT  
LADDERS: 1444 SQFT  
MPPS: 200 SQFT

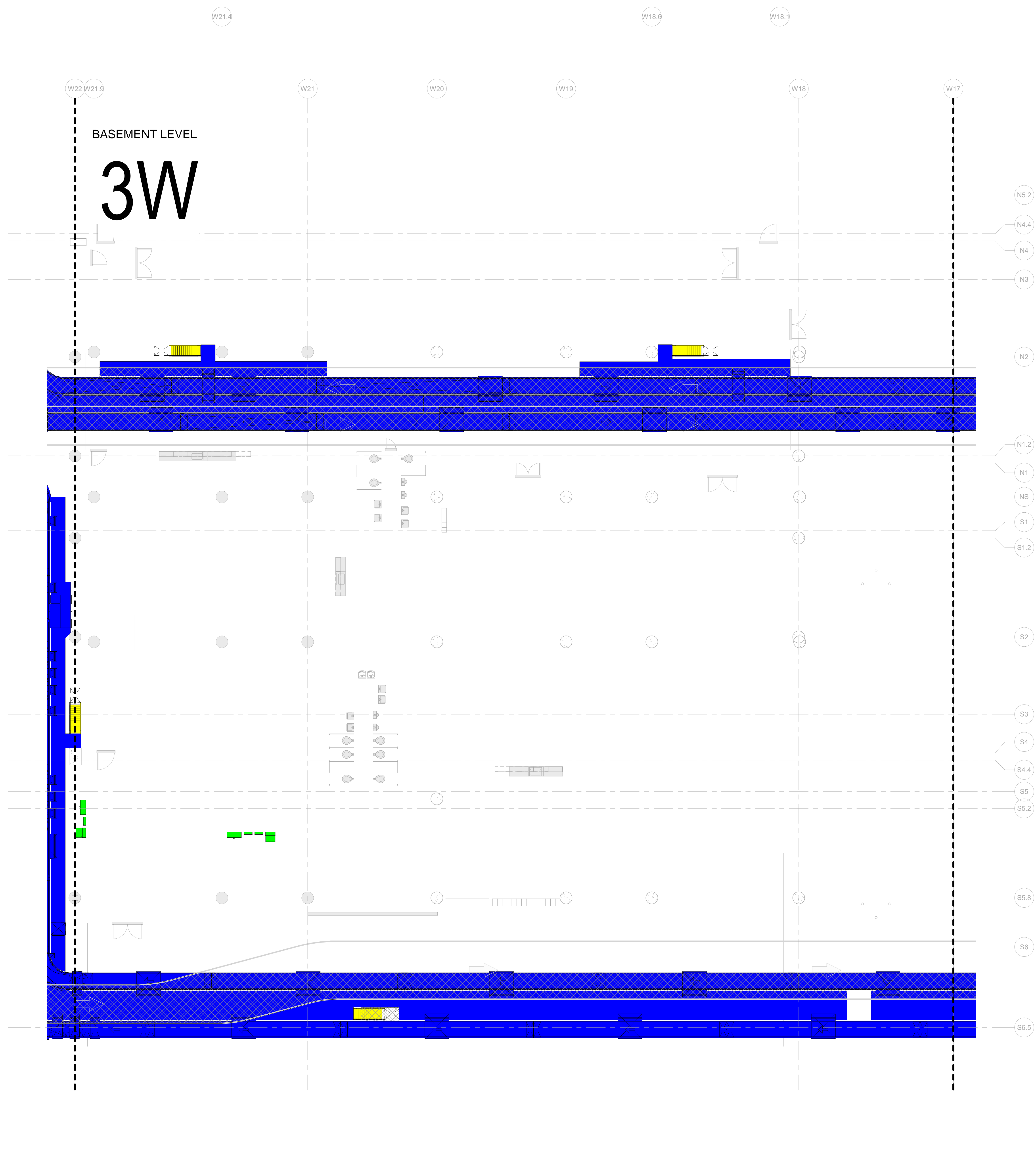









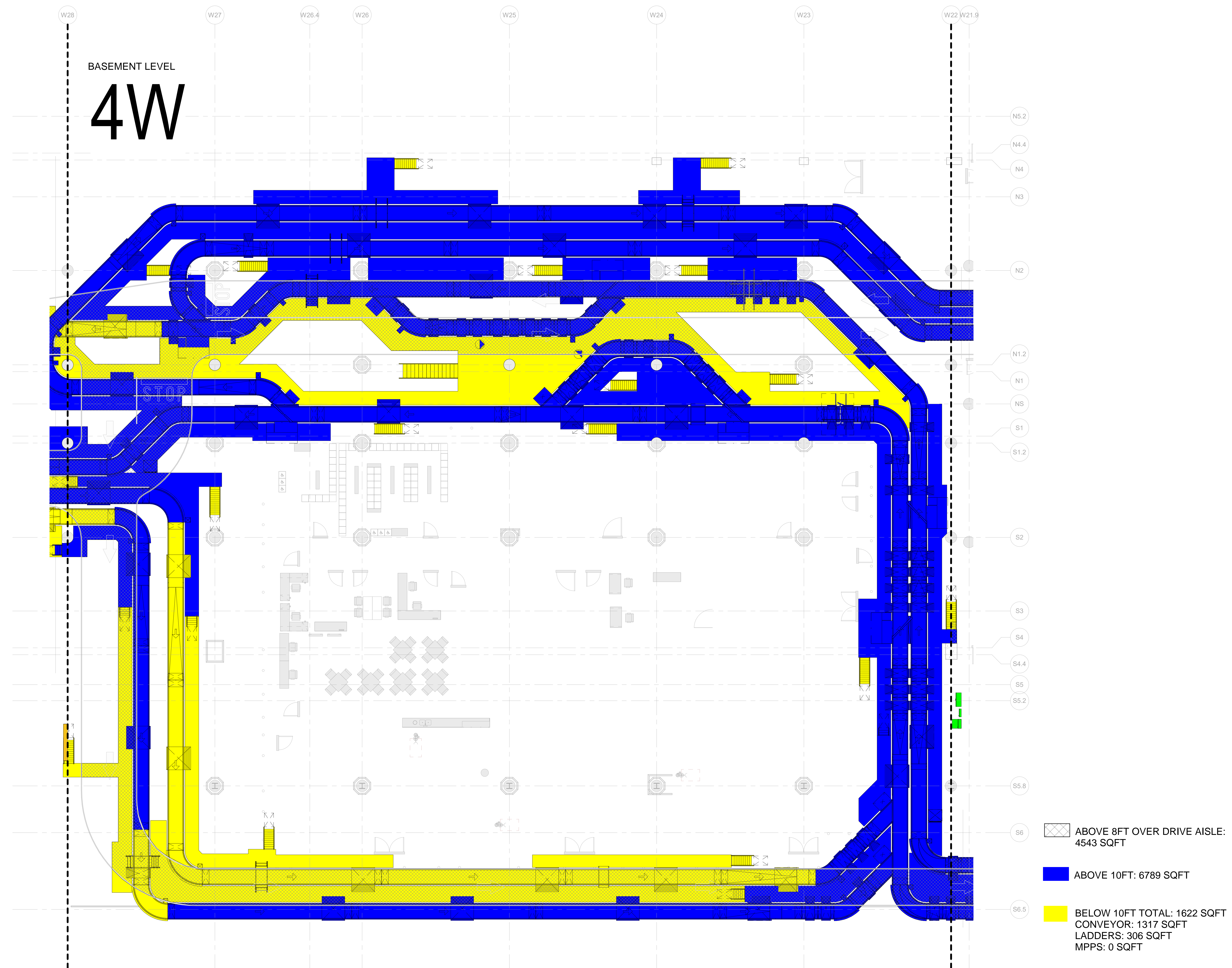




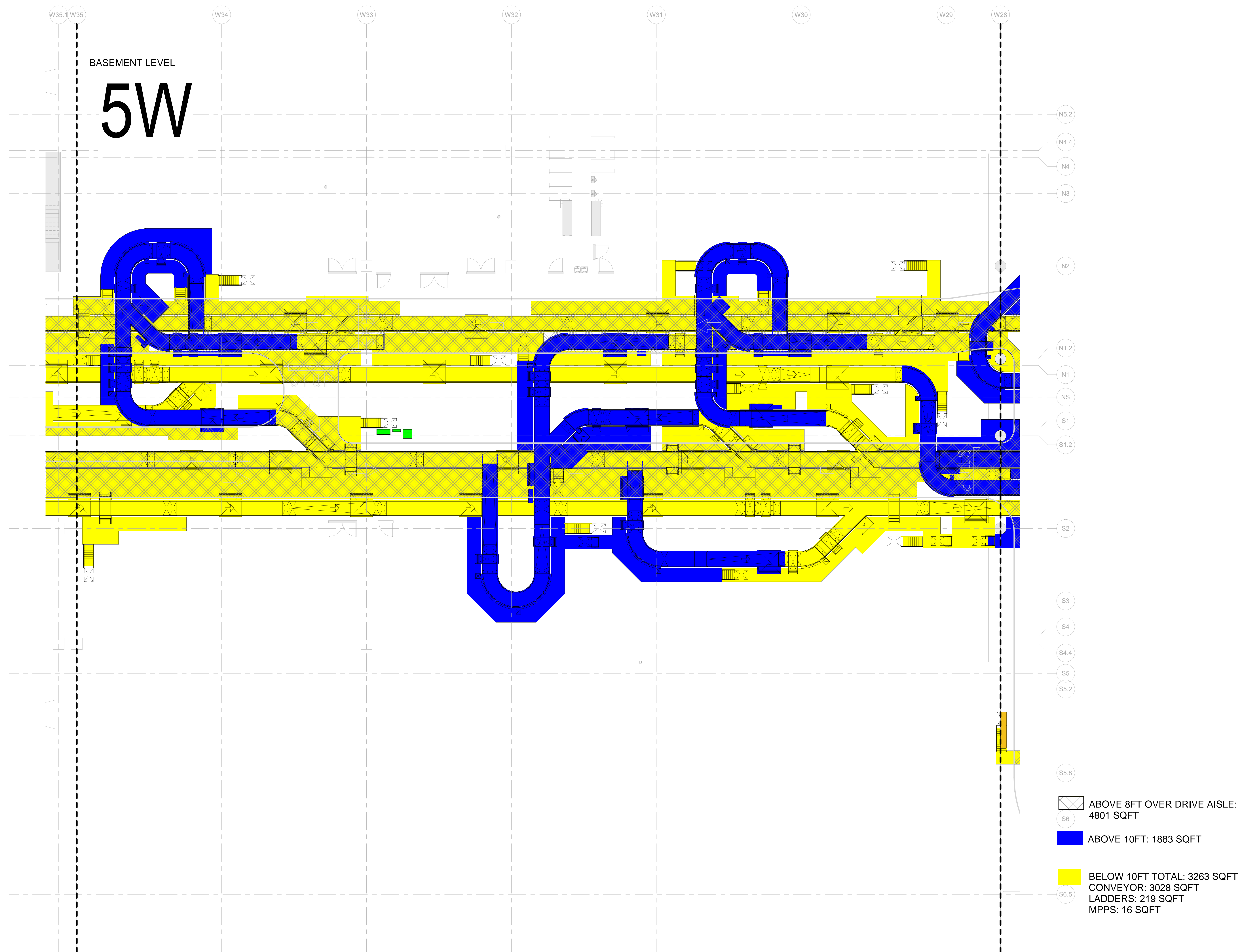


-  ABOVE 8FT OVER DRIVE AISLE: 3357 SQFT
-  ABOVE 10FT: 1389 SQFT
-  BELOW 10FT TOTAL: 101 SQFT  
CONVEYOR: 0 SQFT  
LADDERS: 65 SQFT  
MPPS: 36 SQFT





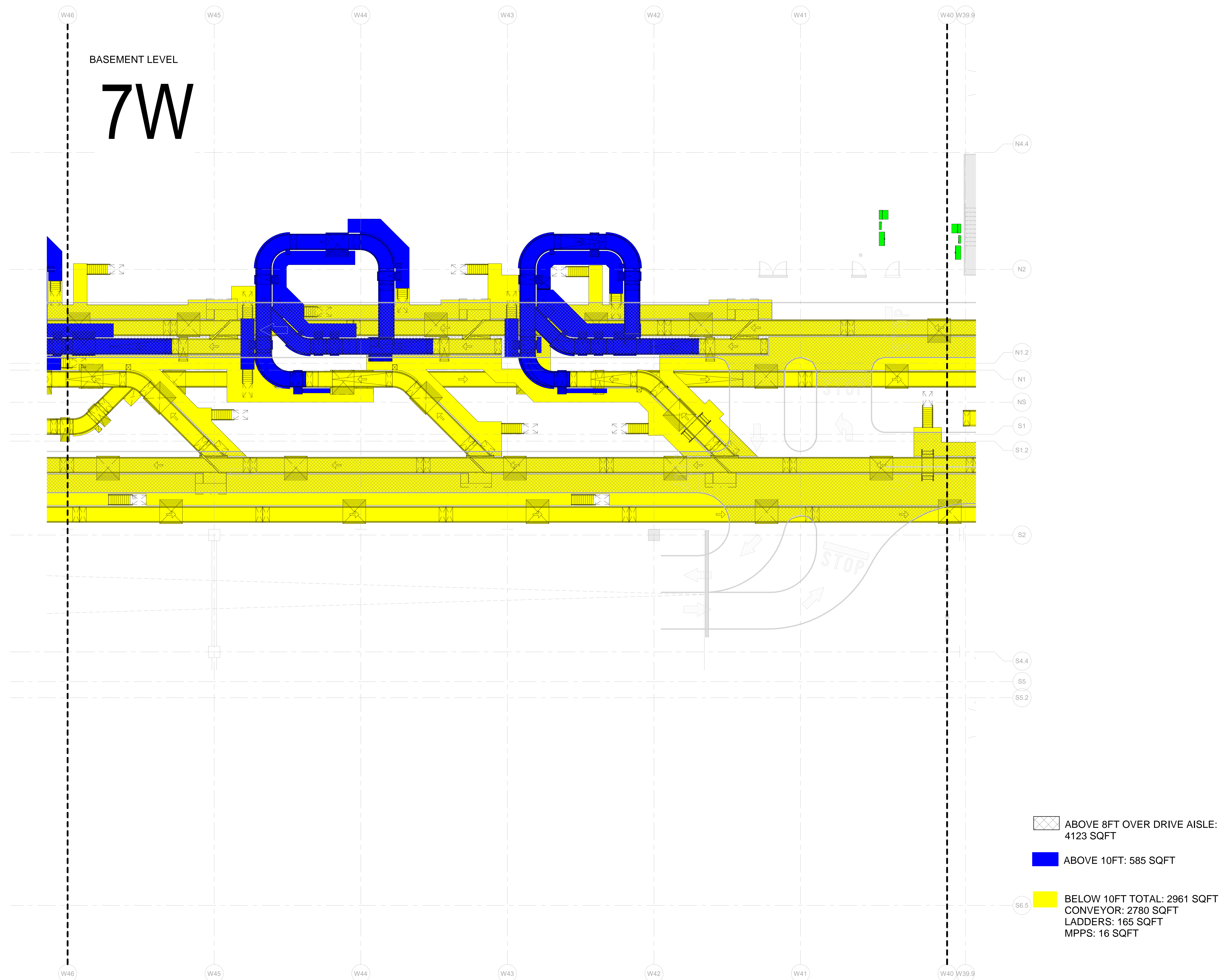




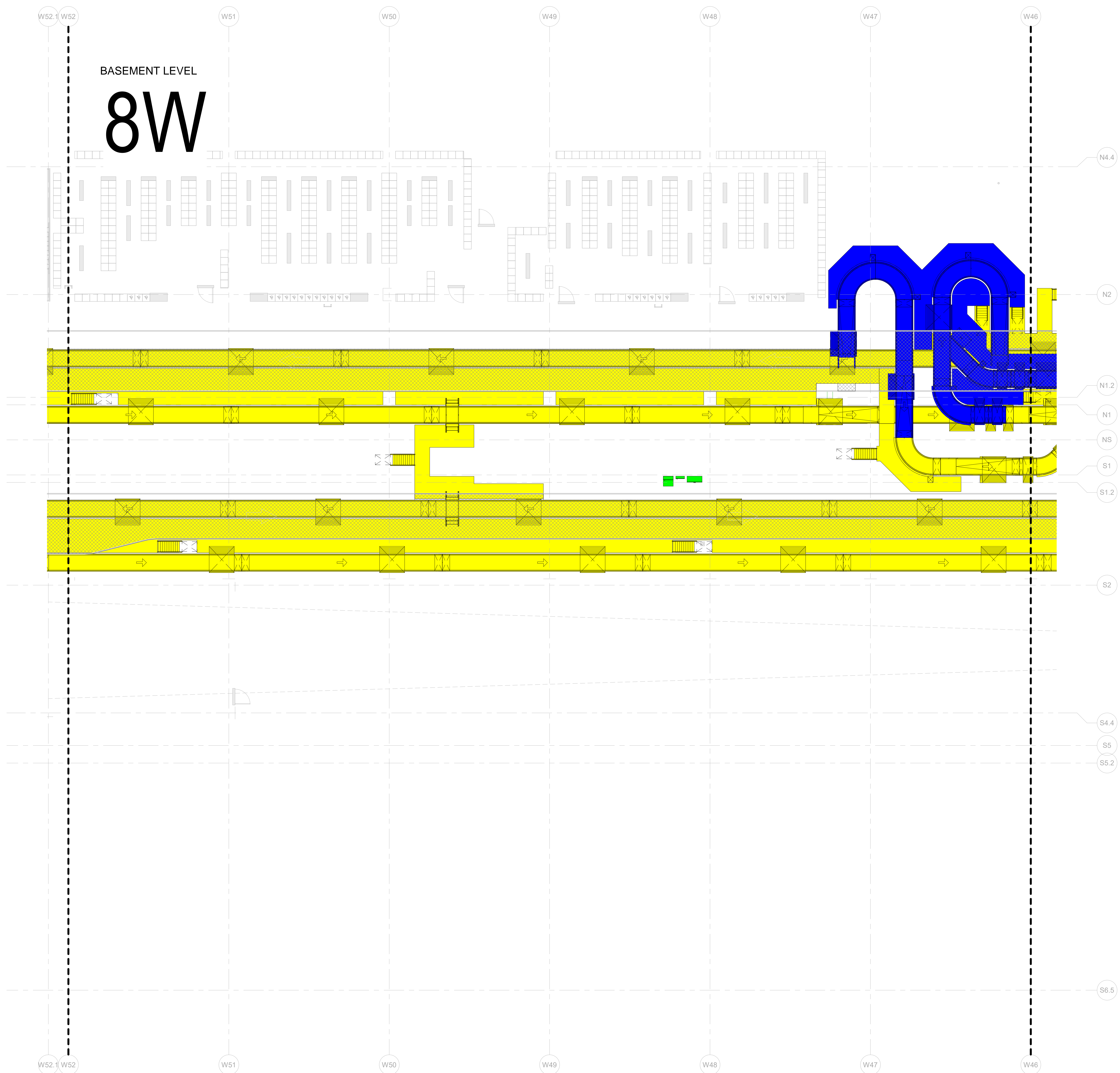


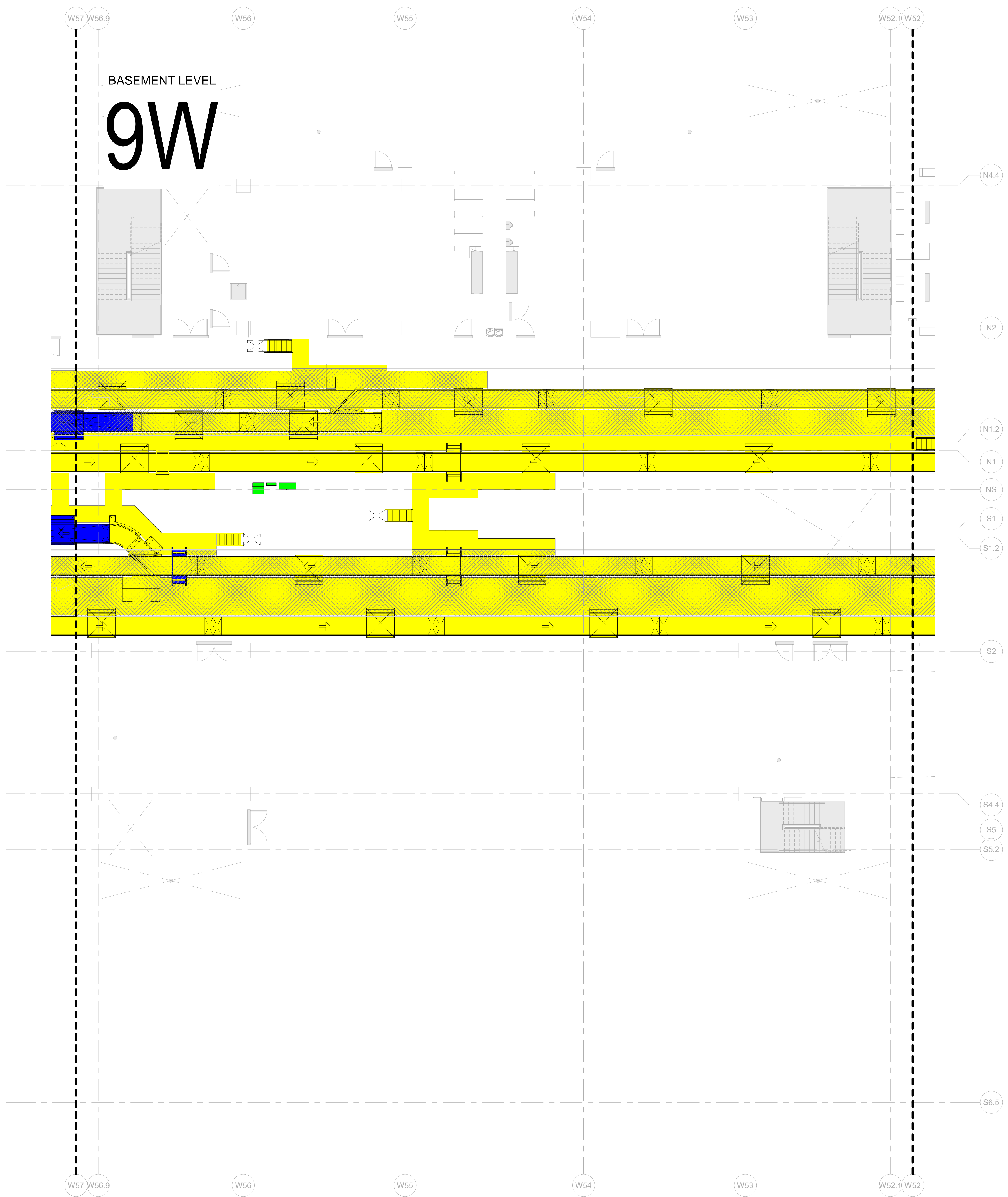


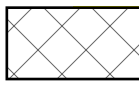






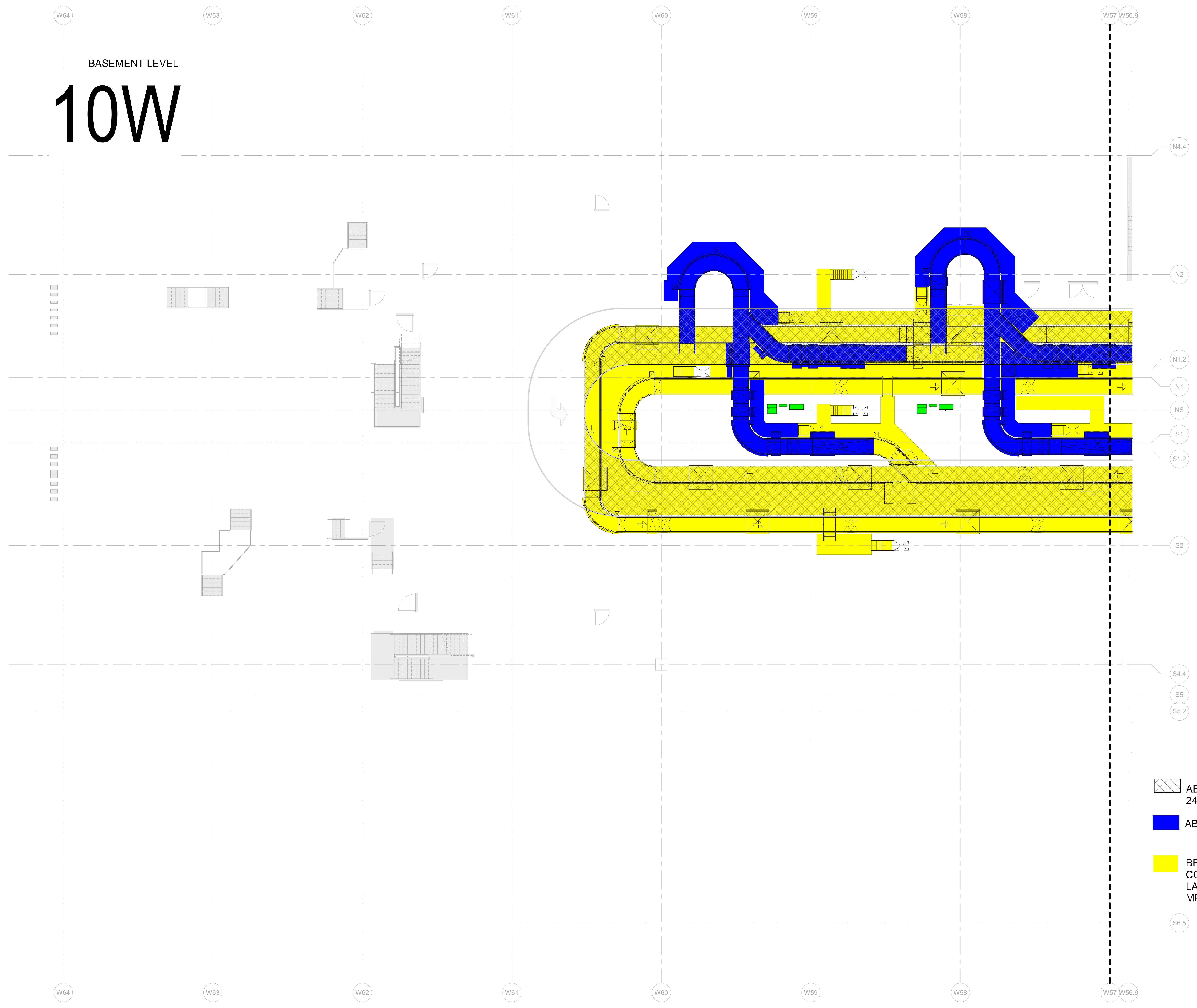






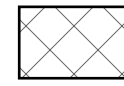


-  ABOVE 8FT OVER DRIVE AISLE:  
3160 SQFT
-  ABOVE 10FT: 24 SQFT
-  BELOW 10FT TOTAL: 1931 SQFT  
CONVEYOR: 1837 SQFT  
LADDERS: 78 SQFT  
MPPS: 16 SQFT





BASEMENT LEVEL

# 10W

-  ABOVE 8FT OVER DRIVE AISLE: 2492 SQFT
-  ABOVE 10FT: 826 SQFT
-  BELOW 10FT TOTAL: 1647 SQFT  
CONVEYOR: 1541 SQFT  
LADDERS: 74 SQFT  
MPPS: 32 SQFT

## **EXHIBIT U**

### **CITY AND COUNTY OF DENVER INSURANCE REQUIREMENTS FOR DEPARTMENT OF AVIATION**

#### **A. Certificate Holder and Submission Instructions**

Contractor must provide a Certificate of Insurance as follows:

Certificate Holder: CITY AND COUNTY OF DENVER  
Denver International Airport  
8500 Peña Boulevard  
Denver CO 80249  
Attn/Submit to: [airlineaffairsadmin.sharedmailbox@flydenver.com](mailto:airlineaffairsadmin.sharedmailbox@flydenver.com)

- ACORD Form (or equivalent) certificate is required.
- Contractor must be evidenced as a Named Insured party.
- Electronic submission only, hard copy documents will not be accepted.
- Reference on the certificate must include the City-assigned Contract Number, if applicable.

The City may at any time modify submission requirements, including the use of third-party software and/or services, which may include an additional fee to the Contractor.

#### **B. Defined Terms**

1. “Agreement” as used in this exhibit refers to the contractual agreement to which this exhibit is attached, irrespective of any other title or name it may otherwise have.
2. “Contractor” as used in this exhibit refers to the party contracting with the City and County of Denver pursuant to the attached Agreement.

#### **C. Coverages and Limits**

##### **1. Commercial General Liability**

Contractor shall maintain insurance coverage including bodily injury, property damage, personal injury, advertising injury, independent contractors, and products and completed operations in minimum limits of \$1,000,000 each occurrence, \$2,000,000 products and completed operations aggregate; if policy contains a general aggregate, a minimum limit of \$2,000,000 annual policy aggregate must be maintained.

- a. Coverage shall include Contractual Liability covering liability assumed under this Agreement (including defense costs assumed under contract) within the scope of coverages provided.
- b. Coverage shall include Mobile Equipment Liability, if used to perform services under this Agreement.
- c. If a “per location” policy aggregate is required, “location” shall mean the entire airport premises.

##### **2. Business Automobile Liability**

Contractor shall maintain a minimum limit of \$1,000,000 combined single limit each occurrence for bodily injury and property damage for all owned, leased, hired and/or non-owned vehicles used in performing services under this Agreement.

- a. If operating vehicles unescorted airside at DEN, a \$10,000,000 combined single limit each occurrence for bodily injury and property damage is required.
- b. If Contractor does not have blanket coverage on all owned and operated vehicles and will require unescorted airside driving privileges, then a schedule of insured vehicles (including year, make, model and VIN number) must be submitted with the Certificate of Insurance.



- c. If transporting waste, hazardous material, or regulated substances, Contractor shall carry a Broadened Pollution Endorsement and an MCS 90 endorsement on its policy.
  - d. If Contractor does not own any fleet vehicles and Contractor's owners, officers, directors, and/or employees use their personal vehicles to perform services under this Agreement, Contractor shall ensure that Personal Automobile Liability including a Business Use Endorsement is maintained by the vehicle owner, and if appropriate, Non-Owned Auto Liability by the Contractor. This provision does not apply to persons solely commuting to and from the airport.
  - e. If Contractor will be completing all services to DEN under this Agreement remotely and not be driving to locations under direction of the City to perform services this requirement is waived.
- 3. **Workers' Compensation and Employer's Liability Insurance**  
 Contractor shall maintain the coverage as required by statute for each work location and shall maintain Employer's Liability insurance with limits no less than \$100,000 per occurrence for each bodily injury claim, \$100,000 per occurrence for each bodily injury caused by disease claim, and \$500,000 aggregate for all bodily injuries caused by disease claims.
  - a. Colorado Workers' Compensation Act allows for certain, limited exemptions from Worker's Compensation insurance coverage requirements. It is the sole responsibility of the Contractor to determine their eligibility for providing this coverage, executing all required documentation with the State of Colorado, and obtaining all necessary approvals. Verification document(s) evidencing exemption status must be submitted with the Certificate of Insurance.
- 4. **Property Insurance**  
 Contractor is solely responsible for any loss or damage to its real or business personal property located on DEN premises including, but not limited to, materials, tools, equipment, vehicles, furnishings, structures and personal property of its employees and subcontractors unless caused by the sole, gross negligence of the City. If Contractor carries property insurance on its property located on DEN premises, a waiver of subrogation as outlined in Section F will be required from its insurer.
- 5. **Unmanned Aerial Vehicle (UAV) Liability:**  
 If Contractor desires to use drones in any aspect of its work or presence on DEN premises, the following requirements must be met prior to commencing any drone operations:
  - a. Express written permission must be granted by DEN.
  - b. Express written permission must be granted by the Federal Aviation Administration (FAA).
  - c. Drone equipment must be properly registered with the FAA.
  - d. Drone operator(s) must be properly licensed by the FAA.
  - e. Contractor must maintain UAV Liability including flight coverage, personal and advertising injury liability, and hired/non-owned UAV liability for its commercial drone operations with a limit no less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.
- 6. **Excess/Umbrella Liability**  
 Combination of primary and excess coverage may be used to achieve minimum required coverage limits. Excess/Umbrella policy(ies) must follow form of the primary policies with which they are related to provide the minimum limits and be verified as such on any submitted Certificate of Insurance.

#### **D. Reference to Project and/or Contract**

The City Project Name, Title of Agreement and/or Contract Number and description shall be noted on the Certificate of Insurance, if applicable.

**E. Additional Insured**

For all coverages required under this Agreement (excluding Workers' Compensation, Employer's Liability and Professional Liability, if required), Contractor's insurer(s) shall include the City and County of Denver, its elected and appointed officials, successors, agents, employees, and volunteers as Additional Insureds by policy endorsement.

**F. Waiver of Subrogation**

For all coverages required under this Agreement (excluding Professional Liability, if required), Contractor's insurer(s) shall waive subrogation rights against the City and County of Denver, its elected and appointed officials, successors, agents, employees, and volunteers by policy endorsement.

If Contractor will be completing all services to the City under this Agreement remotely and not be traveling to locations under direction of the City to perform services, this requirement is waived specific to Workers' Compensation coverage.

**G. Notice of Material Change, Cancellation or Nonrenewal**

Each certificate and related policy shall contain a valid provision requiring notification to the Certificate Holder in the event any of the required policies be canceled or non-renewed or reduction in required coverage before the expiration date thereof.

1. Such notice shall reference the DEN assigned contract number related to this Agreement.
2. Such notice shall be sent thirty (30) calendar days prior to such cancellation or non-renewal or reduction in required coverage unless due to non-payment of premiums for which notice shall be sent ten (10) calendar days prior.
3. If such written notice is unavailable from the insurer or afforded as outlined above, Contractor shall provide written notice of cancellation, non-renewal and any reduction in required coverage to the Certificate Holder within three (3) business days of receiving such notice by its insurer(s) and include documentation of the formal notice received from its insurer(s) as verification. Contractor shall replace cancelled or nonrenewed policies with no lapse in coverage and provide an updated Certificate of Insurance to DEN.
4. In the event any general aggregate or other aggregate limits are reduced below the required minimum per occurrence limits, Contractor will procure, at its own expense, coverage at the requirement minimum per occurrence limits. If Contractor cannot replenish coverage within ten (10) calendar days, it must notify the City immediately.

**H. Cooperation**

Contractor agrees to fully cooperate in connection with any investigation or inquiry and accept any formally tendered claim related to this Agreement, whether received from the City or its representative. Contractor's failure to fully cooperate may, as determined in the City's sole discretion, provide cause for default under the Agreement. The City understands acceptance of a tendered claim does not constitute acceptance of liability.

**I. Additional Provisions**

1. Deductibles or any type of retention are the sole responsibility of the Contractor.
2. Defense costs shall be in addition to the limits of liability. If this provision is unavailable that limitation must be evidenced on the Certificate of Insurance.
3. Coverage required may not contain an exclusion related to operations on airport premises.
4. A severability of interests or separation of insureds provision (no insured vs. insured exclusion) is included under all policies where Additional Insured status is required.
5. A provision that coverage is primary and non-contributory with other coverage or self-insurance maintained by the City under all policies where Additional Insured status is required.
6. If the Contractor procures or maintains insurance policies with coverages or limits beyond those stated herein, such greater policies will apply to their full effect and not be reduced or limited by the minimum requirements stated herein.

7. All policies shall be written on an occurrence form. If an occurrence form is unavailable or not industry norm for a given policy type, claims-made coverage will be accepted by the City provided the retroactive date is on or before the Agreement Effective Date or the first date when any goods or services were provided to the City, whichever is earlier, and continuous coverage will be maintained or an extended reporting period placed for three years (eight years for construction-related agreements) beginning at the time work under this Agreement is completed or the Agreement is terminated, whichever is later.
8. Certificates of Insurance must specify the issuing companies, policy numbers and policy periods for each required form of coverage. The certificates for each insurance policy are to be signed by an authorized representative and must be submitted to the City at the time Contractor signed this Agreement.
9. The insurance shall be underwritten by an insurer licensed or authorized to do business in the State of Colorado and rated by A.M. Best Company as A- VIII or better.
10. Certificate of Insurance and Related Endorsements: The City's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements shall not act as a waiver of Contractor's breach of this Agreement or of any of the City's rights or remedies under this Agreement. All coverage requirements shall be enforced unless waived or otherwise modified in writing by DEN Risk Management. Contractor is solely responsible for ensuring all formal policy endorsements are issued by their insurers to support the requirements.
11. The City shall have the right to verify, at any time, all coverage, information, or representations, and the insured and its insurance representatives shall promptly and fully cooperate in any such audit the City may elect to undertake including provision of copies of insurance policies upon request. In the case of such audit, the City may be subject to a non-disclosure agreement and/or redactions of policy information unrelated to verification of required coverage.
12. No material changes, modifications, or interlineations to required insurance coverage shall be allowed without the review and written approval of DEN Risk Management.
13. Contractor shall be responsible for ensuring the City is provided updated Certificate(s) of Insurance prior to each policy renewal.
14. Contractor's failure to maintain required insurance shall be the basis for immediate suspension and cause for termination of this Agreement, at the City's sole discretion and without penalty to the City.

**J. Part 230 and the DEN Airport Rules and Regulations**

If the minimum insurance requirements set forth herein differ from the equivalent types of insurance requirements in Part 230 of the DEN Airport Rules and Regulations, the greater and broader insurance requirements shall supersede those lesser requirements, unless expressly excepted in writing by DEN Risk Management. Part 230 applies to Contractor and its subcontractors of any tier.

**Exhibit V**

Bond No. \_\_\_\_\_

**PERFORMANCE BOND**

**KNOW ALL MEN BY THESE PRESENTS**, that we, \_\_\_\_\_ (“**Principal**”), and \_\_\_\_\_, Surety herein, a corporation duly organized under the laws of the State of \_\_\_\_\_ and authorized to issue surety bonds in the State of Colorado, are held and firmly bound unto UNITED AIRLINES, INC. (“**Airline**” and/or “**Obligee**”) in the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_.00) for the payment of which sum we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, Principal has entered into that certain \_\_\_\_\_ Agreement, hereinafter referred to as the “**Contract**,” with Airline dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, for pre-construction and construction services related to the Airline’s Concourse A Baggage System project at the Denver International Airport, Denver, Colorado (the “**Project**”); and

**WHEREAS**, the CITY AND COUNTY OF DENVER (“**City**”) is the owner of the real property on which the improvements are to be constructed; and

**WHEREAS**, the City Department Of Aviation (“**DDOA**”) manages Denver International Airport; and

**WHEREAS**, pursuant to that certain 2025 Use and Lease Agreement Amendment, Denver Contract No. 202367264-13, (the “**Agreement**”) by and among the City and Airline, Airline is responsible for the construction of the Project;

**NOW, THEREFORE**, the condition of this obligation is such, that if the said Principal (a) shall faithfully construct the improvements as provided in the Contract in accordance with the plans, specifications, and contract documents, and (b) shall fully indemnify and save harmless Obligee from all costs and damage which Obligee may suffer by reason of Principal’s default, and (c) shall reimburse and repay Obligee all outlay and expense which Obligee may incur in making good such default, then this obligation shall be void; otherwise to remain in full force and effect.

Whenever Principal shall be, and declared by Obligee to be, in default under the Contract, Obligee, having performed Obligee’s obligations thereunder, may call upon the Surety who shall promptly remedy the default and:

1. Complete the Contract in accordance with the terms and conditions; or
2. Obtain a bid or bids for completion of the Contract in accordance with its terms and conditions, and, upon determination by Surety of the lowest responsible bidder, arrange for a contract between such bidder and Obligee, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not

**Exhibit V**

exceeding. including other costs and damages for which Surety may be liable hereunder, the amounts set forth in the first paragraph hereof. The term “balance of the contract price” as used in this paragraph shall mean total amount payable by Oblige to Principal under, the Contract and any amendment; thereto, less the amount properly paid by Oblige to Principal.

Surety, for value received, stipulates and agrees that no change, extension or time, alteration or addition to the terms of the Contract or to the work to be performed thereunder, or the plans, specifications, or drawings accompanying the same, shall in any way affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder.

Surety expressly agrees to be bound to, and shall have the right to participate in, any mandatory dispute resolution procedures required in the Contract therein incorporated with regard to any claim asserted against this Bond.

This Bond is given pursuant to the provisions of the laws of the State of Colorado. If any legal action be filed upon this Bond, exclusive venue shall lie in Denver County, State of Colorado.

**IN WITNESS WHEREOF**, this instrument has been executed by the duly authorized representatives of the Principal and the Surety.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_ 2025.

Principal:

By: \_\_\_\_\_

Its: \_\_\_\_\_

Surety:

By: \_\_\_\_\_

Its: \_\_\_\_\_

[Attach Power of Attorney for Surety’s Attorney-in-Fact]

Approved:

**UNITED AIRLINES, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

# Exhibit V

Bond No. \_\_\_\_\_

## PAYMENT BOND

**KNOW ALL MEN BY THESE PRESENTS**, that we, \_\_\_\_\_, (“Principal”), and \_\_\_\_\_, Surety herein, a corporation duly organized under the laws of the State of \_\_\_\_\_, and authorized to issue surety bonds in the State of Colorado, are held and firmly bound unto UNITED AIRLINES, INC. (“Airline” and/or “Obligee”) in the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_.00) for the payment of which sum we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, Principal has entered into that certain Construction Manager at Risk Agreement, hereinafter referred to as the “Contract,” with Airline dated the \_\_\_\_ day of \_\_\_\_\_ 20\_\_, for pre-construction and construction services related to the Airline’s Concourse A Baggage System project at the Denver International Airport, Denver, Colorado (the “Project”); and

**WHEREAS**, the CITY AND COUNTY OF DENVER (“City”) is the owner of the real property on which the improvements are to be constructed; and

**WHEREAS**, the CITY DEPARTMENT OF AVIATION (“DDOA”) manages Denver International Airport; and

**WHEREAS**, pursuant to that certain 2025 Use and Lease Agreement Amendment, Denver Contract No. 202367264-13, (the “Agreement”) by and among the City and Airline, Airline is responsible for the construction of the Project;

**NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH**, that if the said Principal shall make payments of all amounts lawfully due to all persons supplying or furnishing Principal or Principal's subcontractors with labor, materials, team hire, sustenance, provisions, provender, rental machinery, tools, or equipment, or other supplies performed, used or consumed in the prosecution of the work provided for under the Contract and duly authorized normal and usual extras thereto, and, further, that Principal indemnifies and saves harmless Airline, the City, and DDOA to the extent of any payments in connection with the carrying out of any such Contract which they may be required to make under the law, then this obligation shall be void; otherwise to remain in full force and effect.

Principal and Surety further warrant that if Principal fails to pay any person who supplies laborers, rental machinery, tools, or equipment, all amounts due as the result of the use of such laborers, machinery, tools, or equipment, in the prosecution of the Work under the Contract, Surety will pay the same in an amount not exceeding the penal sum specified herein together with interest at the rate of eight percent (8%) per annum.

Provided, however, that Airline, City, and DDOA, having required Principal to furnish this Bond in order to comply with the provisions of COLO. REV. STAT. §§38-26-106 and 38-24-101, *et seq.*, as applicable, all rights and remedies under this Bond shall be determined in accordance with the provisions, conditions, and limitations of said statutes to the same extent as

**Exhibit V**

if they were copied at length herein. This Bond is given pursuant to the provisions of the law of the State of Colorado. If any legal action be filed upon this Bond, exclusive venue shall lie in Denver County, State of Colorado.

**IN WITNESS WHEREOF**, the said Principal and Surety have signed and sealed this instrument on the \_\_\_\_ day of \_\_\_\_\_ 2025.

Principal:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Surety:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

[Attach Power of Attorney for Surety's Attorney-in-Fact]  
[Insert: Statutory Surety Identification/Complaint Notice.]

Approved:

**UNITED AIRLINES, INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit V**

Bond No. \_\_\_\_\_

**JOINT OBLIGEE RIDER**

**TO PERFORMANCE BOND AND PAYMENT BOND**

**WHEREAS**, \_\_\_\_\_, has entered into that certain \_\_\_\_\_ Agreement, hereinafter referred to as the “Contract”, with UNITED AIRLINES, INC. (“Airline” and/or “Obligee”) dated the \_\_\_\_ day of \_\_\_\_ 20\_\_ for pre-construction and construction services related to the Airline’s Gate Reconfiguration project at the Denver International Airport, Denver, Colorado (the "Project"); and

**WHEREAS**, \_\_\_\_\_, as Principal, and \_\_\_\_\_ as Surety (hereinafter referred to as “Surety”), made, executed, and delivered to Airline, as Obligee, their joint and several Performance Bond and a Payment Bond (collectively, the “Bonds”); and

**WHEREAS**, the CITY AND COUNTY OF DENVER (“City”) is the owner of the real property on which the improvements are to be constructed; and

**WHEREAS**, the CITY DEPARTMENT OF AVIATION (“DDOA”) manages the Denver International Airport; and

**WHEREAS**, pursuant to that certain 2025 Use and Lease Agreement Amendment, Denver Contract No. 202367264-13, (the “Agreement”), Airline is responsible for the construction of the Project; and

**WHEREAS**, City and DDOA have requested Principal and its Surety to join with Airline in execution and delivery of this Rider, and they have agreed to do so upon the conditions herein stated.

**NOW, THEREFORE**, in consideration of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby agree as follows:

The bonds as aforesaid shall be and are hereby amended as follows:

1. The City and DDOA are hereby added to the Bonds as Joint Obligees (the “Governmental Obligees”).
2. The aggregate liability of the Surety under said Bonds to Obligee and the Governmental Obligees, as their interests may appear, is limited to the penal sums of the Bonds.
3. Surety's obligation to perform hereunder is included within its obligations under the Bonds to which this rider is attached; provided that such obligation shall be



**Exhibit V**

conditioned on Governmental Obligees having performed as required under the Agreement and, provided further, that such obligation shall be without regard for Obligees' compliance under the Contract.

4. All rights and remedies under the Bonds with regard to the Governmental Obligees shall be determined in accordance with the provisions, conditions, and limitations of the laws of the State of Colorado.
5. Except as herein modified, said Bonds shall be and remain in full force and effect.

No right of action shall accrue hereunder to or for the use of any person, firm, or corporation other than Airline and the Governmental Obligees named herein.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_, 2025.

Principal:

By: \_\_\_\_\_

Its: \_\_\_\_\_

Surety:

By: \_\_\_\_\_

Its: \_\_\_\_\_

[Attach Power of Attorney for Surety's Attorney-in-Fact]

Approved:

**UNITED AIRLINES, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Exhibit V

### THE CITY AND COUNTY OF DENVER

By: \_\_\_\_\_

Its: Mayor

By: \_\_\_\_\_

Its: CEO, Department of Aviation

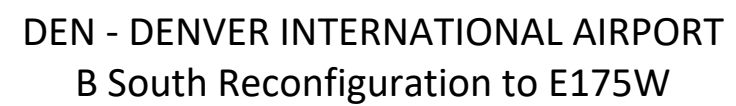
### Approved As To Form:

Katie McLoughlin, Acting Attorney for the  
City and County of Denver

By: \_\_\_\_\_

David Steinberger, Assistant City Attorney





DATE: 10-4-2022

EXHIBIT



## Exhibit X

### **B South Finger Reconfiguration Scope of Work**

Primary scope of work is to up-gauge nine CRJ capable gates to seven E175 capable gates. Included in this work is:

1. Adding new Passenger Loading Bridges to serve the new E175 aircraft. These seven PLB's will need to be sized to accommodate the E175 and smaller aircraft. This also includes the fixed walkway ramps need to get from the ground level up to the height of the rotunda for the PLB to be able to extend to the aircraft door.
2. Remove and relocate the trench drain that is in the pavement behind the tail of the aircraft. The E175 aircraft are longer than the CRJ aircraft and the trench drain, by fire code, can not be under the aircraft. This will include the all the design for the new trench drains, demo and reinstallation of aircraft rated apron paving, installing new piping and structures, installing new trench drains and aircraft rated grates.
3. Install new in ground fuel pits for fueling the E175 aircraft. To get the spacing required to fit all seven E175 aircraft, truck fueling cannot be use because it cause the spacing between aircraft to be too large. New in ground fuel pits need to be installed. This work will include design of the fueling system and pits, new fuel piping, new fuel pits, testing and flushing of the fuel system.
4. Remove and reinstall all remaining apron level aircraft rated paving that hasn't already been removed with the fueling and trench drain work. This apron paving will be removed an reinstalled to the standards of the Airport's GARDI project. We will also fix any other issues either previously know to the GARDI program or found while we have the pavement removed.
5. New paint striping, GSE layout, and airfield paint to be installed after the new concrete has cured per DEN and United layout standards.
6. Provide all Project Management resources, design resources and QA/QC resources to deliver this project in accordance with DEN's GARDI and Airfield standards.
7. Installation of potable water cabinets.
8. Reconstruction of existing gate houses.

United's Proprietary work will include:

1. Installation of exterior Cameras on the PLBs
2. Installation of WiFi access points on PLBs
3. Installation of Phone in cab of PLB
4. Installation of bag tag printers in cab of PLB
5. Installation of posi-chargers.

# Exhibit Y

Bond No. \_\_\_\_\_

## PERFORMANCE BOND

**KNOW ALL MEN BY THESE PRESENTS**, that we, \_\_\_\_\_ (“**Principal**”), and \_\_\_\_\_, Surety herein, a corporation duly organized under the laws of the State of \_\_\_\_\_ and authorized to issue surety bonds in the State of Colorado, are held and firmly bound unto UNITED AIRLINES, INC. (“**Airline**” and/or “**Obligee**”) in the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_.00) for the payment of which sum we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, Principal has entered into that certain \_\_\_\_\_ Agreement, hereinafter referred to as the “**Contract**,” with Airline dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, for pre-construction and construction services related to the Airline’s Gate Reconfiguration project at the Denver International Airport, Denver, Colorado (the “**Project**”); and

**WHEREAS**, the CITY AND COUNTY OF DENVER (“**City**”) is the owner of the real property on which the improvements are to be constructed; and

**WHEREAS**, the City Department Of Aviation (“**DDOA**”) manages Denver International Airport; and

**WHEREAS**, pursuant to that certain 2025 Use and Lease Agreement Amendment, Denver Contract No. 202367264-13, (the “**Agreement**”) by and among the City and Airline, Airline is responsible for the construction of the Project;

**NOW, THEREFORE**, the condition of this obligation is such, that if the said Principal (a) shall faithfully construct the improvements as provided in the Contract in accordance with the plans, specifications, and contract documents, and (b) shall fully indemnify and save harmless Obligee from all costs and damage which Obligee may suffer by reason of Principal’s default, and (c) shall reimburse and repay Obligee all outlay and expense which Obligee may incur in making good such default, then this obligation shall be void; otherwise to remain in full force and effect.

Whenever Principal shall be, and declared by Obligee to be, in default under the Contract, Obligee, having performed Obligee’s obligations thereunder, may call upon the Surety who shall promptly remedy the default and:

1. Complete the Contract in accordance with the terms and conditions; or
2. Obtain a bid or bids for completion of the Contract in accordance with its terms and conditions, and, upon determination by Surety of the lowest responsible bidder, arrange for a contract between such bidder and Obligee, and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not

## Exhibit Y

exceeding. including other costs and damages for which Surety may be liable hereunder, the amounts set forth in the first paragraph hereof. The term “balance of the contract price” as used in this paragraph shall mean total amount payable by Oblige to Principal under, the Contract and any amendment; thereto, less the amount properly paid by Oblige to Principal.

Surety, for value received, stipulates and agrees that no change, extension or time, alteration or addition to the terms of the Contract or to the work to be performed thereunder, or the plans, specifications, or drawings accompanying the same, shall in any way affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract, or to the work to be performed thereunder.

Surety expressly agrees to be bound to, and shall have the right to participate in, any mandatory dispute resolution procedures required in the Contract therein incorporated with regard to any claim asserted against this Bond.

This Bond is given pursuant to the provisions of the laws of the State of Colorado. If any legal action be filed upon this Bond, exclusive venue shall lie in Denver County, State of Colorado.

**IN WITNESS WHEREOF**, this instrument has been executed by the duly authorized representatives of the Principal and the Surety.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_ 2025.

Principal:

By: \_\_\_\_\_

Its: \_\_\_\_\_

Surety:

By: \_\_\_\_\_

Its: \_\_\_\_\_

[Attach Power of Attorney for Surety’s Attorney-in-Fact]

Approved:

**UNITED AIRLINES, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

# Exhibit Y

Bond No. \_\_\_\_\_

## PAYMENT BOND

**KNOW ALL MEN BY THESE PRESENTS**, that we, \_\_\_\_\_, (“Principal”), and \_\_\_\_\_, Surety herein, a corporation duly organized under the laws of the State of \_\_\_\_\_, and authorized to issue surety bonds in the State of Colorado, are held and firmly bound unto UNITED AIRLINES, INC. (“Airline” and/or “Obligee”) in the sum of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_.00) for the payment of which sum we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

**WHEREAS**, Principal has entered into that certain Construction Manager at Risk Agreement, hereinafter referred to as the “Contract,” with Airline dated the \_\_\_\_ day of \_\_\_\_\_ 20\_\_, for pre-construction and construction services related to the Airline’s Gate Reconfiguration project at the Denver International Airport, Denver, Colorado (the “Project”); and

**WHEREAS**, the CITY AND COUNTY OF DENVER (“City”) is the owner of the real property on which the improvements are to be constructed; and

**WHEREAS**, the CITY DEPARTMENT OF AVIATION (“DDOA”) manages Denver International Airport; and

**WHEREAS**, pursuant to that certain 2025 Use and Lease Agreement Amendment, Denver Contract No. 202367264-13, (the “Agreement”) by and among the City and Airline, Airline is responsible for the construction of the Project;

**NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH**, that if the said Principal shall make payments of all amounts lawfully due to all persons supplying or furnishing Principal or Principal's subcontractors with labor, materials, team hire, sustenance, provisions, provender, rental machinery, tools, or equipment, or other supplies performed, used or consumed in the prosecution of the work provided for under the Contract and duly authorized normal and usual extras thereto, and, further, that Principal indemnifies and saves harmless Airline, the City, and DDOA to the extent of any payments in connection with the carrying out of any such Contract which they may be required to make under the law, then this obligation shall be void; otherwise to remain in full force and effect.

Principal and Surety further warrant that if Principal fails to pay any person who supplies laborers, rental machinery, tools, or equipment, all amounts due as the result of the use of such laborers, machinery, tools, or equipment, in the prosecution of the Work under the Contract, Surety will pay the same in an amount not exceeding the penal sum specified herein together with interest at the rate of eight percent (8%) per annum.

Provided, however, that Airline, City, and DDOA, having required Principal to furnish this Bond in order to comply with the provisions of COLO. REV. STAT. §§38-26-106 and 38-24-101, *et seq.*, as applicable, all rights and remedies under this Bond shall be determined in accordance with the provisions, conditions, and limitations of said statutes to the same extent as

## Exhibit Y

if they were copied at length herein. This Bond is given pursuant to the provisions of the law of the State of Colorado. If any legal action be filed upon this Bond, exclusive venue shall lie in Denver County, State of Colorado.

**IN WITNESS WHEREOF**, the said Principal and Surety have signed and sealed this instrument on the \_\_\_\_ day of \_\_\_\_\_ 2025.

Principal:

By: \_\_\_\_\_

Its: \_\_\_\_\_

Surety:

By: \_\_\_\_\_

Its: \_\_\_\_\_

[Attach Power of Attorney for Surety's Attorney-in-Fact]  
[Insert: Statutory Surety Identification/Complaint Notice.]

Approved:

**UNITED AIRLINES, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_



# Exhibit Y

Bond No. \_\_\_\_\_

## JOINT OBLIGEE RIDER

### TO PERFORMANCE BOND AND PAYMENT BOND

**WHEREAS**, \_\_\_\_\_, has entered into that certain \_\_\_\_\_ Agreement, hereinafter referred to as the “Contract”, with UNITED AIRLINES, INC. (“Airline” and/or “Obligee”) dated the \_\_\_\_ day of \_\_\_\_ 20\_\_ for pre-construction and construction services related to the Airline’s Gate Reconfiguration project at the Denver International Airport, Denver, Colorado (the "Project"); and

**WHEREAS**, \_\_\_\_\_, as Principal, and \_\_\_\_\_ as Surety (hereinafter referred to as “Surety”), made, executed, and delivered to Airline, as Obligee, their joint and several Performance Bond and a Payment Bond (collectively, the “Bonds”); and

**WHEREAS**, the CITY AND COUNTY OF DENVER (“City”) is the owner of the real property on which the improvements are to be constructed; and

**WHEREAS**, the CITY DEPARTMENT OF AVIATION (“DDOA”) manages the Denver International Airport; and

**WHEREAS**, pursuant to that certain 2025 Use and Lease Agreement Amendment, Denver Contract No. 202367264-13, (the “Agreement”), Airline is responsible for the construction of the Project; and

**WHEREAS**, City and DDOA have requested Principal and its Surety to join with Airline in execution and delivery of this Rider, and they have agreed to do so upon the conditions herein stated.

**NOW, THEREFORE**, in consideration of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby agree as follows:

The bonds as aforesaid shall be and are hereby amended as follows:

1. The City and DDOA are hereby added to the Bonds as Joint Obligees (the “Governmental Obligees”).
2. The aggregate liability of the Surety under said Bonds to Obligee and the Governmental Obligees, as their interests may appear, is limited to the penal sums of the Bonds.
3. Surety's obligation to perform hereunder is included within its obligations under the Bonds to which this rider is attached; provided that such obligation shall be

**Exhibit Y**

conditioned on Governmental Obligees having performed as required under the Agreement and, provided further, that such obligation shall be without regard for Obligees' compliance under the Contract.

4. All rights and remedies under the Bonds with regard to the Governmental Obligees shall be determined in accordance with the provisions, conditions, and limitations of the laws of the State of Colorado.
5. Except as herein modified, said Bonds shall be and remain in full force and effect.

No right of action shall accrue hereunder to or for the use of any person, firm, or corporation other than Airline and the Governmental Obligees named herein.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_, 2025.

Principal:

By: \_\_\_\_\_

Its: \_\_\_\_\_

Surety:

By: \_\_\_\_\_

Its: \_\_\_\_\_

[Attach Power of Attorney for Surety's Attorney-in-Fact]

Approved:

**UNITED AIRLINES, INC.**

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Exhibit Y

### THE CITY AND COUNTY OF DENVER

By: \_\_\_\_\_

Its: Mayor

By: \_\_\_\_\_

Its: CEO, Department of Aviation

### Approved As To Form:

Katie McLoughlin, Acting Attorney for the  
City and County of Denver

By: \_\_\_\_\_

David Steinberger, Assistant City Attorney

MAX 10 TRAILERS

26765

Exhibit Z

E 98TH AVENUE

MAX 12 TRAILERS

9784 9787

MAX 12 TRAILERS

9770 9773

MAX 12 TRAILERS

9754 9755  
UA RAPP - Royal

MAX 12 TRAILERS

9738 9743  
UA RAPP

MAX 12 TRAILERS

9720 9725

MAX 12 TRAILERS

9702 9705

E 97TH AVENUE

9780

9766

9758

9756

9736

9718

9710

ACCESS ROAD WEST

MAX 12 TRAILERS

MAX 6 TRAILERS

MAX 2 TRAILERS

MAX 2 TRAILERS

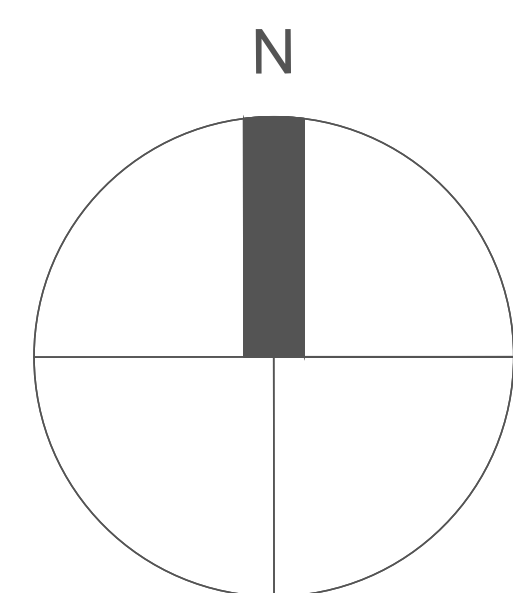
MAX 8 TRAILERS

MAX 8 TRAILERS

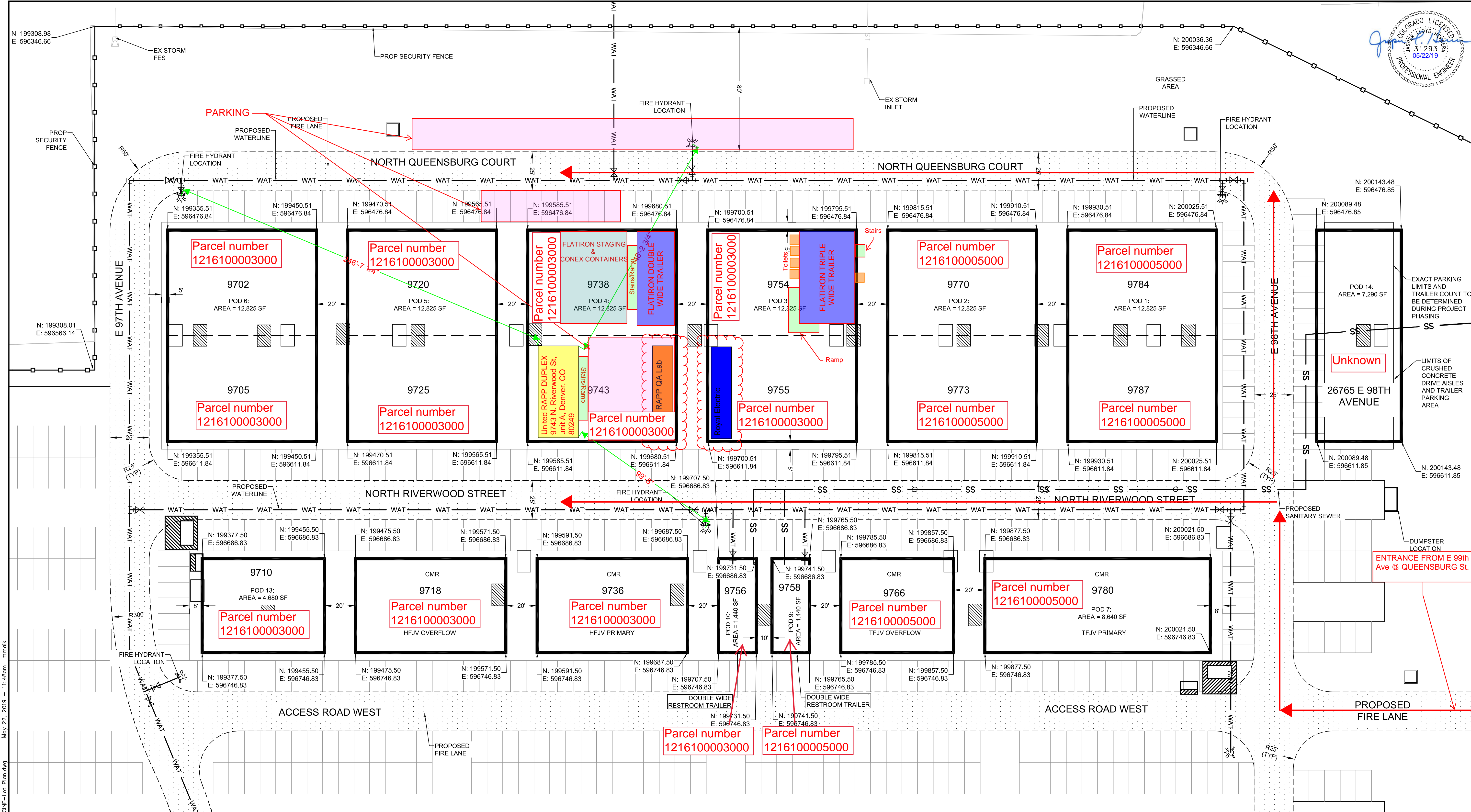
MAX 6 TRAILERS

NORTH QUEENSBURG COURT

NORTH RIVERWOOD STREET







**LEGEND**

	EXIST BUILDING FOOTPRINT		EXIST SIGN		PROPOSED CULVERT
	PROP FIRE LANE		EXIST STORM DRAIN MANHOLE		PROPOSED BOLLARD
	EX CONTOUR MINOR (1')		EXIST SANITARY DRAIN MANHOLE		NO FEEDING WILDLIFE SIGN
	EX CONTOUR MAJOR (5')		EXIST WATER MANHOLE		COMMUNICATION CABINET PEDESTAL
	PR CONTOUR MINOR (1')		EXIST TELECOMMUNICATIONS MANHOLE		POWER PEDESTAL
	PR CONTOUR MAJOR (5')		PROP SANITARY MANHOLE		POWER SERVICE PAD
	EXIST GAS LINE		PROP WATER VALVE		TRANSFORMER PAD
	EXIST POWERLINE		PROPOSED LIGHT POLE		
	EXIST FIBER OPTIC LINE		PROP FIRE LANE BORDER		
	EXIST SANITARY LINE		PROP SWALE		
	EXIST STORM SEWER LINE		PROP SANITARY LINE		
	EXIST WATER LINE		PROP STORM SEWER LINE		
	EXIST FENCE		PROP WATER LINE		
	EXIST WATER VALVE		PROP SECURITY FENCE		
	EXIST WATER METER		PROPOSED ELECTRICAL TRANSFORMER		
	EXIST UTILITY MARKER		PROPOSED FIRE HYDRANT		
	EXIST BOLLARD		PROPOSED NUMBER OF PARKING SPACES		

**NOTES:**

- AS PER BUILDING CODE, NO POD WILL BE ALLOWED TO CONTAIN MORE THAN 9,000 SF OF BUILDING SPACE.
- THERE SHALL BE NO PHYSICAL OBSTRUCTIONS IN THE 20' BUFFER ZONE BETWEEN PODS (INCLUDES DECKING).
- THERE SHALL BE NO PHYSICAL CONNECTIONS BETWEEN PODS (INCLUDES DECKING FROM POD TO POD).
- UTILITY PEDESTAL LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO COORDINATE FINAL LOCATIONS IN THE FIELD.

**BASIS OF DESIGN FOR TRAILER SPACING**

SINGLE WIDE TRAILER = 12' X 60'  
FACE TO FACE SPACING = 10'  
SIDE TO SIDE SPACING = 15'  
BACK TO BACK SPACING = 1'

**BENCHMARK**

LOCAL SITE BENCHMARK IS NGS STATION DESIGNATION DR NN WHICH HAS AN ELEVATION 5351.65 (NAVD 88). THE BENCHMARK IS A STAINLESS STEEL ROD IN A SLEEVE LOCATED AT THE NORTHWEST CORNER OF QUEENSBURG ST AND EAST 96TH AVE.

**KEY PLAN**

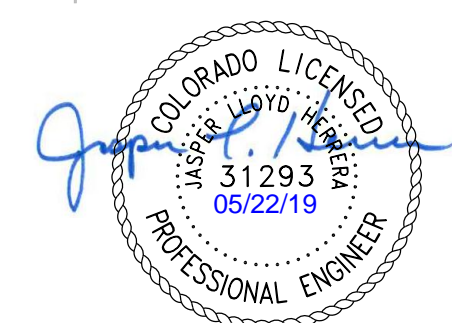


Exhibit AA

UNITED CONSTRUCTION OFFICE

UNITED AIRLINES OPERATIONS -  
B\_EAST RAMP  
TOTAL  
11,048.9 SF

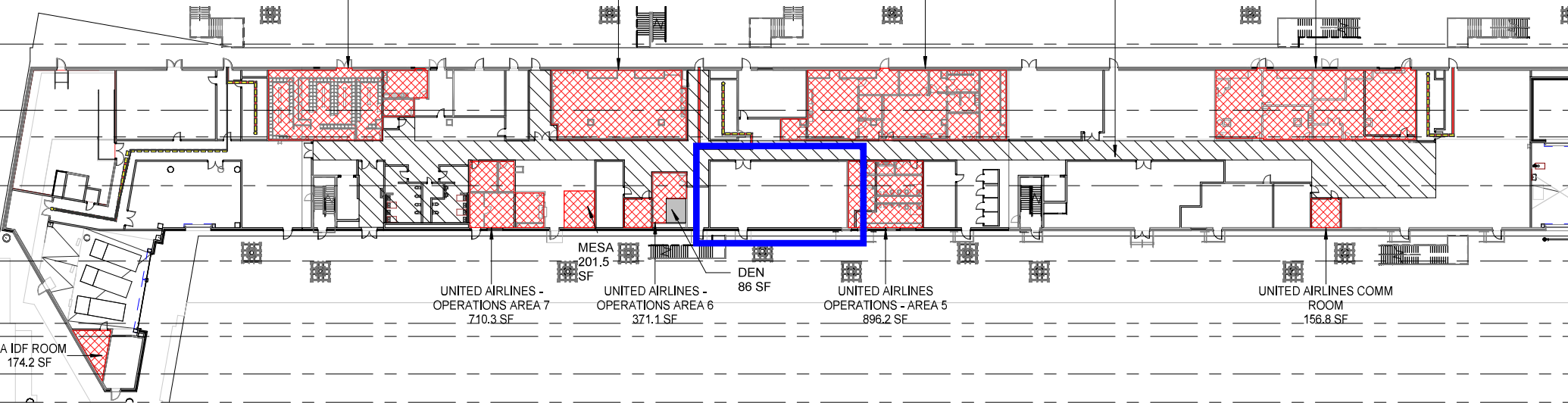
UNITED AIRLINES  
OPERATIONS - AREA 1  
1773.8 SF

UNITED AIRLINES  
OPERATIONS - AREA 2  
1673.7 SF

UNITED AIRLINES  
OPERATIONS - AREA 3  
2609.8 SF

COMMON CIRCULATION  
7014 SF

UNITED AIRLINES  
OPERATIONS - AREA 4  
2481.5 SF



United's share of Common Circulation:  
40.8% or 2861.7 sq. ft.

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

Rohini Saksena  
Rohini Saksena 2024.05.21  
12:00:57-06'00"

DEN Planning and Design

KEY PLAN CONCOUSE B

