

EXHIBIT B

CONTRACT & LEASE AGREEMENT CONTROL FORM

Date: 5/3/1988

Contract/Lease Control #: L88-0028-AP40-16

Bid #: N/A

Contract/Lease Type: REVENUE

Award to/Lessee: CHAPTER 108, HANGER MATES

Lessor: OKALOOSA COUNTY

Effective Date: 5/3/1988

Amount: \$20.00

Term/Expires: 5/4/2028

Description of Contract/Lease: BSAP LOT 2/BLOCK 2

Department Manager: AIRPORT

Department Monitor: G. DONOVAN

Monitor's Telephone #: 651-7160

Monitor's Fax #: 651-7164

Date Closed:

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
C/O DESTIN-FORT WALTON BEACH AIRPORT
1701 STATE ROAD 85 NORTH
EGLIN AFB, FL 32542

Named Insured: ENRICO BERNARDI
6460 WELANNEE BLVD
LAUREL HILL, FL 32567

Policy Period: From: MARCH 04, 2024 To: MARCH 04, 2025

Policy Number: 1000641859-03

Issuing Company: STARR INDEMNITY & LIABILITY COMPANY

This is to certify that the policy(ies) listed herein have been issued providing coverage for the listed insured as further described. This certificate of insurance is not an insurance policy and does not amend, extend, or alter the coverage afforded by the policy(ies) listed herein. Notwithstanding any requirement, term or condition of any contract, or other document with respect to which this certificate of insurance may be concerned or may pertain, the Insurance afforded by the policy(ies) listed on this certificate is subject to all the terms, exclusions, and conditions of such policy(ies).

Year	Aircraft: Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	Passenger Sublimits
2013	ARION LIGHTNING	N120EB	\$0	\$ NIL/NIL	\$ 1,000,000	/ 100,000
			\$	\$	\$	/
			\$	\$	\$	/
			\$	\$	\$	/
			\$	\$	\$	/
			\$	\$	\$	/

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED, BUT SOLELY AS RESPECTS THE OPERATIONS OF THE NAMED INSURED.

THE INSURANCE EVIDENCED BY THIS CERTIFICATE SHALL NOT APPLY TO, AND NO PERSON OR ORGANIZATION TO WHICH COVERAGE IS EVIDENCED IN THE CERTIFICATE SHALL BE INSURED FOR BODILY INJURY OR PROPERTY DAMAGE WHICH ARISES FROM THE DESIGN, MANUFACTURE, MODIFICATION, REPAIR, SALE, OR SERVICING OF AIRCRAFT BY THAT PERSON OR ORGANIZATION.

AN E-MAIL ADDRESS FOR THE CERTIFICATE HOLDER MUST BE PROVIDED TO RECEIVE A NOTICE OF CANCELLATION AGREEMENT AS IT WILL BE SENT ELECTRONICALLY. ONCE RECEIVED, THE CERTIFICATE WILL BE AMENDED ACCORDINGLY.

LEASE: L88-0028-AP
HANGER MATES, CHAPT 108
BSAP HANG LOT2/BLK2
EXPIRES: 05/04/2028

Certificate Number: 1.1
Issued By and Date: MARCH 01, 2024 (MW)

Starr 10201 (6/06)

By 
(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: N120EB

(Only the clause(s) indicated by an "X" shall apply.)

- The scheduled persons or organizations are included as additional insured.
- The scheduled persons or organizations are the registered owner of _____ and are included as additional insured.
- The scheduled persons or organizations are included as additional insured but only as respects liability coverages.
- The scheduled persons or organizations are included as additional insured under liability coverages, but only as respects operations of the **named insured**.
- The scheduled persons or organizations are included as additional insured but only as respects operations of the **named insured**.

The insurance extended by this endorsement shall not apply to, and no person or organization named in the schedule shall be insured for **bodily injury** or **property damage** which arises from the design, manufacture, modification, repair, sale, or servicing of aircraft by that person or organization.

Schedule:

Name OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
Address C/O DESTIN-FORT WALTON BEACH AIRPORT
 1701 STATE ROAD 85 NORTH
 EGLIN AFB, FL 32542

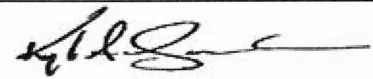
All other provisions of this policy remain the same.

This endorsement becomes effective MARCH 4, 2024 to be attached to and hereby made a part of:

Policy No. 1000641859-03
Issued to ENRICO BERNARDI

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue MARCH 01, 2024 (MW)

By  _____
(Authorized Representative)

**LEASE: L88-0028-AP
HANGER MATES, CHAPT 108
BSAP HANG LOT2/BLK2
EXPIRES: 05/04/2028**

AIG AEROSPACE INSURANCE SERVICES, INC

CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO: OKALOOSA COUNTY BOCC
DESTIN-FORT WALTON BEACH AP ADM, 1701 STATE ROAD 85 NORTH
ELGIN AFB, FL 32542-1498

THAT THE FOLLOWING POLICY/IES OF INSURANCE HAS/HAVE BEEN ISSUED TO:

GARY BEAN
201 DOMINICA CIRCLE E
NICEVILLE, FL 32578, USA

POLICY NO. LA 000244774-17

POLICY PERIOD: From November 26, 2023

to November 26, 2024

INSURANCE COMPANY NATIONAL UNION FIRE INSURANCE CO. OF PITTSBURGH, PA

Coverage only applies as indicated by a specific limit and deductible.

		Limits of Liability
A.	Aircraft Liability Single Limit for Bodily Injury and Property Damage <u>In</u> cluding Passengers , but Passenger Bodily Injury Limited within the Single Limit to	\$ <u>1,000,000</u> each occurrence
B.	Medical Expense <u>In</u> cluding crew	\$ <u>100,000</u> each passenger
C.	Physical Damage to Your Aircraft	\$ <u>10,000</u> each passenger

ID Number	Year	Make and Model	Agreed Value	Coverage Type and Deductibles		
				Not-in-Motion	Not-in-Flight	Flight
N727GB	2007	ZENITH CH600 / 601	\$ N/A	\$	\$	\$
			\$	N/A	N/A	N/A
			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$

THIS CERTIFICATE HOLDER IS:

1. included as additional insured as respects liability coverage but coverage only applies after all other coverage available to the additional insured has been exhausted;
2. included as additional insured as respects liability coverage but coverage only applies with respect to the vicarious responsibility of the additional insured for the operation of the aircraft by the Named Insured, including any interest in the aircraft as owner/lessor;
3. included as additional insured as respects liability coverage but coverage does not apply to any occurrence arising from the design, manufacture, modification, repair, sale, or servicing of insured aircraft other than ground handling.

Coverage is subject to Date Recognition Exclusion Clause.

The **Aviation Managers** has made provision to give the certificate holder prompt notice of cancellation of any policy above. But, the **Aviation Managers** assumes no responsibility for failure to provide such notice. This certificate does not change in any way the actual coverages provided by the policy/ies specified above.

Certificate No. 13158652-12

Date of Issue November 29, 2023

By 
(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

In consideration of an additional premium of \$ (Included) , the following are included as additional **insured**, but only with respect to the liability coverage afforded by this policy and is subject to the following:

(Only the clause(s) indicated by an "X" shall apply.)

- Excess Liability - Coverage only applies after all other coverage available to the additional **insured** has been exhausted.
- Non-operational - Coverage only applies with respect to the vicarious liability of the additional **insured** for the operation of the **aircraft** by the Named **Insured**, including any interest in the **aircraft** as owner/lessor.
- Flight Instruction - Coverage only applies while instructing, supervising, evaluating or examining the following pilots, who must also meet the requirements of the Pilots Endorsement:

- Hangarkeepers - Coverage only applies with respect to the storage of **your aircraft**.
- Workmanship Exclusion - Coverage does not apply to any **occurrence** arising from the design, manufacture, modification, repair, sale, or servicing of **your aircraft** other than ground handling.

Additional **Insured**:

OKALOOSA COUNTY BOCC
DESTIN-FORT WALTON BEACH AP ADM, 1701 STATE ROAD 85 NORTH
ELGIN AFB, FL 32542-1498

All other provisions of this policy remain the same.

This endorsement becomes effective November 26, 2023 to be attached to and hereby made a part of Policy No. LA 000244774-17 issued to GARY BEAN

By NATIONAL UNION FIRE INSURANCE CO. OF PITTSBURGH, PA

Endorsement No. 12

Date of Issue November 29, 2023

By 
(Authorized Representative)


COUNTERSIGNATURE ENDORSEMENT

State for which this endorsement is issued is FLORIDA

The countersignature hereto is to be considered the valid countersignature to the undermentioned policy insofar as concerns that portion of the risk located in the state named above.

COUNTERSIGNATURE AGENT DAVE BAKER

ADDRESS 1175 PEACHTREE STREET, N.E., SUITE 1000
ATLANTA, GA 30361

SIGNATURE 

All other provisions of this policy remain the same.

This endorsement becomes effective November 26, 2023 to be attached to and hereby made a part of
Policy No. LA 000244774-17 issued to GARY BEAN

By NATIONAL UNION FIRE INSURANCE CO. OF PITTSBURGH, PA

Endorsement No. 13

Date of Issue November 29, 2023

By 
(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
C/O DESTIN-FORT WALTON BEACH AIRPORT
1701 STATE ROAD 85 NORTH
EGLIN AFB, FL 32542

Named Insured: ENRICO BERNARDI
6460 WELANNEE BLVD
LAUREL HILL, FL 32567

Policy Period: From: MARCH 04, 2023 To: MARCH 04, 2024

Policy Number: 1000641859-02

Issuing Company: STARR INDEMNITY & LIABILITY COMPANY

This is to certify that the policy(ies) listed herein have been issued providing coverage for the listed insured as further described. This certificate of insurance is not an insurance policy and does not amend, extend, or alter the coverage afforded by the policy(ies) listed herein. Notwithstanding any requirement, term or condition of any contract, or other document with respect to which this certificate of insurance may be concerned or may pertain, the Insurance afforded by the policy(ies) listed on this certificate is subject to all the terms, exclusions, and conditions of such policy(ies).

Year	Aircraft: Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	Passenger Sublimits
2013	ARION LIGHTNING	N120EB	\$0	\$ NIL/NIL	\$ 1,000,000.	100,000.
			\$	\$	\$	/
			\$	\$	\$	/
			\$	\$	\$	/
			\$	\$	\$	/
			\$	\$	\$	/

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED, BUT SOLELY AS RESPECTS THE OPERATIONS OF THE NAMED INSURED.

THE INSURANCE EVIDENCED BY THIS CERTIFICATE SHALL NOT APPLY TO, AND NO PERSON OR ORGANIZATION TO WHICH COVERAGE IS EVIDENCED IN THE CERTIFICATE SHALL BE INSURED FOR BODILY INJURY OR PROPERTY DAMAGE WHICH ARISES FROM THE DESIGN, MANUFACTURE, MODIFICATION, REPAIR, SALE, OR SERVICING OF AIRCRAFT BY THAT PERSON OR ORGANIZATION.

AN E-MAIL ADDRESS FOR THE CERTIFICATE HOLDER MUST BE PROVIDED TO RECEIVE A NOTICE OF CANCELLATION AGREEMENT AS IT WILL BE SENT ELECTRONICALLY. ONCE RECEIVED, THE CERTIFICATE WILL BE AMENDED ACCORDINGLY.

CONTRACT:L88-0028-AP
HANGER MATES, CHAPT 108
BSAP HANG LOT2/BLK2
EXPIRES:05/04/2028

Certificate Number: 1.1
Issued By and Date: JUNE 29, 2023 (KN)

Starr 10201 (6/06)

By



(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: N120EB

(Only the clause(s) indicated by an "X" shall apply.)

- The scheduled persons or organizations are included as additional insured.
- The scheduled persons or organizations are the registered owner of _____ and are included as additional insured.
- The scheduled persons or organizations are included as additional insured but only as respects liability coverages.
- The scheduled persons or organizations are included as additional insured under liability coverages, but only as respects operations of the **named insured**.
- The scheduled persons or organizations are included as additional insured but only as respects operations of the **named insured**.

The insurance extended by this endorsement shall not apply to, and no person or organization named in the schedule shall be insured for **bodily injury** or **property damage** which arises from the design, manufacture, modification, repair, sale, or servicing of aircraft by that person or organization.

Schedule:

Name OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
 Address C/O DESTIN-FORT WALTON BEACH AIRPORT
 1701 STATE ROAD 85 NORTH
 EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective JUNE 29, 2023 to be attached to and hereby made a part of:

Policy No. 1000641859-02

Issued to ENRICO BERNARDI

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 17

Date of Issue JUNE 29, 2023 (KN)

By  _____
 (Authorized Representative)

AIG AEROSPACE INSURANCE SERVICES, INC.

CONTRACT#: L88-0028-AP
 CHAPTER 108, HANGER MATES
 BSAP LOT 2/BLOCK 2
 EXPIRES: 05/04/2028

CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO: OKALOOSA COUNTY BOCC
 DESTIN-FORT WALTON BEACH AP ADM, 1701 STATE ROAD 85 NORTH
 EGLIN AFB, FL 32542-1498

THAT THE FOLLOWING POLICY/IES OF INSURANCE HAS/HAVE BEEN ISSUED TO:

GARY BEAN
 201 DOMINICA CIRCLE E
 NICEVILLE, FL 32578, USA

POLICY NO. LA 000244774-16
 POLICY PERIOD: From November 26, 2022 to November 26, 2023
 INSURANCE COMPANY NATIONAL UNION FIRE INSURANCE CO. OF PITTSBURGH, PA

Coverage only applies as indicated by a specific limit and deductible.

		Limits of Liability
A.	Aircraft Liability Single Limit for Bodily Injury and Property Damage <u>In</u> cluding Passengers , but Passenger Bodily Injury Limited within the Single Limit to	\$ <u>1,000,000.</u> each occurrence
B.	Medical Expense <u>In</u> cluding crew	\$ <u>100,000.</u> each passenger
C.	Physical Damage to Your Aircraft	\$ <u>10,000.</u> each passenger

ID Number	Year	Make and Model	Agreed Value	Coverage Type and Deductibles		
				Not-in-Motion	Not-in-Flight	Flight
N727GB	2007	ZENITH CH600 / 601	\$ N/A	\$	\$	\$
			\$	N/A	\$	N/A
			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$

THIS CERTIFICATE HOLDER IS:


1. included as additional insured as respects liability coverage but coverage only applies after all other coverage available to the additional insured has been exhausted;
2. included as additional insured as respects liability coverage but coverage only applies with respect to the vicarious responsibility of the additional insured for the operation of the aircraft by the Named Insured, including any interest in the aircraft as owner/lessor;
3. included as additional insured as respects liability coverage but coverage does not apply to any occurrence arising from the design, manufacture, modification, repair, sale, or servicing of insured aircraft other than ground handling.

Coverage is subject to Date Recognition Exclusion Clause.

The **Aviation Managers** has made provision to give the certificate holder prompt notice of cancellation of any policy above. But, the **Aviation Managers** assumes no responsibility for failure to provide such notice. This certificate does not change in any way the actual coverages provided by the policy/ies specified above.

Certificate No. 13008625-12

Date of Issue December 1, 2022

By 
 (Authorized Representative)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/11/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Preferred Aviation Underwriter 332 N. Berkley Lake Rd., Ste. 200 Duluth, GA 30096	CONTACT NAME: Melissa Meadows PHONE (A/C, No, Ext): 866-750-8722 E-MAIL ADDRESS: mmeadows@falconinsurance.com	FAX (A/C, No): 830-792-1144
	INSURER(S) AFFORDING COVERAGE	
INSURED 108 Hangarmates, LLC 622 Golf Course Dr. Fort Wallon Beach, FL 32547	INSURER A: Lexington Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

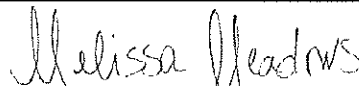
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			41-LX-065043086-1	03/13/2022	03/13/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ EXCLUDED MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ EXCLUDED GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ EXCLUDED \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is added as additional insured as respects the liability portion of the policy.

Location: 5515 John Givens Rd., Crestview, FL 32539

CERTIFICATE HOLDER Okaloosa County Airport 1701 State Road 85 N. Eglin AFB, FL 32542	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Melissa Meadows 



Named Insured: Enrico Bernardi
City/State: LAUREL HILL, FL
Control No. 1825844
Policy Period: 3/4/2022 to 3/4/2023
Binder Date: March 04, 2022

Policy Status: Request To Bind
Broker: FALCON INSURANCE AGENCY, INC.
Phone: 1-866-647-4322
Policy Form: Starr AV
Aircraft Use:

CONTRACT#: L88-0028-AP
CHAPTER 108, HANGER MATES
BSAP LOT 2/BLOCK 2
EXPIRES: 05/04/2028

Policy Number: 1000641859-01

1-Initial

N120EB 2013 Arion Lightning	Single Engine Piston Fixed Gear	Aircraft is on Floats? No	2 Total Seats	NIM Ded: NIL IM Ded: NIL	Expanded Coverage: Y
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COVERAGE SUMMARY

*Premium adjusted for No Hull

Insured Value	Hull Coverage	Hull Premium	War Hull Premium	Liability Coverage	Liability Premium	War Liab Premium	Total Premium
\$0	Not Covered		N/A	\$1,000,000 / \$100,000	\$3,204*	N/A	\$3,204

Open Pilot Warranty

Premium Discounts

Student pilots are not eligible for Loss Discount

With respect to the following: 2013 Arion Lightning N120EB

Named Pilot(s): Enrico Bernardi, OR

PRIVATE OR MORE ADVANCED PILOT CERTIFICATE WHO HAS THE PERMISSION OF THE NAMED INSURED

Available Discounts	Hull Amount	Liab Amount	Qualifies?
Advanced Aircraft	0.00	0.00	No
Has Instrument Rating	-5.00	-5.00	No
Is the aircraft hangared	-5.00	0.00	Yes
No losses, waivers and violations	-5.00	-5.00	Yes
Pilot Training	-5.00	-5.00	No

Named Pilots

Enrico Bernardi, Age 83 Dual Req: -- Solo Req: --	Light Sport/Recreational/Private Pilot Instrument Rating = N Losses = N	Tot Hrs: 1,354 RG/CG Hrs: 0/0 MM Hrs: 330 Last 12m: 20
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- **Tax is not included in quoted premiums**
- **TRIA is included**
- **Medical Payment Limit: \$5,000 Per Seat / \$10,000 Each Occurrence**

This quotation contains a broad outline of coverage and does not include all the terms, conditions and exclusions of the policy (or policies) that may be upon receipt and notify us promptly in writing if you have any questions. In the event of any inconsistency between the quotation or binder and the policy, the policy language shall control unless the parties agree to an amendment.

L88 - 0028-AP

FALCON INSURANCE AGENCY, INC.
Arlene Rodriguez
Kerrville, TX

Binder Date: 3/4/2022
Control Number: 1825844



Binder Letter

Arlene,

Thank you for the firm order to bind coverage as outlined below per your correspondence dated 03/04/2022 regarding the captioned insured. This will confirm that Starr Aviation has bound coverage effective 3/4/2022 - 3/4/2023 per the terms and conditions as outlined below. Premiums bound do not include any applicable state and/or municipal taxes.

Named Insured: Enrico Bernardi
6460 Welannee Blvd
LAUREL HILL, FL 32567

Policy Period: 3/4/2022 - 3/4/2023

Policy Number: 1000641859-01

Insurance Company: Starr Indemnity & Liability Company

Policy Form: Starr AV

Starr Share: 100%

Payment Plan: Annually

Underwriter Comments:

See Attached Rating Guide

Coverage Summary/Notes

- **Tax:** 0.7% (Tax NOT included in quoted premiums)
- TRIA is included in the premium charged
- **Territory:** The United States of America, Canada, Mexico, the Bahamas, and the Caribbean Islands or enroute between points therein (unless otherwise endorsed as noted on this quote).
- Although the policy territory includes Mexico, the Mexican Government may require evidence of a valid Mexican Aircraft Policy issued by a Mexican Insurance Company. A Mexican airport policy issued by a Mexican insurance company can be purchased for an additional \$279 per aircraft on an annual basis. Premium on the Mexican policy is fully earned, no cancellation or return premium applies, and it is a non-commission bearing premium. Aircraft older than 1970 are subject to additional underwriting information and a Mexican policy may not be available in all cases.
- This quotation contains a broad outline of coverage and does not include all the terms, conditions and exclusions of the policy (or policies) that may be upon receipt and notify us promptly in writing if you have any questions. In the event of any inconsistency between the quotation or binder and the policy, the policy language shall control unless the parties agree to an amendment.
- Midterm pilot deletions will not result in a return premium.
- If hull is added midterm the liability premium will not be adjusted.

Regards,

Jim Anderson

Endorsements

Starr 10617 Accident Forgiveness Endorsement

Starr 10007 Asbestos Exclusion Endorsement

Starr 30002 Aviation Date Recognition Endt with Limited Coverage Grant

AVN2000A Date Recognition Exclusion Clause

LIIBA

Aviation Electronic Data Event Liability Exclusion

(12.09.19)

Starr 10474 Expanded Coverage Endorsement

Starr 10020 Extended Coverage Endorsement Liability Coverage TRIA

Starr 10138 Extended Coverage Endorsement Physical Damage Coverage TRIA

Starr 20010 Florida Addendum to the Declarations

Starr 20011 Florida Cancellation / Nonrenewal Endorsement - Aviation

AVN46B Noise and Pollution and Other Perils Exclusion Clause

AVN38B Nuclear Risks Exclusion Clause

Starr 10250 Pilot Warranty Endorsement

AVN139 Software Affirmation Clause

Starr 10055 Terrorism Exclusion

AVN48B War, Hi-jacking and Other Perils Exclusion Clause

**POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM
INSURANCE COVERAGE**

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act, as amended in 2007, the definition of act of terrorism has changed. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury—in concurrence with the Secretary of State, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism is \$0, and does not include any charges for the portion of losses covered by the United States government under the Act.

Name of Insurer: Starr Indemnity & Liability Company
Policy Number: 1000641859-01

AIRCRAFT INSURANCE POLICY COVERAGE SUMMARY PAGE

This page, the policy provisions, and the endorsements attached, completes this policy at its inception.

Policy number LA 000244774-15 Issued by: NATIONAL UNION FIRE INSURANCE CO. OF PITTSBURGH, PA
1271 AVE OF THE AMERICAS FL 37, NEW YORK, NY
10020-1304

Item 1. **Your Name and Address:** GARY BEAN
201 DOMINICA CIRCLE E
NICEVILLE, FL 32578, USA

Item 2. **Policy Period:** From November 26, 2021 to November 26, 2022
Beginning and ending at 12:01 a.m. standard time at the address shown in Item 1. above.

Item 3. Coverage only applies as indicated by a specific limit, premium and deductible.

	Limits of Liability	Premiums
A. Aircraft Liability Single Limit for Bodily Injury and Property Damage <u>In</u> cluding Passengers, but Passenger Bodily Injury Limited within the Single Limit to	\$ <u>1,000,000.</u> each occurrence	\$ 573.
B. Medical Expense <u>In</u> cluding crew	\$ <u>100,000.</u> each passenger	
C. Physical Damage to Your Aircraft	\$ <u>10,000.</u> each passenger	\$ 0.

ID Number	Year	Make and Model	Agreed Value	Coverage Type and Deductibles				
				Not-in-Motion	Not-in-Flight	Flight	Flight	
N727GB	2007	ZENITH CH600 / 601 (TRI)	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ N/A	0.
			\$	\$	\$	\$	\$	
			\$	\$	\$	\$	\$	
			\$	\$	\$	\$	\$	
			\$	\$	\$	\$	\$	
			\$	\$	\$	\$	\$	

Endorsements: LAD01-NU 02/12, LAD180, LAD1540, LAD1242, LAD18, AVN48B, UE1066,\$ 1.
AVN38B, AV882, AVN46B, 125595, UE858, LAD26, UE38, UE2000A, UE2001A,
UE1437, SE52137, 74825, UE1268

State and Local Premium Taxes and Surcharges: \$ 0.00

CONTRACT#: L88-0028-AP
CHAPTER 108, HANGER MATES
BSAP LOT 2/BLOCK 2
EXPIRES: 05/04/2028

Item 4. The aircraft will be used only for **Business and Pleasure use.**

Item 5. While the aircraft is in **flight** it will be piloted only by the person(s) meeting the provisions of the "Pilots Endorsement".

Producer FALCON INSURANCE AGENCY - KERRVILLE
F00087 1001 WATER ST., BLDG K, SUITE 100, KERRVILLE, TX 78028

Countersigned _____

At _____

By _____

Approved By



L88 - 0028 - AP

ADDITIONAL INSURED ENDORSEMENT

In consideration of an additional premium of \$ (Included) , the following are included as additional **insured**, but only with respect to the liability coverage afforded by this policy and is subject to the following:

(Only the clause(s) indicated by an "X" shall apply.)

- Excess Liability - Coverage only applies after all other coverage available to the additional **insured** has been exhausted.

- Non-operational - Coverage only applies with respect to the vicarious liability of the additional **insured** for the operation of the **aircraft** by the Named **insured**, including any interest in the **aircraft** as owner/lessor.

- Flight Instruction - Coverage only applies while instructing, supervising, evaluating or examining the following pilots, who must also meet the requirements of the Pilots Endorsement:

- Hangarkeepers - Coverage only applies with respect to the storage of **your aircraft**.

- Workmanship Exclusion - Coverage does not apply to any **occurrence** arising from the design, manufacture, modification, repair, sale, or servicing of **your aircraft** other than ground handling.

Additional Insured:

OKALOOSA COUNTY BOCC
DESTIN-FORT WALTON BEACH AIRPORT, 1701 STATE ROAD 85 N
ELGIN AFB, FL 32542-1498

All other provisions of this policy remain the same.

This endorsement becomes effective November 26, 2021 to be attached to and hereby made a part of
Policy No. LA 000244774-15 issued to GARY BEAN

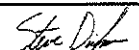

By NATIONAL UNION FIRE INSURANCE CO. OF PITTSBURGH, PA

Endorsement No. 12

Date of Issue November 24, 2021

By 

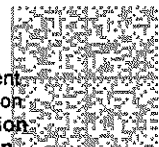
REGISTRATION NOT TRANSFERABLE

UNITED STATES OF AMERICA DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION CERTIFICATE OF AIRCRAFT REGISTRATION		This certificate must be in the aircraft when operated.
NATIONALITY AND REGISTRATION MARKS N 727GB	AIRCRAFT SERIAL NO. 65943	
MANUFACTURER AND MANUFACTURER'S DESIGNATION OF AIRCRAFT BEAN GARY ZENITH 601XL		
ICAO Aircraft Address Code: 52337045		
ISSUED TO	BEAN GARY P 201 DOMINICA CIR E NICEVILLE FL 32578-4086	This certificate is issued for registration purposes only and is not a certificate of title. The Federal Aviation Administration does not determine rights of ownership as between private persons.
	Individual	
It is certified that the above described aircraft has been entered on the register of the Federal Aviation Administration, United States of America, in accordance with the Convention on International Civil Aviation dated December 7, 1944, and with Title 49, United States Code, and regulations issued thereunder.		
DATE OF ISSUE May 25, 2007 EXPIRATION DATE April 30, 2023	 ADMINISTRATOR	
		 U.S. Department of Transportation Federal Aviation Administration

AC Form 8050-3 (10/2019) Supersedes previous editions

U.S. Department of Transportation
 Federal Aviation Administration

U.S. POSTAGE >>> PITNEY BOWES



ZIP 73169 \$ 000.50⁰
 02 1W
 0001402926 NOV 15 2019

Civil Aviation Registry
 P.O. Box 25504
 Oklahoma City, OK 73125-0504

Official Business
 Penalty for Private Use \$300

AC Form 8050-3 (10/2010) Supersedes previous edition 727GB

TO: BEAN GARY P
 201 DOMINICA CIR E
 NICEVILLE FL 32578-4086

CUT ON DOTTED LINE

Chapter 108

CERTIFICATE OF INSURANCE

Certificate Issued to: Okaloosa County Airport Administration, 1701 State Road 85 North, Eglin AFB, FL 32542

Insured: Timothy E Ray

Address: 225 Yacht Club Drive NE, Fort Walton Beach, FL 32548-6421

Policy Number: SAV100499400

Effective Dates: 01/20/2020 to 01/20/2021

Insurer: **StarStone National Insurance Company**, c/o London Aviation Underwriters, Inc.

Producer: Arthur J. Gallagher Risk Mgmt Services, St Charles, IL Ph. 1-888-830-1295

Coverage: **N121TR 2020 Piper PA46-500TP**
AIRCRAFT LIABILITY - Bodily Injury (Excluding Occupants), Damage to Property, and Bodily Injury to Passengers (Excluding Crew)
Combined Single Limit \$1,000,000 Each Occurrence
Includes SAV 0161 Non-Commercial Premises Liability Endorsement

Certificate Holder is named as an Additional Insured. See Policy language for limiting Parameters.
EXCLUDING any loss, damage, injury or liability which arises from above named Certificate Holder's negligence, whether sole or proportional, or the willful misconduct of above named Certificate Holder or their servants.

The Insurer agrees to provide the above named Certificate Holder at least 30 days notice, or 10 days notice if due to non-payment of premium, prior to cancellation or material change in the above coverage by the insurer.

This certificate or verification of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policy listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate or verification of insurance may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions, and conditions of the policy.

This Certificate cancels and supercedes any previously issued Certificates.

Date: 1/13/2020 9:55:04 AM

By:

Authorized Representative
LONDON AVIATION UNDERWRITERS, INC.
33405 6th Ave S, Federal Way, WA 98003-6335

CONTRACT#: L88-0028-AP
CHAPTER ;108, HANGER MATES
BSAP LOT 2/BLOCK 2
EXPIRES: 05/04/2028

ACORD™ EVIDENCE OF PERSONAL PROPERTY INSURANCE DATE (MMDDYYYY)
10/29/2019

THIS IS EVIDENCE THAT INSURANCE AS IDENTIFIED BELOW HAS BEEN ISSUED, IS IN FORCE, AND CONVEYS ALL THE RIGHTS AND PRIVILEGES AFFORDED UNDER THE POLICY.

AGENCY Acentria Insurance - Legacy Insurance 301 N Ferdon Blvd Crestview, FL 32536	PHONE (AG. No. Ext.) (850) 682-2519 FAX (AG. No.) (850) 688-3375 E-MAIL ADDRESS:	COMPANY Lloyds
CODE: AGENCY CUSTOMER ID #: 108HANG-01 INURED	SUB CODE: License # L100460	LOAN NUMBER POLICY NUMBER 350TA100365
108 HANGARMATES INC 622 GOLF COURSE DRIVE FORT WALTON BEACH, FL 32547		EFFECTIVE DATE 03/13/2019
		EXPIRATION DATE 03/13/2020
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 Loc # 1, Bldg # 1, 3516 John Givens Road, Crestview, FL 32536, AIRPLANE HAGAR- BOB SIKES AIRPORT

COVERAGE INFORMATION

COVERAGE/PERILS/FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Loc # 1, Bldg # 1 Building (Special/ RC Valuation / 80% Coinsurance)	\$150,000	1,000

REMARKS (Including Special Conditions)

Special Conditions:
 WIND & HAIL DEDUCTIBLE: 2 %

LEASE#: L88-0028-AP
 CHAPTER 108, HANGER MATES
 BSAP LOT 2/BLOCK 2
 EXPIRES: 05/04/2028

CANCELLATION

THE POLICY IS SUBJECT TO THE PREMIUMS, FORMS, AND RULES IN EFFECT FOR EACH POLICY PERIOD. SHOULD THE POLICY BE TERMINATED, THE COMPANY WILL GIVE THE ADDITIONAL INTEREST IDENTIFIED BELOW 30 DAYS WRITTEN NOTICE, AND WILL SEND NOTIFICATION OF ANY CHANGES TO THE POLICY THAT WOULD AFFECT THAT INTEREST, IN ACCORDANCE WITH THE POLICY PROVISIONS OR AS REQUIRED BY LAW.

ADDITIONAL INTEREST

NAME AND ADDRESS OKALOOSA COUNTY 5749 A OLD BETHEL RD Crestview, FL 32536	MORTGAGEE	
	<input checked="" type="checkbox"/> LOSS PAYEE	<input type="checkbox"/> ADDITIONAL INSURED
LOAN #		
AUTHORIZED REPRESENTATIVE 		



HALLMARK

Airport Liability Certificate of Insurance Additional Insured

Page 1 of 2

DATE ISSUED 8/13/2019

NAMED INSURED 108 Hangarmates, Inc., and its individual executive officers and shareholders

ADDRESS OF INSURED 622 Golf Course Drive
Fort Walton Beach, FL 32547

INSURANCE COMPANY Hallmark Insurance Company

POLICY NUMBER AP99-07284-09

POLICY EFFECTIVE DATE 8/22/2019

POLICY EXPIRATION DATE 8/22/2020

AIRPORT DESCRIPTION Bob Sikes Airport, Crestview, FL

Coverage Summary

	LIMIT OF COVERAGE
TOTAL POLICY COVERAGE LIMIT	\$1,000,000 Each Occurrence
A BODILY INJURY AND PROPERTY DAMAGE COVERAGE	\$1,000,000 Each Occurrence
Hazard Division 1. Airport Operations	\$1,000,000 Each Occurrence
	\$1,000,000 Each Person

This Certificate is issued to the following Certificate Holder:

Name	Address
Okaloosa County	5749 A Old Bethel Rd. Crestview, FL 32536

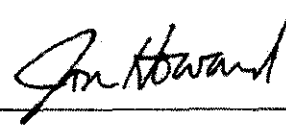
Coverage under the following Coverage and Hazard Divisions is extended to include the named Certificate Holder as an insured subject to all of the applicable policy terms, conditions and provisions applicable to such coverage.

Coverage A. Hazard Division 1. Airport Operations

Notice of cancellation and/or non-renewal of the policy will be provided to the Certificate Holder in accordance with the terms and provisions of the policy.

THIS CERTIFICATE OF INSURANCE IS ISSUED FOR INFORMATIONAL PURPOSES ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE PROVIDED BY THE INSURANCE POLICY REFERENCED ABOVE.

AEROSPACE INSURANCE MANAGERS, INC.
Aviation Managers



AP2014 (04/16)



DATE ISSUED 8/8/2018
NAMED INSURED 108 Hangarmates, Inc., and its individual executive officers and shareholders
ADDRESS OF INSURED 622 Golf Course Drive Fort Walton Beach, FL 32547
INSURANCE COMPANY Hallmark Insurance Company
POLICY NUMBER AP99-07284-08
POLICY EFFECTIVE DATE 8/22/2018
POLICY EXPIRATION DATE 8/22/2019
AIRPORT DESCRIPTION Bob Sikes Airport, Crestview, FL



L88-0028-AP

Coverage Summary

Table with 2 columns: Coverage Description and LIMIT OF COVERAGE. Includes rows for Total Policy Coverage Limit, Bodily Injury and Property Damage Coverage, and Hazard Division 1. Airport Operations.

This Certificate is issued to the following Certificate Holder:

Name Okaloosa County Address 5749 A Old Bethel Rd. Crestview, FL 32536

Coverage under the following Coverage and Hazard Divisions is extended to include the named Certificate Holder as an insured subject to all of the applicable policy terms, conditions and provisions applicable to such coverage.

Coverage A. Hazard Division 1. Airport Operations

Notice of cancellation and/or non-renewal of the policy will be provided to the Certificate Holder in accordance with the terms and provisions of the policy.

THIS CERTIFICATE OF INSURANCE IS ISSUED FOR INFORMATIONAL PURPOSES ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE PROVIDED BY THE INSURANCE POLICY REFERENCED ABOVE.

AEROSPACE INSURANCE MANAGERS, INC.
Aviation Managers



AP2014 (04/16)

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 06-27-2017

Contract/Lease Control #: L88-0028-AP

Bid #: NA

Contract/Lease Type: LEASE

Award To/Lessee: CHAPTER 108, HANGER MATES

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 05/03/1988

Expiration Date: 05/04/2028

Description of Contract/Lease: BSAP LOT 2/BLOCK 2

Department: AP

Department Monitor: STAGE

Monitor's Telephone #: 850-651-7160

Monitor's FAX # or E-mail: TSTAGE@CO.OKALOOSA.FL.US

Closed:

Cc: Finance Department Contracts & Grants Office



DATE ISSUED 8/10/2017

NAMED INSURED **108 Hangarmates, Inc., and its individual executive officers and shareholders**

ADDRESS OF INSURED 622 Golf Course Drive
Fort Walton Beach, FL 32547

INSURANCE COMPANY Hallmark Insurance Company

POLICY NUMBER AP99-07284-07

POLICY EFFECTIVE DATE 8/22/2017

POLICY EXPIRATION DATE 8/22/2018

AIRPORT DESCRIPTION Bob Sikes Airport, Crestview, FL

L88-0028-AP

Coverage Summary

	LIMIT OF COVERAGE
TOTAL POLICY COVERAGE LIMIT	\$1,000,000 Each Occurrence
A BODILY INJURY AND PROPERTY DAMAGE COVERAGE	\$1,000,000 Each Occurrence
Hazard Division 1. Airport Operations	\$1,000,000 Each Occurrence
	\$1,000,000 Each Person

This Certificate is issued to the following Certificate Holder:

Name	Address
Okaloosa County	5749 A Old Bethel Rd. Crestview, FL 32536

Coverage under the following Coverage and Hazard Divisions is extended to include the named Certificate Holder as an insured subject to all of the applicable policy terms, conditions and provisions applicable to such coverage.

Coverage A. Hazard Division 1. Airport Operations

Notice of cancellation and/or non- renewal of the policy will be provided to the Certificate Holder in accordance with the terms and provisions of the policy.

THIS CERTIFICATE OF INSURANCE IS ISSUED FOR INFORMATIONAL PURPOSES ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE PROVIDED BY THE INSURANCE POLICY REFERENCED ABOVE.

AEROSPACE INSURANCE MANAGERS, INC.
Aviation Managers



CA #5

**BOARD OF COUNTY COMMISSIONERS
AGENDA REQUEST**

DATE: June 20, 2017
TO: Honorable Chairman and Members of the Board
FROM: Tracy Stage
SUBJECT: Chapter 108 Hangar Mates Amendment One to Hangar Lease Agreement
DEPARTMENT: Airport
BCC DISTRICT: 1

STATEMENT OF ISSUE: The Airports Department requests approval by the Board of County Commissioners for Amendment Number One of the Chapter 108 Hangar Mates of Experimental Aircraft Association Hangar Lease Agreement, Block 2 Lot 2, at the Bob Sikes Airport (L88-0028-AP).

BACKGROUND: On June 20, 2008 Chapter 108 Hangar Mates entered into a Lease Agreement for Hangar Space at the Bob Sikes Airport. On November 15, 2016, the Board approved new language for the storage of items in lessee's hangars. Chapter 108 Hangar Mates requests this new Care of Premises language be added to the Lease. The Hangar Buy Down Program and the Care of Leased Premises hangar amendments were projected for Board approval in February-March 2017. Due to suggested revisions by the Clerk's office on the current insurance language in January 2017, the Airport ceased sending all lease amendments to the BCC until the impact of any language change was known. On May 17th, modified insurance language was identified and will be used in all agreements prepared from that date going forward. Chapter 108 Hangar Mates' certificate of insurance is attached along with the contract and lease internal coordination sheet.

OPTIONS: Approve, Reject or Table.

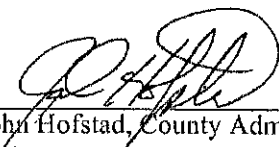
RECOMMENDATIONS: It is Staff's recommendation that the Board approve Amendment Number One to the Chapter 108 Hangar Mates of Experimental Aircraft Association Hangar Lease Agreement as described above.

RECOMMENDED BY:



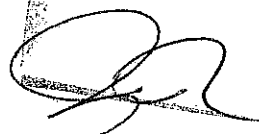
Tracy Stage, Airport Director 6/13/2017

APPROVED BY:



John Hofstad, County Administrator 6/13/2017
John Hofstad, County Administrator

SCANNED



CONTRACT & LEASE INTERNAL COORDINATION SHEET

Contract/Lease Number: <u>L88-0028-AP</u>	Tracking Number: <u>213117</u>
Contractor/Lessee Name: <u>Chapter 103 Hangar Make</u>	Grant Funded: YES ___ NO ___
Purpose: <u>First Amendment</u>	
Date/Term: _____	1. <input type="checkbox"/> GREATER THAN \$50,000
Amount: _____	2. <input type="checkbox"/> GREATER THAN \$25,000
Department: <u>AP</u>	3. <input type="checkbox"/> \$25,000 OR LESS
Dept. Monitor Name: <u>Stacy/miner</u>	
Document has been reviewed and includes any attachments or exhibits.	

Purchasing Review	
Procurement requirements are met:	
<u>Ch - Powell</u> Purchasing Director or designee	Date: <u>11/21/2016</u> Greg Kisela, Charles Powell, DeRita Mason, Matthew Young

Risk Management Review	
Approved as written:	
<u>Krystal King</u> Risk Manager or designee	Date: <u>3-20-17</u> Laura Porter or Krystal King

County Attorney Review	
<i>see approval dated 11/22/2016</i>	
Approved as written:	
_____ County Attorney	Date: _____ Gregory T. Stewart, Lynn Hoshihara, Kerry Parsons or Designee

Following Okaloosa County approval:

Contracts & Grants	
Document has been received:	
_____ Contracts & Grants Manager	Date: _____

Charles Powell

From: Parsons, Kerry <KParsons@ngn-tally.com>
Sent: Tuesday, November 22, 2016 3:49 PM
To: Dave Miner
Cc: Stephanie Herrick; Charles Powell; Zan Fedorak; Lynn Hoshihara
Subject: RE: Hangar Amendments L88-0028-AP

The First Amendment for L-88-0028-AP, Chapter 108 Hangar lease is approved for legal sufficiency.

From: Dave Miner [mailto:dminer@co.okaloosa.fl.us]
Sent: Tuesday, November 22, 2016 4:27 PM
To: Parsons, Kerry
Cc: Stephanie Herrick; Charles Powell; Zan Fedorak; Lynn Hoshihara
Subject: RE: Hangar Amendments

Ms. Parsons:

Corrections accepted and made.

Dave

From: Parsons, Kerry [mailto:KParsons@ngn-tally.com]
Sent: Tuesday, November 22, 2016 2:36 PM
To: Dave Miner
Cc: Stephanie Herrick; Charles Powell; Zan Fedorak; Lynn Hoshihara
Subject: RE: Hangar Amendments

Hey Dave:

Attached please find my revisions to the eight hangar amendments you sent me earlier. When you send them back, please send them each separately and in the subject line specify the hangar lease you are looking for legal approval on. That way it will make the approval documents easy for all to understand when processing for the board's agenda.

Thanks,
Kerry

From: Dave Miner [<mailto:dminer@co.okaloosa.fl.us>]
Sent: Tuesday, November 22, 2016 2:37 PM
To: Parsons, Kerry
Cc: Stephanie Herrick; Charles Powell; Zan Fedorak; Lynn Hoshihara
Subject: RE: Hangar Amendments

Ms. Parsons:

All eight amendments have been changed and are attached for your review.

Dave

From: Parsons, Kerry [<mailto:KParsons@ngn-tally.com>]
Sent: Monday, November 21, 2016 2:33 PM
To: Dave Miner
Cc: Stephanie Herrick; Charles Powell; Zan Fedorak; Lynn Hoshihara
Subject: RE: Hangar Amendments

Hey Dave:

Please revise all eight amendments to adhere to the attached revisions.

Thank you,
Kerry

From: Dave Miner [<mailto:dminer@co.okaloosa.fl.us>]
Sent: Monday, November 21, 2016 10:52 AM
To: Charles Powell; Zan Fedorak
Cc: Stephanie Herrick; Parsons, Kerry
Subject: Hangar Amendments

Charles:

Attached are the first eight hangar amendments for coordination with the new wording for care of leased premises which was approved by the Board on November 15th. You will receive the originals in distro today.

Thank you.

Dave

David E. Miner
Properties and Leases
Okaloosa County Airports
(850) 651-7160 Ext. 4
www.flyvps.com

"Please note: Due to Florida's very broad public records laws, most written communication to or from County employees regarding County business are public records, available to the public upon request. Therefore, this written e-mail communication, including your e-mail address, may be subject to public disclosure."

Dave Miner

From: Krystal King
Sent: Wednesday, May 24, 2017 2:24 PM
To: Dave Miner
Subject: RE: Chapter 108

The COI meets the contract requirements.

Thanks,

Krystal King
Okaloosa County
Risk Management
(850)689-5977
Fax (850)689-5973

Please note: Due to Florida's very broad public records laws, most written communications to or from County employees regarding County business are public records available to the public and media upon request. Therefore, this written email communication including your email address, may be subject to public disclosure.

From: Dave Miner
Sent: Tuesday, May 23, 2017 3:35 PM
To: Krystal King <kking@co.okaloosa.fl.us>; Laura Porter <lporter@co.okaloosa.fl.us>
Subject: Chapter 108

Krystal:

Please review the attached COI for Chapter 108 (L88-0028-AP) and let us know if the COIs complies with requirements.

Thank you.

Dave

David E. Miner
Properties and Leases
Okaloosa County Airports
(850) 651-7160 Ext. 4
www.flyvps.com

**Contract# L88-0028-AP
CHAPT 108 HANGAR MATES
BSAP LOT 2/BLOCK 2
EXPIRES: 05/04/2028**

**AMENDMENT ONE TO LEASE FOR HANGAR SPACE AMENDMENT L88-0028-AP
CHAPTER 108, HANGAR MATES OF EXPERIMENTAL AIRCRAFT ASSOCIATION
HANGAR LEASE AT THE
BOB SIKES AIRPORT**

This First Amendment made and entered into this 21st day of June, ~~2016~~ 2017, hereby approves this First Amendment for lease L88-0028-AP by Chapter 108 Hangar Mates of Experimental Aircraft Association ("Lessee"), and Okaloosa County, Florida through its Board of County Commissioners (hereinafter the "County").

WITNESSETH:

WHEREAS, on June 20, 2008, Lessee entered into a Lease Agreement, L88-0028-AP with the County for Hanger Space at the Bob Sikes Airport with a current expiration date of May 4, 2028 (hereinafter the "Lease"); and

WHEREAS, the new language for storage of items in the hangar was approved by the Board of County Commissioners in open session on November 15, 2016; and

WHEREAS, Section 11 of the Lease, titled "Care of Leased Premises" will be changed to correspond to the new language which was approved by the Board.

NOW THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, the executing parties consent to and agree as follows:

1. Section 11 titled "Care of Leased Premises" of L88-0028-AP is hereby replaced in its entirety with the following provision:

Lessee shall keep said hangar and premises neat, clean, and orderly at all times. Hangars located on airport property shall be used for aeronautical purposes. Lessee is permitted to store non-aeronautical items in the hangars provided the items do not interfere with the aeronautical use of the hangar and or impede the movement or access of the aircraft or other aeronautical contents of the hangar. All petroleum products, solvents, cleaners and flammable material shall be stored in an approved fireproof rated cabinet. Used petroleum products, solvents, cleaners and cleaning materials shall be disposed of both in accordance with all governmental regulations and off the County premises.

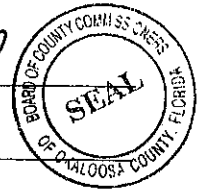
2. All other provisions of the Lease Agreement shall remain in full force and effect through the duration of the Lease term.

(The remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have executed this amendment as of the day and year first written.

OKALOOSA COUNTY, FLORIDA

Carolyn N. Ketchel
Carolyn N. Ketchel, Chairman
Date: 21 June 2017



ATTEST:

J.D. Peacock II
J.D. Peacock II, Clerk



LESSEE

Kevin Cocozzoli
Kevin Cocozzoli
President
Chapter 108 Hangar Mates of Experimental
Aircraft Association
Date: 9 Dec 2016

ATTEST:

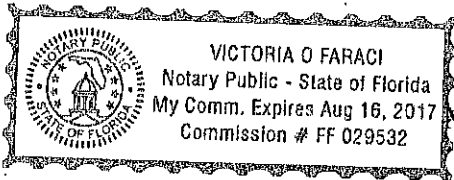
Jackie McKinnon
Witness Jackie McKinnon
Kimberly Hixson
Witness Kimberly Hixson

ACKNOWLEDGMENTS

STATE OF Florida
COUNTY OF Okaloosa

Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared KEVIN COCOZZOLI who, under oath, deposes and says that he is authorized to execute contracts and lease agreements and that he executed the foregoing instrument for the uses and purposes contained therein.

Sworn and subscribed before me this 9 day of December, 2016, AD.
ID verified by FL DL.



Victoria O Faraci
NOTARY

My Commission Expires: Aug. 16 2017

AEROSPACE



Airport Liability Certificate of Insurance

THIS CERTIFICATE REPLACES CERTIFICATE DATED 8/18/2016

DATE ISSUED 2/13/2017
NAMED INSURED 108 HANGARMATES, INC. AND ITS INDIVIDUAL EXECUTIVE OFFICERS AND SHAREHOLDERS
ADDRESS OF INSURED 622 GOLF COURSE DRIVE
FT. WALTON BEACH, FL 32547
INSURANCE COMPANY HALLMARK INSURANCE COMPANY
POLICY NUMBER AP99-07284-06
POLICY EFFECTIVE DATE 8/22/2016
POLICY EXPIRATION DATE 8/22/2017
AIRPORT DESCRIPTION BOB SIKES AIRPORT, CRESTVIEW, FLORIDA

Coverage Summary

	LIMIT OF COVERAGE
TOTAL POLICY COVERAGE LIMIT	\$1,000,000 Each Occurrence
A. BODILY INJURY AND PROPERTY DAMAGE COVERAGE	\$1,000,000 Each Occurrence
Hazard Division 1. Airport Operations	\$1,000,000 Each Occurrence
	\$1,000,000 Each Person

This Certificate is issued to the following Certificate Holder:

Name	Address
OKALOOSA COUNTY	5748 A OLD BETHEL ROAD CRESTVIEW, FL 32536

Coverage under the following Coverage and Hazard Divisions is extended to include the named Certificate Holder as an insured subject to all of the applicable policy terms, conditions and provisions applicable to such coverage.

Coverage A. Hazard Division 1. Airport Operations

Notice of cancellation of the policy will be provided to the Certificate Holder in accordance with the terms and provisions of the policy.

THIS CERTIFICATE OF INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE PROVIDED BY THE INSURANCE POLICY REFERENCED ABOVE.

AEROSPACE INSURANCE MANAGERS, INC.
Aviation Managers

LZ

AP2014 (01/10)

13727 Noel Road, Suite 1000 | Dallas, Texas 75240 | Tel 972.852.1200 888.880.1289 Fax 972.852.1212 | aerospaceim.com
221 East Glenoaks Boulevard, Suite 150 | Glendale, California 91207 | Tel. 818.547.1400 Fax 818.547.3800 | West Coast Office

MAILED



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/10/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Legacy Insurance of Northwest Florida LLC 301 N. Ferdon Blvd. Crestview, FL 32536 License #: A018115	CONTACT NAME: DAWN MANN, AIAM
	PHONE (A/C, No., Ext): (850)682-2519 FAX (A/C, No.): (850)689-3375
	E-MAIL ADDRESS: dawn@legacyinsurancenwf.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: LLOYDS
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: 00000000-0 REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

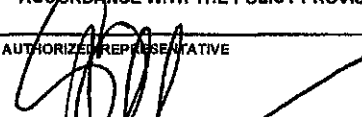
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE				EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	BUILDING COVERAGE		77MCW5837	03/13/2017	03/13/2018	Building 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER IS LISTED AS LOSS PAYEE

DEDUCTIBLE: \$ 1000 EXCEPT 2% WIND/HAIL

PROPERTY LOCATED AT: 5615 JOHN GIVENS ROAD CRESTVIEW FL 32536
HANGAR AT BOB SIKES AIRPORT

CERTIFICATE HOLDER	CANCELLATION
OKALOOSA COUNTY 5749 A OLD BETHEL ROAD CRESTVIEW, FL 32536	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  (SDM)



DATE ISSUED 8/17/2015
NAMED INSURED 108 HANGARMATES, INC. AND ITS INDIVIDUAL EXECUTIVE OFFICERS AND SHAREHOLDERS
ADDRESS OF INSURED 622 GOLF COURSE DRIVE
FT. WALTON BEACH, FL 32547
INSURANCE COMPANY HALLMARK INSURANCE COMPANY
POLICY NUMBER AP99-07284-05
POLICY EFFECTIVE DATE 8/22/2015
POLICY EXPIRATION DATE 8/22/2016
AIRPORT DESCRIPTION BOB SIKES AIRPORT, CRESTVIEW, FLORIDA

Coverage Summary

		LIMIT OF COVERAGE
TOTAL POLICY COVERAGE LIMIT		\$1,000,000 Each Occurrence
A. BODILY INJURY AND PROPERTY DAMAGE COVERAGE		\$1,000,000 Each Occurrence
Hazard Division 1. Airport Operations		\$1,000,000 Each Occurrence
		\$1,000,000 Each Person

This Certificate is issued to the following Certificate Holder:

Name	Address
OKALOOSA COUNTY	602C N. PEARL STREET CRESTVIEW, FL 32536

Coverage under the following Coverage and Hazard Divisions is extended to include the named Certificate Holder as an insured subject to all of the applicable policy terms, conditions and provisions applicable to such coverage.

Coverage A. Hazard Division 1. Airport Operations

Notice of cancellation of the policy will be provided to the Certificate Holder in accordance with the terms and provisions of the policy.

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AEROSPACE INSURANCE MANAGERS, INC.


LZ AP2014 (01/10)

15280 Addison Road Suite 250 | Addison, Texas 75001 | Tel 972.852.1200 888.880.1289 Fax 972.852.1212 | aerospaceim.com
221 East Glenoaks Boulevard, Suite 150 | Glendale, California 91207 | Tel. 818.547.1400 Fax 818.547.3800 | West Coast Office

L 88-0028-AP



DATE ISSUED **8/8/2013**
NAMED INSURED **108 HANGARMATES, INC. AND ITS INDIVIDUAL EXECUTIVE OFFICERS AND SHAREHOLDERS**
ADDRESS OF INSURED **622 GOLF COURSE DRIVE
FT. WALTON BEACH, FL 32547**
INSURANCE COMPANY **HALLMARK INSURANCE COMPANY**
POLICY NUMBER **AP99-07284-03**
POLICY EFFECTIVE DATE **8/22/2013**
POLICY EXPIRATION DATE **8/22/2014**
AIRPORT DESCRIPTION **BOB SIKES AIRPORT, CRESTVIEW, FLORIDA**

Coverage Summary

	LIMIT OF COVERAGE
TOTAL POLICY COVERAGE LIMIT	\$1,000,000 Each Occurrence
A. BODILY INJURY AND PROPERTY DAMAGE COVERAGE	\$1,000,000 Each Occurrence
Hazard Division 1. Airport Operations	\$1,000,000 Each Occurrence
	\$1,000,000 Each Person

This Certificate is issued to the following Certificate Holder:

Name	Address
OKALOOSA COUNTY	602C N. PEARL STREET CRESTVIEW, FL 32536

Coverage under the following Coverage and Hazard Divisions is extended to include the named Certificate Holder as an insured subject to all of the applicable policy terms, conditions and provisions applicable to such coverage.

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AEROSPACE INSURANCE MANAGERS, INC.


LZ AP2014 (01/10)

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221 East Glenoaks Boulevard, Suite 150 | Glendale, California 91207 | Tel. 818.547.1400 Fax 818.547.3800 | **West Coast Office**

L- 0028



Airport Liability Certificate of Insurance

DATE ISSUED **8/13/2014**
 NAMED INSURED **108 HANGARMATES, INC. AND ITS INDIVIDUAL EXECUTIVE OFFICERS AND SHAREHOLDERS**
 ADDRESS OF INSURED **622 GOLF COURSE DRIVE
 FT. WALTON BEACH, FL 32547**
 INSURANCE COMPANY **HALLMARK INSURANCE COMPANY**
 POLICY NUMBER **AP99-07284-04**
 POLICY EFFECTIVE DATE **8/22/2014**
 POLICY EXPIRATION DATE **8/22/2015**
 AIRPORT DESCRIPTION **BOB SIKES AIRPORT, CRESTVIEW, FLORIDA**

Coverage Summary

	LIMIT OF COVERAGE
TOTAL POLICY COVERAGE LIMIT	\$1,000,000 Each Occurrence
A. BODILY INJURY AND PROPERTY DAMAGE COVERAGE	\$1,000,000 Each Occurrence
Hazard Division 1. Airport Operations	\$1,000,000 Each Occurrence
	\$1,000,000 Each Person

This Certificate is issued to the following Certificate Holder:

Name	Address
OKALOOSA COUNTY	602C N. PEARL STREET CRESTVIEW, FL 32536

Coverage under the following Coverage and Hazard Divisions is extended to include the named Certificate Holder as an insured subject to all of the applicable policy terms, conditions and provisions applicable to such coverage.

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 221 East Glenoaks Boulevard, Suite 150 | Glendale, California 91207 | Tel. 818.547.1400 Fax 818.547.3800 | **West Coast Office**

0028

LEASE FOR HANGAR SPACE RENEWAL

BETWEEN

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA

AND

CHAPTER 108, HANGAR MATES OF EXPERIMENTAL AIRCRAFT ASSOCIATION

You have exercised your option to renew your lease for an additional twenty years. This LEASE FOR HANGAR SPACE, fully executed this 20th day of June, 2008, by and between the COUNTY OF OKALOOSA, a political subdivision of the State of Florida, acting by and through its BOARD OF COUNTY COMMISSIONERS (hereinafter called "COUNTY") and CHAPTER 108, HANGAR MATES OF EXPERIMENTAL AIRCRAFT ASSOCIATION (hereinafter called "LESSEE").

WITNESSETH:

COUNTY hereby lets to LESSEE and LESSEE hereby hires and takes from COUNTY at the Bob Sikes Airport in the County of Okaloosa, State of Florida (hereinafter referred to as "AIRPORT"), that certain location designated as Block 2 Lot 2 as shown on file in the office of the Airports Director, which is hereby incorporated herein by reference, and COUNTY hereby gives to LESSEE permission to occupy and maintain one (1) hangar for the storage of Experimental Aircraft Association Chapter 108 Hangar Mates aircraft in noncommercial activities at the aforesaid location. Additional aircraft may be stored in the hangar with proper notice to the COUNTY provided that proof of required insurance coverage is provided to the COUNTY.

This Lease for Hangar Space (hereinafter called "LEASE") is subject to the following terms, covenants, conditions, and agreements to be kept, performed, and observed by the LESSEE.

SECTION 1: TERM

This LEASE shall be for a term of TWENTY (20) years and shall take effect on the 4th day of May, 2008 and end on the 4th day of May 2028.

SECTION 2: AIRCRAFT OWNERSHIP

LESSEE shall provide written confirmation to the COUNTY of proof of ownership of individually-owned/corporate-owned aircraft to be stored pursuant to this LEASE. In the

L88-0028-AP40-16
LESSEE: CHAPT 108, HANGER MATES
BSAP LOT 2/BLOCK 2
EXPIRES: 5/4/2028

event LESSEE's aircraft is sold, LESSEE shall have one year to replace said aircraft; otherwise this lease shall be voided at the COUNTY's discretion.

SECTION 3: IMPROVEMENTS TO COUNTY

Any and all improvements hereafter installed, erected, or placed within the Leased Premises, including alterations and repairs shall become, upon the termination of this LEASE for any cause, the absolute and sole property of COUNTY and shall not be removed from the Leased Premises. If on termination of this LEASE, LESSEE is not in default, LESSEE shall have the right to remove from the Leased Premises any equipment or trade fixtures that can be removed without damage to the Leased Premises (and if any damage does occur on any such removal, LESSEE shall promptly repair the same).

SECTION 4: CONSTRUCTION OF HANGAR

If a new hangar is to be constructed under this lease said hangar must be constructed within ONE (1) year of execution of this LEASE. Failure to comply with this requirement may result in automatic termination of this LEASE without prior written notice by COUNTY. LESSEE shall furnish ONE (1) set of building drawings to COUNTY upon completion of hangar.

SECTION 5: BUILDING, ALTERATIONS, AND PERMITS

LESSEE shall at its expense apply for and obtain any and all building, construction, or other permits and licenses to build, repair, or maintain the improvements contemplated by this LEASE. COUNTY makes no representations or warranty relative to the availability of such licenses or permits, and LESSEE assumes full responsibility for securing same. No construction, modification, or alterations of improvements to include antennas or other devices are permitted without prior written approval by COUNTY.

SECTION 6: RENTALS

a. GROUND LEASE:

LESSEE shall pay to the COUNTY for the privileges herein granted per year for a total annual cost of ONE DOLLAR (\$1.00) plus tax. In the event that said hangar ceases to be utilized by LESSEE for storage of Experimental Aircraft Association Chapter 108 Hangar Mates aircraft, LESSEE shall pay in advance an annual ground lease fee established by an independent appraisal. The fee shall be adjusted every year in accordance with Section 7. The ground lease and applicable sales tax will be billed annually, in advance, and is payable to the Airports Director, Okaloosa County Airports, 1701 Highway 85 North, Eglin Air Force Base, Florida, 32542-1498. The lease includes FIVE THOUSAND NINE HUNDRED SIX (5,906) square feet at FIFTY (\$.50) cents per square foot per year for a total annual cost of TWO THOUSAND NINE HUNDRED FIFTY THREE DOLLARS (\$2,953.00) plus tax.

b. PAYMENT EFFECTIVE DATE:

LESSEE shall deliver to the Airports Director plans and specifications required by the COUNTY for building permit approval no later than 90 days from the effective date specified in Section 1 above. Payment on this lease shall begin the first day of the month following approval by the COUNTY of said plans and specifications.

c. LATE CHARGES:

If LESSEE fails to pay within THIRTY (30) days of date of billing of invoices by COUNTY for applicable rents and charges as herein described, LESSEE shall then pay interest to the COUNTY at the maximum legal allowable rate authorized by the State of Florida. If any rental fee or other charge remains delinquent for a period of sixty days, LESSOR shall have the option to terminate this Agreement.

SECTION 7: ESCALATION CLAUSE:

The ground lease shall be increased annually to reflect the increase in the Consumer Price Index ("CPI") from the date of the original execution hereof by both parties. The "CPI" shall be the revised Consumer Price Index for All Urban Consumers for all items - U. S. City Average, published by the Bureau of Labor Statistics, U. S. Department of Labor, 1982-84 = 100 (CPI-U).

SECTION 8: UTILITIES

COUNTY does not assume any responsibility in providing utilities to the Leased Premises. LESSEE will pay all utility charges and costs of installation.

SECTION 9: RIGHTS OF LESSOR

a. It is understood and agreed that COUNTY may, in connection with the future development of said AIRPORT, require the space hereinabove for permanent buildings and/or other development. In such case, COUNTY shall give written notice to LESSEE. After THIRTY (30) days from said written notice, COUNTY shall have the right at COUNTY's expense, to remove said hangar and erect it at said AIRPORT as designated in writing by COUNTY, provided that said new location is reasonably, feasibility, accessible to the taxiways and runways.

b. COUNTY reserves itself, its successors, and assigns for the use and benefits of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described together with the right to cause in said airspace such noises as may be inherent in the operations of aircraft, now known or hereafter used for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on the AIRPORT.

c. LESSEE expressly agrees for itself, its successors, and assigns to prevent any use of the hereinafter-described real property, which would interfere with or adversely affect the operation or maintenance of the AIRPORT, or otherwise constitute an airport hazard.

d. LESSEE expressly agrees for itself, its successors, and assigns, to restrict the height of structures, objects, of natural growth, and other obstructions on the hereinafter described real property to such height so as to comply with the Federal Aviation Regulations, Part 77.

SECTION 10: COMPLIANCE WITH GOVERNMENTAL PROCEDURES

LESSEE shall conform to all the requirements of applicable State and Federal statutes and regulations and all County Ordinances and regulations, and shall secure such permits and licenses as may be duly required by any such laws, ordinances, or regulations as may be promulgated by COUNTY. In addition, Lessee shall comply with all policies, rules, regulations, or ordinances of the County, which are currently, or may be hereinafter adopted relating to County owned airport facilities.

SECTION 11: CARE OF LEASED PREMISES

LESSEE shall keep said hangar and premises neat, clean, and orderly at all times. LESSEE shall not store anything on the premises other than those items specifically required to maintain the owner's aircraft in accordance with Federal Aviation Regulations (FAR's). All petroleum products, solvents, cleaners and flammable material shall be stored in an approved fireproof rated cabinet. Used petroleum products, solvents, cleaners and cleaning materials shall be disposed of both in accordance with all governmental regulations and off the County premises.

SECTION 12: MAINTENANCE IN LEASED PREMISES

LESSEE shall insure that all aircraft maintenance performed in the leased premises is in accordance with Federal Aviation Regulations (FAR's).

SECTION 13: TAXES

LESSEE shall pay all taxes or other governmental charges of any nature or kind which may be imposed on rental or lease payments or assessed upon the hangar or improvements and upon any aircraft or other property kept therein promptly when due.

SECTION 14: ASSIGNMENT AND SUBLEASE

All subsequent transfers and assignments of any interest, including mortgages thereon, require written approval in advance by COUNTY and payment of an Approval Fee of ONE THOUSAND (\$1,000.00) dollars. During the initial 20 year term a new lease fee will be established upon assignment or transfer based on an independent appraisal conducted at the direction of the COUNTY. LESSEE shall have thirty (30) days from the

furnishing of the copy of the appraisal to exercise a right of transfer or assign. Otherwise, the transfer or assignment shall not be approved and the ONE THOUSAND (\$1,000.00) DOLLAR approval fee shall be refunded. Following the initial 20 year term, rent will be based on the ground values by an independent appraisal.

Except as hereinabove set out, the Leased Premises may not be sublet, in whole or in part, and LESSEE shall not assign this LEASE or any portion of this LEASE at any given time without prior written consent of COUNTY.

SECTION 15: INSPECTION ON ASSIGNMENT

LESSEE agrees that upon assignment of this Lease by LESSEE, LESSOR shall have the right to inspect the leased premises and require that the hangar and property be repaired or restored to the condition that it existed upon execution hereof.

SECTION 16: RISK OF LOSS OR DAMAGE TO HANGAR

LESSEE assumes the risk of loss or damage to the hangar and its contents, whether from windstorm, fire, earthquake, or any other causes whatsoever.

SECTION 17: RIGHTS OF ENTRY RESERVED

COUNTY has the right to inspect the Leased Premises at any time upon reasonable notice.

SECTION 18: INSURANCE

a. LIABILITY:

LESSEE agrees that LESSEE, shall, during the entire term or any extension of this LEASE, keep in full force and effect, a policy or policies of aircraft liability and public liability insurance with respect to the Leased Premises. The limits of aircraft liability and public liability shall not be less than ONE MILLION (\$1,000,000.00) dollars Combined Single Limit (CSL) each. The COUNTY reserves the right to increase the minimal aircraft liability and public liability insurance requirements as circumstances may warrant.

b. PROPERTY:

The damage, destruction, or partial destruction of any permanent building or other improvement which is part of the Leased Premises shall not release LESSEE from any obligations hereunder nor shall it cause a rebate or an abatement in rent then due or thereafter becoming due under the terms hereof. In case of damage to or destruction of any such building or improvement, LESSEE shall at its own expense, promptly repair and restore the property to a condition as good or better than that existed prior to the damage or destruction.

For purposes of assuring compliance with the foregoing, LESSEE agrees to maintain property insurance on any permanent building or improvement constructed on the

Leased Premises in an amount not less than full replacement value of such building and its improvements and agrees that the proceeds from such insurance shall be used promptly by LESSEE to satisfy LESSEE's repair and replacement obligation under this paragraph.

Okaloosa County shall be listed as a loss payee on all property insurance policies.

c. All aircraft liability and public liability coverage shall be endorsed to include Okaloosa County as Additional Insured. In addition, all insurance policies shall contain a clause that the insurer will not cancel or change the insurance without first giving the COUNTY thirty (30) days prior written notice. Prior to occupying the Leased Premises and annually upon renewal, LESSEE shall furnish COUNTY a Certificate of Insurance evidencing all required insurance. The Certificate(s) of Insurance shall be delivered to the Contracts and Lease Coordinator, 602-C N. Pearl Street, Crestview, FL 32536. On request, LESSEE shall deliver an exact copy of the policy or policies including all endorsements.

SECTION 19: NOTICES

Any and all notices to be given under this LEASE may be served by enclosing the same in a sealed envelope and directed to the other party at its address and deposited in the mail as first class mail with postage therein paid. When so given, such notice shall be effective from the date of mailing. Unless otherwise provided in writing by the parties hereto, the address of the AIRPORT DIRECTOR is as follows: Okaloosa County Airports, 1701 Highway 85 North, Eglin Air Force Base, Florida 32542-1413. The address of the LESSEE is: Chapter 108, Hangar Mates of Experimental Aircraft Association, William Tuttle, 45 Werk Lake Court, Niceville, FL 32578.

SECTION 20: HOLD HARMLESS

To the fullest extent permitted by law, LESSEE shall indemnify hold harmless COUNTY, its officers and employees from liabilities, damages, losses, and costs including but not limited to reasonable attorney fees, to the extent caused by the negligence, recklessness, or intentional, wrongful conduct of the LESSEE and other persons employed or utilized by the LESSEE in the performance of this lease.

SECTION 21: BINDING NATURE OF LEASE

This LEASE shall be binding on the assigns, transfers, heirs, executors, successors, and trustees of the parties hereto.

SECTION 22: PROHIBITED ACTIVITY

LESSEE shall not commit or suffer to be committed on said premises, any waste, nuisance, or unlawful act.

SECTION 23: COMMERCIAL ACTIVITY PROHIBITED

No commercial activity of any nature or kind is allowed on the Leased Premises.

SECTION 24: RESTRICTIONS ON MECHANIC'S LIENS

Nothing in this lease shall be deemed or construed in any way as constituting the consent or request of COUNTY, express or implied, by inference or otherwise, to any contractor, sub-contractor, laborer, or materialman for the performance of any labor or the furnishing of any materials for any specific improvement, alteration to, or repair of the demised premises or any part thereof, nor as giving LESSEE and right, power, or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any lien against the demised premises or any part thereof. Such liens are hereby strictly prohibited

SECTION 25: TERMINATION BY LESSOR

If LESSEE breaches or violates any of the terms and provisions hereof, COUNTY shall have the right to terminate this LEASE forthwith by giving written notice to LESSEE, and if not corrected within THIRTY (30) days, this LEASE would be terminated and in such event of termination, the improvements thereon would become the property of COUNTY.

SECTION 26: NON-DISCRIMINATION

LESSEE, for its self, its personal representatives, successors, in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (3) that LESSEE shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulation, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended.

That in the event of breach of any of the above nondiscrimination covenants, COUNTY shall have the right to terminate the LEASE and to reenter and repossess said land and the facilities thereon, and hold the same as if said LEASE had never been made or issued.

This provision shall not be effective until the procedures of Title 49, Code of Federal Regulations, Part 21, are followed and completed, including exercise or expiration of appeal rights.

SECTION 27: PLACE OF PAYMENTS

All payments and notices to COUNTY shall be given or mailed to the following address:

AIRPORTS DIRECTOR
OKALOOSA COUNTY AIRPORTS
1701 HIGHWAY 85 NORTH
EGLIN AFB, FLORIDA 32542-1498

SECTION 28: CONSTRUCTION AND APPLICATION OF TERMS

The section and paragraph headings in this LEASE are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope or intent of any portion hereof. The parties have participated jointly in the negotiation and drafting of this Lease. In the event an ambiguity or question of intent or interpretation arises, this Lease shall be construed as if drafted jointly by the parties and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any provisions of this Lease. Both parties have had an opportunity to have their respective legal counselors review this Lease.

SECTION 29: LEGAL DESCRIPTION

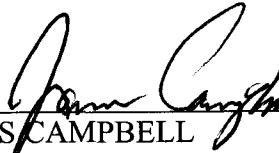
Block 2 Lot 2: A portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 3 North, Range 23, West of Tallahassee Meridian, Okaloosa County, Florida, described as follows: Commence at the Southwest corner of said section 11 marked by a $\frac{5}{8}$ " iron rod; Thence N.01°50'10"E. along the West line of Section 11 for a distance of 2645.23 feet to a 4" concrete monument marking the Southwest corner of the Northwest $\frac{1}{4}$ of said Section 11; Thence departing said West line proceed S.88°54'57"E. along the South line of said Northwest $\frac{1}{4}$ for a distance of 776.56 feet to a $\frac{1}{2}$ " iron rod with cap LB #7350; Thence N07°51'14"W. along the Westerly edge of paved taxi lane "A" for a distance of 434.54 feet marked by a nail & disk in pavement LB #7350; Thence S.82°08'46"W. for a distance of 131.20 feet to a $\frac{1}{2}$ " iron rod with cap LB #7350 and the Point of Beginning; Thence continue S.82°08'46"W. for a distance of 97.70 feet to a capped $\frac{1}{2}$ " iron rod LB #7350; Thence N.07°51'14"W. for a distance of 60.45 feet to a capped $\frac{1}{2}$ " iron rod LB #7350; Thence N.82°08'46"E. for a distance of 97.70 feet to a capped $\frac{1}{2}$ " iron rod LB #7350; Thence S.07°51'14"E. for a distance of 60.45 feet to the Point of Beginning. Parcel described contains 5906 square feet or 0.14 acres.

SECTION 30: ENTIRE LEASE

This LEASE consists of the following: Sections 1 to 30. It constitutes the entire LEASE of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written instrument duly executed by COUNTY and LESSEE.

IN WITNESS, the parties hereto have executed these presents as of the day and year first above written.


BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA



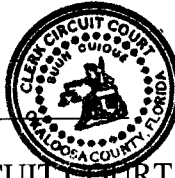
JAMES CAMPBELL
CHAIRMAN




ATTEST:



GARY J. STANFORD
DEPUTY CLERK OF CIRCUIT COURT
OKALOOSA COUNTY, FLORIDA





CHAPTER 108, HANGAR MATES
EXPERIMENTAL AIRCRAFT ASSOC.
WILLIAM TUTTLE

WITNESS

WITNESS

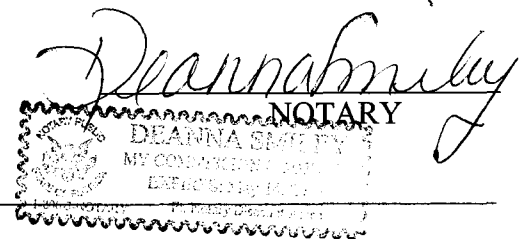
ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared WILLIAM TUTTLE who, under oath, deposes and says that he is authorized to execute contracts and lease agreements and that he executed the foregoing instrument for the uses and purposes contained therein.

Sworn and subscribed before me this 9 day of June, 2008, AD.

My Commission expires: _____



A/C Owner	Phone	Cell #	E-Mail	Address	Bus Address	AC ID Number	Tail No.	A/C Make
Bill Britt						No Aircraft	No Aircraft	
Charles C. Nunnery	(850) 862-2673	No Cell	joycen@cybertron.com	313 Vaughan Street FWB, FL 32548	Retired, USAF	20284	N91CN	Vans RV-6 Single
Ernest W. Tuttle II	(850) 729-3967	(850) 303-3967	retiredo4@cox.net	45 Werk Lake Court Niceville, FL 32578	625 Highway 98 Destin, FL 325	14	N2188Q	Kestrel Hawk Single
James F. Jansa	(850) 862-6806	(850) 582-2666	jjansa@cybertron.com	2 Rue Del Le Roi FWB, FL 32547	Retired, USAF	1236	N30WP	Long Eze Single
Kevin A. Cocozolli	(850) 683-0474	(850) 585-7584	kmccoco@hughes.net	4273 Latham Road Crestview, FL 32539	Retired, USAF	3335	N135RC	GlasAir III Single
Monte G. McLean	(850) 862-4834	(850) 830-5000	montemac@cox.net	P.O. Box 8151 FWB, FL 32548	670 Nautilus Court #104 FWB, FL 32548	SH2F	N92PM	GlasAir Single
Monte G. McLean	(850) 862-4835	(850) 830-5001	montemac@cox.net	P.O. Box 8151 FWB, FL 32549	670 Nautilus Court #104 FWB, FL 32548	SH3R	N333AW	GlasAir III Single
Robert Sutherland	(850) 862-6191	(850) 974-9039	suds4@cox.net	622 Golf Course FWB, FL 32548	91 Hill Ave FWB.FL 32548	JS004	N202MS	Cavalier Single

Southwest Aviation Insurance Group

Scottsdale Municipal Airport, 14415 N. 73rd Street, Suite 115, Scottsdale, Arizona 85260
(800) 324-6787, (480) 483-7844, (480) 483-8299 Fax

RENEWAL SUMMARY OF AIRPORT INSURANCE COVERAGES

Today's Date: 6/20/2007

Insured: 108 Hangarmates, Inc., Attn Robert D. Sutherland
Address: 622 Golf Course Dr.
Ft. Walton Beach, FL 32547

Policy number UA00150215-01 issued to you by US Specialty Insurance Company is due to **expire on 08-22-07**. Below is a summary of the terms of renewal that the company has offered. To avoid a lapse in coverage please sign, date and return one copy of this form along with a check in the amount of **\$2,000.00** prior to **08-22-07**. If there is a premium finance agreement enclosed, that will also need to be signed and returned.

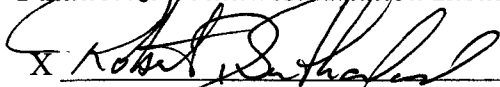
COVERAGES			PREMIUM
AIRPORT PREMISES LIABILITY:	\$1,000,000	COMBINED SINGLE LIMIT	\$2,000.00
PREMISES MEDICAL PAYMENTS:	Offered/Declined \$0	EACH PERSON EACH OCCURRENCE	\$0.00
AVIATION PRODUCTS AND COMPLETED OPERATIONS:	Offered/Declined \$0 \$0	COMBINED SINGLE LIMIT BODILY INJURY LIMIT AGGREGATE LIMIT	\$0.00
HANGARKEEPERS LIABILITY:	Offered/Declined \$0 \$0	EACH AIRCRAFT EACH ACCIDENT DEDUCTIBLE	\$0.00

ENDORSEMENT(S):

TOTAL ANNUAL PREMIUM: \$2,000.00

ADDITIONAL INSURED: Okaloosa County, It's Officers, Agents & Employees Okaloosa Air Terminal, Eglin AFB, FL 32542; ,

I authorize Southwest Aviation Insurance Group to renew my policy as presented.

X 
Signature of Insured

01/08/07
Date

Premiums are payable to **Southwest Aviation Insurance Group**, Scottsdale, AZ.

Keep for your records

**BOARD OF COUNTY COMMISSIONERS
AGENDA REQUEST**

DATE: June 17, 2008
TO: Honorable Chairman & Members of the Board
FROM: Greg Donovan, Airports Director
SUBJECT: Hangar Lease Renewal
DISTRICT: All

REQUESTING DEPT: Airports

STATEMENT OF ISSUE: Hangar Lease Renewal for Chapter 108, Hangarmates of Experimental Aircraft Association, Block 2 Lot 2, at the Bob Sikes Airport is being presented to the Board of County Commissioners for approval.

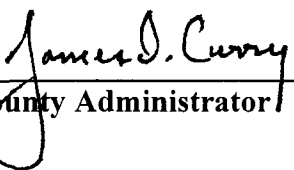
BACKGROUND: Chapter 108 Hangarmates, Experimental Aircraft Association previously entered in a hangar lease agreement dated May 3, 1998 for Block 2 Lot 2. Airport staff and Mr. Bill Tuttle, President Chapter 108 Hangarmates, met to discuss their civic contribution in promoting aviation, educational endeavors, and their wishes to exercise a twenty year renewal option identified under Section 1. The renewal has been updated in accordance with current generic hangar lease language. The certificate of insurance is attached along with the Contract and Lease Internal Coordination Sheet.

OPTIONS: Approve, Reject or Table

RECOMMENDATION: Staff recommends the Board approve this hangar lease renewal.

RECOMMENDED BY: 

Airports Director

APPROVED BY: 

County Administrator