DENVER INTERNATIONAL

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DEPARTMENT OF AVIATION
CITY COUNCIL ORDINANCE REQUEST SUMMARY
Avis Rental Car Ground Lease Second Amendment and Restatement

Purpose and Use of Agreement(s)

This Second Amendment Restates and Amends the rental car ground lease described below to extend the term to December 31, 2027 and stabilize the industry operations at the Denver airport which were impacted by the reduced travel under the pandemic. This Restatement terminates the rental car Concession Agreement and moves the concession requirements to the Ground Lease, including Payless Car Rental, a brand of Avis Budget. Payless was previously a separate party to a concession and ground lease, both of which expired, and Payless operations were brought into the Avis Lease as a third brand.

Contract(s) Description

Ground Lease:
Avis Budget Car Rental LLC extends five years effective January 1, 2021, with no further option to extend. Minimum Guarantee $19,230,805 annually plus 10% gross revenues plus ground rent at $1.432 per square foot per year plus facility rent at $26.50 per building square foot per year at 2022 rates. The other four main brand families updated their leases in spring 2022. Avis expressed concerns about space needs, and DEN worked with them to find additional interim permitted space, which required lengthy negotiation.

Vendor(s)

Avis Budget Car Rental, LLC. PLANE202159846 (fka 201314182(2))

DSBO Goals

Goals were established at 2%. The vendors have all met or exceeded those goals.