

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 09-24-2018

Contract/Lease Control #: L98-0096-AP

Procurement#: NA

Contract/Lease Type: (REVENUE)

Award To/Lessee: CRYSTAL BEACH DEVELOPMENT OF DESTIN

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 06/15/2011

Expiration Date: 03/10/2038

Description of Contract/Lease: HANGER LEASE DAP LOT 1 & 2/BLOCK 9

Department: AP

Department Monitor: STAGE

Monitor's Telephone #: 850-651-7160

Monitor's FAX # or E-mail: TSTAGE@MYOKALOOSA.COM

Closed:

Cc: Finance Department Contracts & Grants Office



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/8/2024

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.

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.

Table with 2 main columns: PRODUCER (Palomar Insurance Corp.) and INSURED (Little Tire Hauling, Inc.). Includes CONTACT NAME (Lindsey Cook), PHONE, FAX, E-MAIL, and INSURER(S) AFFORDING COVERAGE.

COVERAGES CERTIFICATE NUMBER: 618776117 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.

Main table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Workers Compensation, and Contractors Pollution Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Okaloosa County Board of County Commissioners is included as an additional insured for General Liability, Auto Liability and Pollution Liability where required by written contract.

CERTIFICATE HOLDER C Okaloosa County Board of County Commissioners 5479A Old Bethel Road Crestview FL 32536 LEASE: L98-0096-AP CRYSTAL BEACH DEV /B&J OF DESTIN HANG LEASE-DAP, LOT 1 &2/BLK9 EXPIRES: 03/10/2038 AUTHORIZED REPRESENTATIVE [Signature]

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate Holder: OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2024 To: FEBRUARY 06, 2025

Policy Number: SASICOM60009924-14

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).

Aviation Commercial General Liability	Limits of Insurance
Each Occurrence Limit	\$ <u>2,000,000</u>
Damage to Premises Rented to You Limit	\$ <u>500,000</u> Any one premises
Medical Expense Limit	\$ <u>25,000</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>2,000,000</u>
General Aggregate Limit	\$ <u>2,000,000</u>
Products/Completed Operations Aggregate Limit	\$ <u>1,000,000</u>
Hangarkeepers Limit	
Each Aircraft Limit	\$ <u>2,000,000</u>
Each Loss Limit	\$ <u>2,000,000</u>
Hangarkeeper's Deductible	\$ <u>AS ENDORSED</u> Each Aircraft

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

THE CERTIFICATE HOLDER IS PROVIDED A WAIVER OF SUBROGATION AS RESPECTS TO LIABILITY COVERAGE.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10803 & 10134.

*ALL PREMISES NECESSARY AND/OR INCIDENTAL TO THE AVIATION OPERATIONS OF THE NAMED INSURED.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

Certificate Number: 6.1
Issued By and Date: FEBRUARY 02, 2024 (SBC)

Starr 10058 (6/06)

By



(Authorized Representative)

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Person or Organization:

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The **Transfer Of Rights Of Recovery Against Others To Us** Condition (SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS) is amended by the addition of the following:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2024 to be attached to and hereby made a part of:

Policy No. SASICOM60009924-14

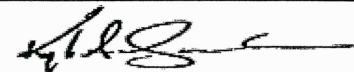
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2024 (SBC)

By



(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Additional Insured Person(s) or Organization(s): OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION 1701 STATE ROAD 85 N EGLIN AFB, FL 32542
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

SECTION II - WHO IS AN INSURED is amended to include as an additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations; or
- B. In connection with your premises owned by or rented to you.

As respects the above additional insured:

1. this insurance does not apply to any claim or liability arising out of the use of any aircraft product manufactured, sold, handled, or distributed by the above additional insured.
2. this insurance does not apply to the design, manufacture, repair, sale, or servicing of aircraft by the above additional insured.
3. this insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2024 to be attached to and hereby made a part of:

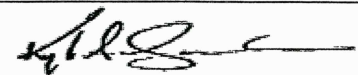
Policy No. SASICOM60009924-14

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2024 (SBC)

By  _____

(Authorized Representative)



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/02/2024

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.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER National Hangar Insurance Program 1300 S. Main Street Tulsa, OK 74119	CONTACT NAME: _____		
	PHONE (A/C, No, Ext): _____	FAX (A/C, No): _____	
E-MAIL ADDRESS: _____			
PRODUCER CUSTOMER ID: _____			
INSURED Vertol Systems Company, Inc., Crestview Hangar #51, LLC Post Office Box 727 Destin, FL 32541	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Travelers Excess and Surplus Lines Company (TXS)		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
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LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 (2/3) 5614 John Givens Rd, CRESTVIEW, FL 32539; (3/4) 5491 John Givens Road, CRESTVIEW, FL 32539; (4/5) 5535 John Givens Rd, CRESTVIEW, FL 32539; (5/6) Crestview Airport, Block 2, Lot 1 John Givens Road, CRESTVIEW, FL 32539; (6/7) 5495 John Givens Road, CRESTVIEW, FL 32539; (7/8) 5521 John Givens Rd, CRESTVIEW, FL 32539; (8/9) 5475 John Givens Rd, CRESTVIEW, FL 32539; (9/10) 51/57 Aviation Way, FREDERICKSBURG, VA 22406

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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
<input checked="" type="checkbox"/>	PROPERTY CAUSES OF LOSS DEDUCTIBLES BASIC BUILDING BROAD CONTENTS <input checked="" type="checkbox"/> SPECIAL EARTHQUAKE WIND FLOOD	3S526806	02/06/2024	02/06/2025	BUILDING	\$
					<input checked="" type="checkbox"/> BUILDING (2/3)	\$ 953,488
					<input checked="" type="checkbox"/> BUILDING (3/4)	\$ 1,214,400
					<input checked="" type="checkbox"/> BUILDING (4/5)	\$ 433,125
					<input checked="" type="checkbox"/> BUILDING (5/6)	\$ 120,000
					<input checked="" type="checkbox"/> BUILDING (6/7)	\$ 535,500
					<input checked="" type="checkbox"/> BUILDING (7/8)	\$ 1,183,875
					<input checked="" type="checkbox"/> BUILDING (8/9)	\$ 404,250
					<input checked="" type="checkbox"/> BUILDING (9/10)	\$ 5,250,000
<input type="checkbox"/>	INLAND MARINE CAUSES OF LOSS NAMED PERILS	TYPE OF POLICY				\$
		POLICY NUMBER				\$
<input type="checkbox"/>	CRIME TYPE OF POLICY					\$
						\$
<input type="checkbox"/>	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
						\$

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 RE: Loss Payable Provision, DX T3 79 11 12
 RE: Full name of Loss Payee is Okaloosa County Board of County Commissioners; Destin-Fort Walton Beach Airport Administration
 Certificate Holder is added as LP as evidence by the form listed above.

CERTIFICATE HOLDER	CANCELLATION
Okaloosa County Board of County Commissioners 1701 State Road 85 N Elgin AFB, FL 32542-1498 Loss Payee	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 <div style="text-align: right; font-family: cursive; font-size: 1.2em;">Hal Hunt</div>

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2024 To: FEBRUARY 06, 2025

Policy Number: SASICOM60009824-14

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
	- SEE ATTACHED		\$	\$	\$
	FLEET SCHEDULE -		\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$
			\$	\$	\$

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

A WAIVER OF SUBROGATION AS RESPECTS PHYSICAL DAMAGE COVERAGE IS PROVIDED.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10277.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

Certificate Number: 1.1
Issued By and Date: FEBRUARY 02, 2024 (SBC)

Starr 10200 (6/06)

By



(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

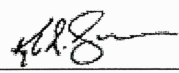
Certificate of Insurance – Fleet Schedule Attachment

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: February 06, 2024 To: February 06, 2025
Policy Number: SASICOM60009824-14

Year	Make and Model	Reg No.	Insured Value	Deductibles	Liability Limit	Passenger Sublimit
2005	MIL MI-24	N62VS	\$0	N/A / N/A	\$5,000,000	CSL INCL PAX
1993	MIL MI-17	N2502N	\$0	N/A / N/A	\$5,000,000	CSL INCL PAX
1979	MIL MI-24	N114VS	\$0	N/A / N/A	\$5,000,000	CSL INCL PAX
2011	PACIFIC AEROSPACE LTD PAC 750	N132TJ	\$500,000	125,000 / N/A	\$5,000,000	CSL EXCL PAX
1993	BELL 212 (IFR)	N249H	\$0	N/A / N/A	\$1,000,000	CSL EXCL PAX
1980	MD 500 D (369D)	N969VS	\$275,000	68,750 / N/A	\$1,000,000	CSL EXCL PAX
1979	MIL MI-24	N204VS	\$0	N/A / N/A	\$5,000,000	CSL INCL PAX

Issued By and Date: FEBRUARY 02, 2024 (SBC)


(Authorized Representative)

WAIVER OF SUBROGATION

In consideration of additional premium of \$ INCLUDED, this policy is amended as follows:

The Company hereby waives its right of subrogation against the following provided, however, that this waiver shall not prejudice the Company's right of recourse for damages arising from the design, manufacture, modification repair, sale or servicing of the **aircraft** by the following:

This Waiver of Subrogation shall apply: **ONLY AS RESPECTS TO LOSS OR DAMAGES ARISING UNDER PHYSICAL DAMAGE COVERAGES AS SET FORTH UNDER THIS POLICY.**

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS DESTIN-FORT WALTON BEACH AIRPORT
ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2024 to be attached to and hereby made a part of:

Policy No. SASICOM60009824-14

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2024 (SBC)

By 

(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: ALL SCHEDULED AIRCRAFT

(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 DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
 1701 STATE ROAD 85 N
 EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2024 to be attached to and hereby made a part of:

Policy No. SASICOM60009824-14

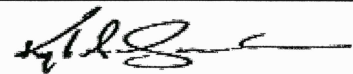
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2024 (SBC)

By



(Authorized Representative)

CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO:

Okaloosa County Board of County Commissioners
Destin-Fort Walton Beach Airport Administration
1701 State Road 85 N
Eglin AFB, FL 32542-1498

THAT THE FOLLOWING POLICY OF INSURANCE HAS BEEN ISSUED TO:

DJFO, LLC, Crystal Beach Development of Destin, Ltd.
PO Box 1735
Destin, FL 32540

POLICY NUMBER: NAF6057288
POLICY PERIOD: From October 24, 2023 To October 24, 2024
INSURANCE COMPANY: Endurance Assurance Corporation

DESCRIPTION OF COVERAGES AND LIMITS OF LIABILITY: Please refer to attached schedule which is incorporated as a part hereof.

As respects the above certificate holder:

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization, but only with respect to liability arising out of the Named Insured's aviation operations.

Subject to Date Change Recognition Endorsement.

Data included in this Certificate valid as of October 24, 2023.

This certificate 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 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 such policies.

Should the described policy be cancelled before the expiration date hereof, the issuing company will endeavor to give 30 days (10 days for non-payment) notice to the certificate holder named herein. However, failure to mail such notice shall not impose any obligation nor any liability of any kind upon the Company, its representatives or agents.

By: W. Scott Brown
W. Brown & Associates Insurance Services

Date of Issue: October 23, 2023
Certificate No.: 1

**LEASE: L98-0096-AP
CRYSTAL BEACH DEV /B&J OF DESTIN
HANG LEASE-DAP, LOT 1 &2/BLK9
EXPIRES: 03/10/2038**

SCHEDULE OF LOCATIONS

Location of Aviation premises owned, rented to or occupied by the Named Insured:

Destin Executive Airport, Hangars: Block 9, Lot 1&2; 17-105 & 17-107, Destin, FL

Type of Coverage:

LIMITS OF LIABILITY

General Aggregate Limit (Other than Products-Completed Operations and Hangarkeepers)	Not Applicable
Personal Injury & Advertising Injury Aggregate Limit	\$5,000,000
Each Occurrence Limit	\$5,000,000
Fire Damage Limit (Any One Fire)	\$500,000
Medical Expense Limit (Any One Person)	\$3,000
Property Damage Deductible(s): \$2,500 per claim/\$10,000 as respects jet and turbine-powered aircraft	



OLD REPUBLIC INSURANCE COMPANY

Certificate of Insurance

This is to certify to
(Certificate Holder):

OKALOOSA COUNTY BOARD OF COMMISSIONERS DESTIN-FORT WALTON
BEACH AIRPORT ADMINISTRATION
1701 STATE RD 85 N
EGLIN AFB, FL 32542-1498

The following policy has
been issued to:

VICTOR BARRETT
1229 LLAMA
SEVIERVILLE, TN 37862

AIRCRAFT POLICY NO: PB 05080727
THIS COVERAGE IS EFFECTIVE 12:01 AM
INSURANCE COMPANY:

POLICY PERIOD: FROM: September 26, 2023 TO September 26, 2024

OLD REPUBLIC INSURANCE COMPANY

LIABILITY COVERAGES:

Single Limit Including Passengers,
with Passenger liability Limited to:

	LIMITS OF LIABILITY	
	EACH PERSON	EACH OCCURRENCE
	\$100,000	\$1,000,000

DESCRIPTION OF AIRCRAFT

PHYSICAL DAMAGE COVERAGE:

FAA NUMBER	YEAR	MAKE & MODEL	INSURED VALUE	DEDUCTIBLES	
				NOT IN-MOTION	IN-MOTION
N34VB	1955	BEECH T-34 Mentor	\$300,000	\$0	\$0

THIS CERTIFICATE HOLDER IS:

Included as an Additional Insured on aircraft Liability Coverage, but only as respects operations of the Named Insured.

Provision has been made to give the Certificate Holder (30) days notice of Our cancellation of the referenced policy - ten (10) days as a result of non-payment of premiums owed to Us. However, We assume no responsibility for the failure to provide such notice.

This certificate 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, terms, exclusions, conditions, or other provisions afforded by the policies referenced herein nor does it constitute a contract between the issuing insurer(s), authorized representative or producer.

Agency Name: Agency Phone:	D.R.COX & COMPANY, INC. 865-588-2448	 Old Republic Aerospace Representative:	Date: 09/19/2023
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**LEASE: L98-0096-AP
CRYSTAL BEACH DEV /B&J OF DESTIN
HANG LEASE-DAP, LOT 1 &2/BLK9
EXPIRES: 03/10/2038**



CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO:

Okaloosa County Board of County Commissioners
Destin-Fort Walton Beach Airport Administration
1701 State Road 85 N.
Englin AFB FL 32542-1498

THAT THE FOLLOWING POLICY OF INSURANCE HAS BEEN ISSUED TO:

VLB Inc. and RMV Florida Ventures, Inc.
1229 Llama Lane
Sevierville, TN 37862

POLICY NUMBER: NAB6057202
POLICY PERIOD: From October 10, 2023 To October 10, 2024
INSURANCE COMPANY: Endurance American Insurance Co.

DESCRIPTION OF COVERAGES AND LIMITS OF LIABILITY: Please refer to attached schedule which is incorporated as a part hereof.

The above Certificate Holder is included as an Additional Insured but only to the extent of liability imposed upon the Additional Insured solely as the result of an act or omission of the Named Insured or its employees in connection with the Named Insured's Operations.

Subject to Date Change Recognition Endorsement.

Data included in this Certificate valid as of October 10, 2023.

This certificate 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 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 such policies.

Should the described policy be cancelled before the expiration date hereof, the issuing company will endeavor to give 30 days (10 days for non-payment) notice to the certificate holder named herein. However, failure to mail such notice shall not impose any obligation nor any liability of any kind upon the Company, its representatives or agents.

By: W. Scott Brown
W. Brown & Associates Insurance Services

Date of Issue: October 18, 2023
Certificate No.: 2

SCHEDULE OF AIRCRAFT

DESCRIPTION OF AIRCRAFT				
No.	FAA Cert #	Serial #	Year/Make/Model	Insured Value
1	N375SH	000256	2008 Eclipse Eclipse 500	\$1,300,000
2	N140NE	000018	2007 Eclipse Eclipse 500	\$1,600,000

PHYSICAL DAMAGE COVERAGE				
No.	Deductibles		Physical Damage Coverage	
	Not In Motion	In Motion		
1	\$10,000	\$10,000	F. All Risk Basis	
2	\$10,000	\$10,000	F. All Risk Basis	

AIRCRAFT LIABILITY COVERAGES				
No.	Single Limit Bodily Injury & Property Damage	Passenger Liability	Passenger Liability Limited To	
			Each Person	Each Occurrence
1	\$5,000,000	Included	XXXX	XXXX
2	\$5,000,000	Included	XXXX	XXXX

MEDICAL EXPENSES			
No.	Including Crew	Each Person	Each Occurrence
1	Yes	\$5,000	\$30,000
2	Yes	\$5,000	\$35,000



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
5/8/2023

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.

PRODUCER Acentria Insurance - Destin 4634 Gulfstarr Drive Destin FL 32541 License#: L100460	CONTACT NAME: Stacey Brannen PHONE (A/C, No, Ext): 850-257-2995 FAX (A/C, No): 850-387-0935 E-MAIL ADDRESS: stacey.brannen@acentria.com PRODUCER CUSTOMER ID: CRYSBEA-03	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED Crystal Beach Development of Destin, LTD c/o The Jay Odom Group, LLC PO Box 1735 Destin FL 32540	INSURER A : Citizens Property Insurance Corporation 10064	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 1910351855 **REVISION NUMBER:**

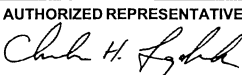
LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Jay Odom Airplane Hangar
1001 Airport Rd Blk 9 Lots 1,2, Destin, FL 32541
See Attached...

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS			
A	<input checked="" type="checkbox"/>	PROPERTY	24452413	4/1/2023	4/1/2024	<input checked="" type="checkbox"/> BUILDING	\$ 375,000			
		CAUSES OF LOSS				DEDUCTIBLES			<input type="checkbox"/> PERSONAL PROPERTY	\$
	<input checked="" type="checkbox"/>	BASIC				BUILDING			<input type="checkbox"/> BUSINESS INCOME	\$
		BROAD				CONTENTS			<input type="checkbox"/> EXTRA EXPENSE	\$
		SPECIAL							<input type="checkbox"/> RENTAL VALUE	\$
		EARTHQUAKE							<input type="checkbox"/> BLANKET BUILDING	\$
	<input checked="" type="checkbox"/>	WIND				5%			<input type="checkbox"/> BLANKET PERS PROP	\$
		FLOOD							<input type="checkbox"/> BLANKET BLDG & PP	\$
										\$
										\$
		INLAND MARINE	TYPE OF POLICY				\$			
		CAUSES OF LOSS					\$			
		NAMED PERILS	POLICY NUMBER				\$			
							\$			
		CRIME					\$			
		TYPE OF POLICY					\$			
							\$			
		BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$			
							\$			
							\$			

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CONTRACT: L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN
DAP LOT 1 & 2/ BLOCK 9
EXPIRES: 03/10/2038

CERTIFICATE HOLDER Okaloosa County Board of County Commissioners Destin-Fort Walton Beach Airport Administration 1701 State Road 85 N Eglin AFB FL 32542-1498	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 



ADDITIONAL REMARKS SCHEDULE

AGENCY Acentria Insurance - Destin		NAMED INSURED Crystal Beach Development of Destin, LTD c/o The Jay Odom Group, LLC PO Box 1735 Destin FL 32540	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 24 FORM TITLE: CERTIFICATE OF PROPERTY INSURANCE

DESCRIPTION OF PROPERTY:

Loss Payee
 Okaloosa County Board of County Commissioners
 Destin-Fort Walton Beach Airport Administration
 1701 State Road 85 N
 Eglin AFB, FL 32542-1498



CERTIFICATE OF INSURANCE

This is to certify to
(Certificate Holder):

Okaloosa County Board of County Commissioners
5749 A Old Bethel Road
Crestview, FL 32536

The following policy(ies)
have been issued to:

Zeppelin Holdings, LLC, B&J of Destin, Inc. and Vertol Systems Company, Inc.
4652 Gulfstarr Drive
Destin, FL 32541

POLICY INFORMATION:

AIRCRAFT POLICY NO: 100001987 POLICY PERIOD FROM: 05/04/2023 TO: 05/04/2024

THIS COVERAGE IS EFFECTIVE 12:01 A.M.

INSURANCE COMPANY: QBE INSURANCE CORPORATION

LIABILITY COVERAGES:

LIMITS OF LIABILITY

	EACH PERSON		EACH OCCURRENCE
Single Limit Including Passengers, \$	XXXX	\$	20,000,000
With Passenger Liability Limited to: \$	XXXX	\$	XXXX

DESCRIPTION OF AIRCRAFT		PHYSICAL DAMAGE COVERAGE		ALL RISKS GROUND & IN-FLIGHT DEDUCTIBLES	
F.A.A. NO.	YEAR	MAKE AND MODEL	INSURED VALUE	NOT IN MOTION	IN MOTION
N525AY	2006	Cessna Citation 525A	\$ 2,900,000	\$ 25,000	\$ 50,000

THIS CERTIFICATE HOLDER IS:

- Included as a Loss Payee for Aircraft Physical Damage Coverage.
- Breach of Warranty Coverage on Aircraft Physical Damage as their interest may appear not to exceed 100% of the Insured Value.
- Included as an Additional Insured on Aircraft Liability Coverage, but only as respects operations of the named insured.
- Provided a Waiver of Subrogation on Aircraft Physical Damage Coverage, but only as respects operations of the named insured.

Premises Liability Limit: \$20,000,000 each occurrence
Premises Liability Coverage is included as respects Hangar 1-1
War Liability and War Physical Damage Coverage are not included.

Provision has been made to give the Certificate Holder 30 Days (10 Days for non-payment) notice of cancellation of any policy above; however, the Company assumes no responsibility for the failure to provide such notice. This Certificate does not change in any way the actual coverages provided by the policy(ies) specified above.

Agency Name: Sterling & Sterling, LLC

Emily Morris
QBE the Americas Representative

Agency Phone: 850-460-7392

Date 5/8/23



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/06/2023

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.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER National Hangar Insurance Program 1300 S. Main Street Tulsa, OK 74119	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
E-MAIL ADDRESS:		
PRODUCER CUSTOMER ID:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Vertol Systems Company, Inc., Crestview Hangar #51, LLC Post Office Box 727 Destin, FL 32541	INSURER A: Travelers Excess and Surplus Lines Company (TXS)	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

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

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 (2/3) 5614 John Givens Rd, CRESTVIEW, FL 32539; (3/4) 5491 John Givens Road, CRESTVIEW, FL 32539; (4/5) 5535 John Givens Rd, CRESTVIEW, FL 32539; (5/6) Crestview Airport, Block 2, Lot 1 John Givens Road, CRESTVIEW, FL 32539; (6/7) 5495 John Givens Road, CRESTVIEW, FL 32539; (7/8) 5521 John Givens Rd, CRESTVIEW, FL 32539; (8/9) 5475 John Givens Rd, CRESTVIEW, FL 32539; (9/10) 5157 Aviation Way, FREDERICKSBURG, VA 22406

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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
<input checked="" type="checkbox"/>	PROPERTY CAUSES OF LOSS DEDUCTIBLES BASIC BROAD SPECIAL EARTHQUAKE WIND FLOOD	3S526806	02/06/2023	02/06/2024	BUILDING <input checked="" type="checkbox"/> BUILDING (2/3) <input checked="" type="checkbox"/> BUILDING (3/4) <input checked="" type="checkbox"/> BUILDING (4/5) <input checked="" type="checkbox"/> BUILDING (5/6) <input checked="" type="checkbox"/> BUILDING (6/7) <input checked="" type="checkbox"/> BUILDING (7/8) <input checked="" type="checkbox"/> BUILDING (8/9) <input checked="" type="checkbox"/> BUILDING (9/10)	\$ \$ 835,140 \$ 1,109,147 \$ 433,125 \$ 114,899 \$ 433,125 \$ 1,183,875 \$ 404,250 \$ 5,250,000
<input type="checkbox"/>	INLAND MARINE CAUSES OF LOSS NAMED PERILS	TYPE OF POLICY POLICY NUMBER				\$ \$ \$ \$
<input type="checkbox"/>	CRIME TYPE OF POLICY					\$ \$ \$
<input type="checkbox"/>	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$ \$ \$

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 RE: Loss Payable Provision, DX T3 79 11 12
 RE: Full name of Loss Payee is Okaloosa County Board of County Commissioners; Destin-Fort Walton Beach Airport Administration
 Certificate Holder is added as LP as evidence by the form listed above.

CERTIFICATE HOLDER Okaloosa County Board of County Commissioners 1701 State Road 85 N Elgin AFB, FL 32542-1498 Loss Payee	CANCELLED SHO THE ACC AUTHORIZED REPRESENTATIVE <i>Hal Hunt</i>	CONTRACT: L98-0096-AP CRYSTAL BEACH DEVELOPMENT OF DESTIN DAP LOT 1&2 /BLOCK 9 EXPIRES: 03/10/2038
--	---	---

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY, FLORIDA
5749 A OLD BETHEL ROAD
CRESTVIEW, FL 32536

Named Insured: VSC AIRCRAFT MAINTENANCE, LLC DBA DESTIN FLIGHT WORKS VERTOL SYSTEMS
COMPANY, INC
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2023 To: FEBRUARY 06, 2024

Policy Number: 1000641767-02

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).

Aircraft:		Reg	Deductibles		Passenger	
Year	Make and Model	No.	Insured	NIM / IM	Liability Limit	Sublimits
----	----SEE ATTACHED FORM----	-----	\$ -----	-----	\$ -----	/ \$ -----
			\$ -----	-----	\$ -----	/ \$ -----
			\$ -----	-----	\$ -----	/ \$ -----
			\$ -----	-----	\$ -----	/ \$ -----
			\$ -----	-----	\$ -----	/ \$ -----
			\$ -----	-----	\$ -----	/ \$ -----

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

THE CERTIFICATE HOLDER IS INCLUDED AS AN ADDITIONAL INSURED AS RESPECTS THE OPERATIONS OF THE ABOVE REFERENCED AIRCRAFT.

THE CERTIFICATE HOLDER WILL BE PROVIDED WITH THIRTY (30) DAYS NOTICE OF CANCELLATION OR MATERIAL CHANGE.

Certificate Number: 3.1
Issued By and Date: FEBRUARY 03, 2023 (DM)

Starr 10201 (6/06)

By 
(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Continued:

Named Insured: VSC AIRCRAFT MAINTENANCE, LLC DBA DESTIN FLIGHT WORKS VERTOL SYSTEMS
COMPANY, INC
PO BOX 727
DESTIN, FL 32540

Policy Number: 1000641767-02

Year	Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	Passenger Sublimits
2005	CESSNA 182T SKYLANE	N2455U	\$ 170,000.	\$ 5000/5000	\$ 1,000,000./\$	100,000.
2009	CESSNA 172S	N571ND	170,000.	5000/5000	1,000,000.	100,000.
1972	CESSNA 172M	N20195	0	/	1,000,000.	100,000.
1974	CESSNA 172M	N4351R	0	/	1,000,000.	100,000.
1974	CESSNA 150 M	N66736	0	/	1,000,000.	100,000.
2012	CESSNA 172S	N93707	0	/	1,000,000.	100,000.
1976	CESSNA 172 M SKYHAWK II	N70378	0	/	1,000,000.	100,000.

Certificate Number: 3.1
Issued By and Date: FEBRUARY 03, 2023 (DM)

By 
(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: ALL SCHEDULED AIRCRAFT

(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, FLORIDA
Address 5749 A OLD BETHEL ROAD
 CRESTVIEW, FL 32536


All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2023 to be attached to and hereby made a part of:

Policy No. 1000641767-02
Issued to VSC AIRCRAFT MAINTENANCE, LLC DBA DESTIN FLIGHT WORKS VERTOL SYSTEMS COMPANY, INC

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue FEBRUARY 03, 2023 (DM)

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
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2023 To: FEBRUARY 06, 2024

Policy Number: SASICOM60009823-13

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).

Aircraft:		Reg	Deductibles		
Year	Make and Model	No.	Insured	NIM / IM	Liability Limit
----	-----SEE ATTACHED FORM-----	-----	\$ -----	-----	\$ -----
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

A WAIVER OF SUBROGATION AS RESPECTS PHYSICAL DAMAGE COVERAGE IS PROVIDED.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10277.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

COVERAGE FOR THE FOLLOWING AIRCRAFT APPLIES ONLY WHILE NOT IN MOTION: N132TJ, N249H, N60VS, AND N421VS.

Certificate Number: 1.1
Issued By and Date: FEBRUARY 02, 2023 (SBC)

Starr 10200 (6/06)

By 
(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Continued:

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Number: SASICOM60009823-13

Year	Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	
1993	MIL MI-17	N2502N	\$ 0	\$ N/A/N/A	5,000,000.	CSL INCL PAX
1979	MIL MI-24	N114VS	0	N/A/N/A	5,000,000.	CSL INCL PAX
2011	PACIFIC AEROSPACE LTD PAC 750	N132TJ	500,000.	125,000/N/A	5,000,000.	CSL EXCL PAX
1993	BELL 212 (IFR)	N249H	0	N/A/N/A	1,000,000.	CSL EXCL PAX
1979	MD 500 D (369D)	N60VS	0	N/A/N/A	1,000,000.	CSL INCL PAX
1979	MD 500 D (369D)	N421VS	275,000.	68,750/N/A	1,000,000.	CSL EXCL PAX
1979	MIL MI-24	N204VS	0	N/A/N/A	5,000,000.	CSL INCL PAX

Certificate Number: 1.1
Issued By and Date: FEBRUARY 02, 2023 (SBC)

Starr 10200 (6/06)

By



(Authorized Representative)

WAIVER OF SUBROGATION

In consideration of additional premium of \$ INCLUDED, this policy is amended as follows:

The Company hereby waives its right of subrogation against the following provided, however, that this waiver shall not prejudice the Company's right of recourse for damages arising from the design, manufacture, modification repair, sale or servicing of the **aircraft** by the following:

This Waiver of Subrogation shall apply: **ONLY AS RESPECTS TO LOSS OR DAMAGES ARISING UNDER PHYSICAL DAMAGE COVERAGES AS SET FORTH UNDER THIS POLICY.**

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS DESTIN-FORT WALTON BEACH AIRPORT
ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2023 to be attached to and hereby made a part of:

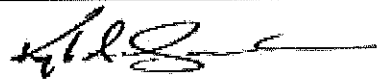
Policy No. SASICOM60009823-13

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2023 (SBC)

By 
(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: N2502N, N114VS, N132TJ, N249H, N60VS, N421VS, N204VS

(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 DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
 1701 STATE ROAD 85 N
 EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2023 to be attached to and hereby made a part of:

Policy No. SASICOM60009823-13
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue FEBRUARY 02, 2023 (SBC)

By  _____
(Authorized Representative)

CONSENT TO SUBLEASE AGREEMENT

This Consent to Sublease Agreement is made and entered into this 15th day of November, 2022, by Okaloosa County, Florida through its Board of County Commissioners (hereinafter the "County") and hereby approves the sublease agreement between Crystal Beach Development of Destin, LTD ("Lessee") and RMV Florida Venture, Inc., (hereinafter referred to as "Sub-Lessee").

WITNESSETH:

WHEREAS, on July 21, 1998, Lessee entered into a Lease Agreement, L98-0096-AP, to occupy ground lease for hangar space as the Destin Executive Airport (DTS) with a current expiration date of March 10, 2038; and

WHEREAS, Lessee intends to enter into a Sub-Lease Agreement with Sub-Lessee, a copy of which was delivered to County; and

WHEREAS, pursuant to Section 14 of the Lease Agreement, Lessee is required to obtain the County's consent prior to assigning or subletting any portion of the lease.

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

1. The above captioned recitals are true and correct.
2. County consents to Lessee's sublease with Sub-Lessee.
3. The County's consent to Sublease shall in no way constitute a modification of the Lease Agreement; and, further, said Sublease is and shall remain inferior to the Lease.
4. Sub-Lessee by execution of this Consent to Sublease, and in consideration of consent by the County of same, acknowledges it is bound by the terms of the Lease Agreement as may be amended from time to time.

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

LESSEE:

By: Jay Odum
Title: General Partner
Signature: _____
Date: October 28, 2022

SUBLESSEE:

By: Victor Barrett

Title: Vice President

Signature: *[Handwritten Signature]*

Date: 10/31/22

OKALOOSA COUNTY, FLORIDA

[Handwritten Signature]

Mel Ponder
Chairman, Board of County Commissioners

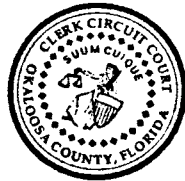
Date: November 15, 2022



ATTEST:

[Handwritten Signature]

J.D. Peacock, II
Clerk of Circuit Court



HANGAR SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT ("Agreement") made this 13th day of October, 2022,
by and between:

RMV Florida Venture, Inc. ("Sublessee"),
1125 Highway 98
Destin, FL 32541

and

Crystal Beach Development of Destin, Ltd. ("Lessee")
P. O. Box 1735
Destin, FL 32540

The following terms and conditions will govern the rental of hangar space to Sublessee:

Section 1: Identification of aircraft.

Lessee hereby authorizes Sublessee to use the space identified below (the "Premises") at Destin Executive Airport ("the Airport") for the storage of aircraft owned and/or operated by Sublessee ("Aircraft"):

EA500 Eclipse Jet (N140NE)
Beechcraft T34B (N34VB)
EA500 Eclipse Jet (N375SH)

Section 2: Identification of space.

The space for the storage of Aircraft is as follows:

Hangar: Destin Executive Airport, Block 9, Lots 1 and 2 (East half of the hangar only).

Section 3: Term.

This Agreement will commence on **November 1, 2022** and continue for a period of two (2) years, with one (1) one-year option, unless sooner terminated as provided in Section 10. Sublessee must provide written notice of its intent to exercise the one-year option to Lessee no later than 180 days prior to the termination of the initial two-year term.

Section 4: Rent.

- a. Sublessee agrees to pay to Lessee, as rent for the use of the Premises, the amount of \$4,000.00 per month, plus FL State Sales Tax (currently 7%), payable in advance on the first day of each month.
- b. If Sublessee pays a full year's rent upfront, Sublessee will receive a 10% discount:
 $\$4,000 \times 12 \text{ months} = \$48,000 - 10\% (\$4,800) = \$43,200$ per year plus FL State Sales Tax (currently 7%)

- c. Any rent payment overdue for more than thirty (30) days will bear interest at the rate of one and one-half percent (1-1/2 %) per month. In the event Lessee is required to initiate any collection activities to collect any unpaid rent from Sublessee, then Sublessee will pay all of Lessee's expenses in connection therewith including Lessee's reasonable attorneys' fees.

Section 5: Use of Premises.

- a. The Premises will be used for the purpose of parking the Aircraft. In no event will any fluids be drained from any Aircraft onto the Premises, or Lessee's adjoining areas. Sublessee has reasonable necessary rights of access across Lessee's adjoining areas.
- b. Sublessee will not permit waste, debris, flammable material, or other substances to accumulate or to be stored on the Premises.
- c. Sublessee will keep the Premises in good order, condition and repair. Sublessee will make no alterations or additions to the Premises without the prior written consent of Lessee.

Section 6: Performance of Services.

It is clearly understood by Sublessee that no rights or privileges have been granted to Sublessee which would prevent any other person, firm or corporation from operating aircraft or performing any services (including but not limited to, maintenance and repair) at the Airport. Sublessee shall be permitted to perform personal maintenance on their own aircraft only, however, such services shall not be in conflict with any other provision of this Agreement and shall be subject to any rules and regulations established by Okaloosa Aviation Department, a municipal corporation of the State of Florida, (the "Authority").

Section 7: Responsibility and Liability.

Sublessee hereby waives all claims against Lessee and the Authority and agrees to indemnify, defend and save harmless Lessee and the Authority from and against any and all claims, causes of action, losses, costs, expenses or damages resulting or arising from any act or omission of Sublessee, its contractors, agents, employees or invitees in connection with Sublessee's occupancy and/or use of the Airport and/or the Premises.

Section 8: Insurance.

During the term hereof Sublessee shall maintain in full force and effect, at Sublessee's expense, a minimum of One Million Dollars (\$1,000,000.00) combined single limit aircraft legal liability insurance, including passenger, against claims for bodily injury, death or property damage resulting or arising in connection with Sublessee's occupancy and/or use of the Premises and/or the Airport for Aircraft owned and/or operated by Sublessee. A certificate of such insurance for any and each Aircraft shall be furnished to Lessee upon execution of this agreement and such insurance shall provide that it will not be cancelled without thirty (30) days' prior written notice to Lessee. Sublessee shall be responsible for providing Lessee current certificates for all Aircraft

located at the Premises at any time. Such certificate shall name Lessee and Okaloosa County as additional insureds.

Section 9: Sublease/Assignment.

Sublessee is not permitted to sublease the Premises, nor otherwise transfer its interest in or rights under this Agreement without Lessee's prior written consent.

Section 10: Termination.

Lessee may terminate this Agreement upon the occurrence of any of the following:

- A. Sublessee fails to pay rent or other amount when due and such failure continues for a period of ten (10) days after written notice by Lessee.
- B. Sublessee has failed to comply with any condition of this Agreement and has not reasonably corrected such not-compliance within thirty (30) days' written notice by Lessee.

Lessee will advise Sublessee in writing of the termination date and the reason for the termination. Upon such termination date, this Agreement will terminate, and Sublessee shall deliver possession of the Premises to Lessee. Sublessee will have three (3) days after the termination date to remove Sublessee's Aircraft from the Premises, after which Lessee is hereby specifically authorized to remove the Aircraft, without further obligation to Sublessee or liability for the Aircraft removal.

Section 11: Entire Agreement.

This Agreement contains the entire agreement between the parties and will not be modified except by written instrument executed by both parties hereto.

Section 12: Miscellaneous.

- A. Sublessee agrees to abide by and comply with all present and future rules, regulations and orders of Lessee and the Authority affecting the control, operation and use of the Premises, the Aircraft and the Airport generally. Those regulations include, but are not limited to: the Fire Safety Regulations, a copy of which is available upon request. (It is section 407 of the Fire Safety Code.)
- B. Sublessee shall be bound to the terms and conditions of the Lease between Lessee and Okaloosa County dated June 15, 2011, as amended.
- C. Sublessee acknowledges that neither Lessee nor any agent or representative of Lessee has made any representation, covenant or warranty with respect to the condition of the Premises or the Airport.
- D. Sublessee will neither conduct, nor will Sublessee permit the Aircraft to be used in connection with the conduct of any business activity at or from the

Airport including, but not limited to, the provision of flight instruction, rental aircraft, or the operation of a charter or air freight service.

- E. The terms and conditions and covenants contained in this Agreement will be binding upon the heirs, successors and assigns of the parties hereto.
- F. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.
- G. Sublessee shall not be permitted to self-fuel the Aircraft. No fuel tanks are permitted on the Premises.
- H. Sublessee shall be responsible for one half of the utility costs servicing the Premises. Lessee shall provide monthly utility invoices to be paid by Sublessee within 10 business days.
- I. Sublessee shall be responsible for costs and expense of every kind whatsoever of or in connection with the use, operation and maintenance of the Premises and all activities conducted thereon.


Section 13: Notices.

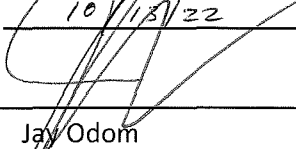
All notices will be in writing and sent by United States Certified Mail, return receipt requested, and will be addressed as follows (or to such other address as either party may designate from time to time by notice to the other).

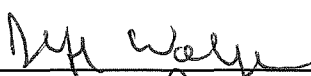
To Lessee: Crystal Beach Development of Destin, Ltd.
 Attn: Jay Odom
 P.O. Box 1735
 Destin, FL 32540


To Sublessee: RMV Florida Venture, Inc.
 Attn: Vic Barrett
 1125 Highway 98
 Destin, FL 32541

IN WITNESS WHEREOF, the parties hereto will have set their hands and the date first written above.

Sublessee: By: 
 Victor Barrett
 Title: VICE-PRESIDENT
 Date: 10/13/22

Lessee: By: 
 Jay Odom
 Title: General Partner
 Date: 10/13/22

Witness: 
Print: JEFF Wolfe

Witness: 
Print: Sarah J Burgess

**PROCUREMENT/CONTRACT/LEASE
INTERNAL COORDINATION SHEET**

Procurement/Contract/Lease Number: L980096 AP Tracking Number: 4593-23
 Procurement/Contractor/Lessee Name: Crystal Beach Development or Desh Grant Funded: YES NO
 Purpose: Sublease to RmV Florida Ventures, Inc.
 Date/Term: 0-3-10-38
 Department #: NA
 Account #: NA
 Amount: REVENUE
 Department: Airport Dept. Monitor Name: Stacy

1. GREATER THAN \$100,000
 2. GREATER THAN \$50,000
 3. \$50,000 OR LESS

Purchasing Review

Procurement or Contract/Lease requirements are met:
Debra Mason Date: 10-18-22
 Purchasing Manager or designee Jeff Hyde, DeRita Mason, Jessica Darr, Amber Hammonds

2CFR Compliance Review (if required)

Approved as written: NO Federal Grant Grant Name: _____
 _____ Date: _____
 Grants Coordinator Suzanne Ulloa

Risk Management Review

Approved as written: See email attached Date: 10-18-22

 Risk Manager or designee Kristina Lofria

County Attorney Review

Approved as written: See email attached Date: 10-27-22

 County Attorney Lynn Hoshihara, Kerry Parsons or Designee

Department Funding Review

Approved as written: _____ Date: _____

IT Review (if applicable)

Approved as written: _____ Date: _____

DeRita Mason

From: Lydia Garcia
Sent: Tuesday, October 18, 2022 4:04 PM
To: DeRita Mason; Lynn Hoshihara
Cc: 'Parsons, Kerry'; Allyson Oury
Subject: RE: Consent to Sublease - Crystal Beach Development - RMV Florida Venture
Attachments: Consent to Sublease CBD -RMV Florida Venture.docx; CBD Destin Hangar Sub-Lease RMV Florida Venture, Inc. - Nov 2022.pdf

Thank you. Then both attachments are approved by Risk Management for insurance purposes.

Kind Regards,

Lydia Garcia
Public Records Request & Contracts Specialist

OKALOOSA COUNTY BCC

Risk Management
Direct: 850.689.4111
Fax: 850.689.5973 |
Email: riskinfo@myokaloosa.com

302 N. Wilson St. Suite 301
Crestview, FL 32539

<https://myokaloosa.com/>



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 e-mail communication, including your e-mail address, may be subject to public disclosure.

From: DeRita Mason <dmason@myokaloosa.com>
Sent: Tuesday, October 18, 2022 3:39 PM
To: Lydia Garcia <lgarcia@myokaloosa.com>; Lynn Hoshihara <lhoshihara@myokaloosa.com>
Cc: 'Parsons, Kerry' <KParsons@ngn-tally.com>; Allyson Oury <aoury@myokaloosa.com>
Subject: RE: Consent to Sublease - Crystal Beach Development - RMV Florida Venture

Yes, it will be a part of the current lease.

DeRita Mason

DeRita Mason

From: Lynn Hoshihara
Sent: Thursday, October 27, 2022 3:21 PM
To: DeRita Mason
Cc: 'Parsons, Kerry'
Subject: Re: Consent to Sublease - Crystal Beach Development - RMV Florida Venture
Attachments: Consent to Sublease CBD -RMV Florida Venture 10.27.22.docx

DeRita,

With the attached changes, this is approved. Please ask the Airports Department to update its form Consent to Sublease to include all of these changes.

Thank you,
Lynn

Lynn M. Hoshihara
County Attorney
Okaloosa County, Florida

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 e-mail communication, including your e-mail address, may be subject to public disclosure.

From: DeRita Mason
Sent: Tuesday, October 18, 2022 9:53 AM
To: Lynn Hoshihara
Cc: Lydia Garcia; 'Parsons, Kerry'
Subject: FW: Consent to Sublease - Crystal Beach Development - RMV Florida Venture

Good morning,
Please review and approve the attached.
Thank you,

DeRita Mason



CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO:

Okaloosa County Board of County Commissioners
Destin-Fort Walton Beach Airport Administration
1701 State Road 85 N
Eglin AFB, FL 32542-1498

THAT THE FOLLOWING POLICY OF INSURANCE HAS BEEN ISSUED TO:

DJFO, LLC, Crystal Beach Development of Destin, Ltd.
PO Box 1735
Destin, FL 32540

POLICY NUMBER: NAF6049844
POLICY PERIOD: From October 24, 2022 To October 24, 2023
INSURANCE COMPANY: Endurance Assurance Corporation

DESCRIPTION OF COVERAGES AND LIMITS OF LIABILITY: Please refer to attached schedule which is incorporated as a part hereof.

As respects the above certificate holder:

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization, but only with respect to liability arising out of the Named Insured's aviation operations.

Subject to Date Change Recognition Endorsement.

Data included in this Certificate valid as of October 24, 2022.

This certificate 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 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 such policies.

Should the described policy be cancelled before the expiration date hereof, the issuing company will endeavor to give 30 days (10 days for non-payment) notice to the certificate holder named herein. However, failure to mail such notice shall not impose any obligation nor any liability of any kind upon the Company, its representatives or agents.

By: 
W. Brown & Associates Insurance Services

Date of Issue: September 20, 2022
Certificate No.: 2

CONTRACT# L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN
HANGER LEASE DAP LOT 1 & 2/BLOCK 9
EXPIRES: 03/10/2038

SCHEDULE OF LOCATIONS

Location of Aviation premises owned, rented to or occupied by the Named Insured:

Destin Executive Airport, Hangars: Block 9, Lot 1&2; 17-105& 17-107, Destin, FL

Type of Coverage:

LIMITS OF LIABILITY

General Aggregate Limit (Other than Products-Completed Operations and Hangarkeepers')	Not Applicable
Personal Injury & Advertising Injury Aggregate Limit	\$5,000,000
Each Occurrence Limit	\$5,000,000
Fire Damage Limit (Any One Fire)	\$500,000
Medical Expense Limit (Any One Person)	\$3,000
Property Damage Deductible(s): \$2,500 per claim/\$10,000 as respects jet and turbine-powered aircraft	



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/5/2022

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.

PRODUCER Acentria Insurance - Destin 4634 Gulfstarr Drive Destin FL 32541 License#: L100460	CONTACT NAME: Stacey Brannen		
	PHONE (A/C, No, Ext): 850-257-2995	FAX (A/C, No): 850-387-0935	
E-MAIL ADDRESS: stacey.brannen@acentria.com			
PRODUCER CUSTOMER ID: CRYSBEA-03			
INSURED B&J of Destin, Inc. and CBD of Destin, LTD c/o The Jay Odom Group, LLC PO Box 1735 Destin FL 32540	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Lloyds		0
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES **CERTIFICATE NUMBER:** 1639510171 **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Jay Odom Airplane Hangar
1001 Airport Rd Blk 9 Lots 1,2, Destin, FL 32541
See Attached...

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.

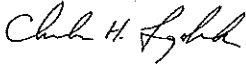
INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/>	PROPERTY	AMR78236	3/1/2022	4/1/2023	BUILDING	\$	
		CAUSES OF LOSS				DEDUCTIBLES	PERSONAL PROPERTY	\$
		BASIC				BUILDING	BUSINESS INCOME	\$
		BROAD				10,000	EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/>	SPECIAL				CONTENTS	RENTAL VALUE	\$
		EARTHQUAKE				10,000	BLANKET BUILDING	\$
	<input checked="" type="checkbox"/>	WIND				5%	BLANKET PERS PROP	\$
		FLOOD					BLANKET BLOG & PP	\$
							<input checked="" type="checkbox"/> POLICY TIV	\$ 42,195,261
								\$
	INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS					\$		
	NAMED PERILS	POLICY NUMBER				\$		
						\$		
	CRIME					\$		
	TYPE OF POLICY					\$		
						\$		
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$		
						\$		
						\$		
						\$		

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

COMMERCIAL PROPERTY:
TIV shown above represents Policy Total Insured Value. Coverage limits per location schedule on file with Carrier and ARE NOT BLANKET.

First Named Insured: The Jay Odom Group, LLC
See Attached...

CONTRACT# L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN HANGER LEASE DAP LOT 1 & 2/BLOCK 9
EXPIRES: 03/10/2038

CERTIFICATE HOLDER Okaloosa County Board of County Commissioners Destin-Fort Walton Beach Airport Administration 1701 State Road 85 N Eglin AFB FL 32542-1498	CA SHO EXPI THE
	AUTHORIZED REPRESENTATIVE 

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ADDITIONAL REMARKS SCHEDULE

AGENCY Acentria Insurance - Destin		NAMED INSURED B&J of Destin, Inc. and CBD of Destin, LTD c/o The Jay Odom Group, LLC PO Box 1735 Destin FL 32540	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 24 FORM TITLE: CERTIFICATE OF PROPERTY INSURANCE

DESCRIPTION OF PROPERTY:

Building Limit: \$375,000
 Contents Limit: \$0
 Sign Limit: \$0
 Business Income Limit: \$36,000
 Location Total Insured Value: \$411,000

Loss Payee
 Okaloosa County Board of County Commissioners
 Destin-Fort Walton Beach Airport Administration
 1701 State Road 85 N
 Eglin AFB, FL 32542-1498

SPECIAL CONDITIONS:

Carrier Schedule:
 Lloyd's of London Non-Admitted Policy #: AMR-78236
 Indian Harbor Insurance Company (Non-Admitted) Policy #: AMP7542124-00
 QBE Specialty Insurance Company (Non-Admitted) Policy #: MSP-38273
 Steadfast Insurance Company (Non-Admitted) Policy #: CPP3732786-00
 General Security Indemnity Company of Arizona (Non-Admitted) Policy #:
 United Specialty Insurance Company (Non-Admitted) Policy #: USI-30983-00
 Lexington Insurance Company (Non-Admitted) Policy #: LEX-015056506-00
 HDI Global Specialty SE (Non-Admitted) Policy #: HAN-28446-00
 Old Republic Union Ins Co (Non-Admitted) Policy #: ORAMPR013229-00
 GeoVera Specialty Insurance Company (Non-Admitted) Policy #: GVS-36495-00
 Transverse Specialty Insurance Company (Non-Admitted) Policy #: TSAMPR0007143-00

Perils Covered: All Risk, including Equipment Breakdown, excluding Flood & Earth Movement.

Property Damage Valuation: Replacement Cost, Except Roof Actual Cash Value applies to Roof Coverings installed or last fully replaced prior to 2010.

Property Damage Coinsurance: N/A

Business Income Valuation: Actual Loss Sustained

Business Income Coinsurance: 1/12th Monthly

Policy Deductibles:

Named Storm, per Occurrence: 5% by Sum of TIV per Location, Subject to Minimum \$50,000 Deductible per Occurrence
 All Other Wind, per Occurrence: \$50,000
 Equipment Breakdown, per Occurrence: \$10,000
 All Other Perils, per Occurrence: \$10,000

Warranties:

- > Warrant fire protection sprinklers are provided throughout all buildings, as noted in Property Application.
- > Warrant no losses last 5 years on properties to be covered unless specified in Property Application.
- > Warrant no Exterior Insulation Finish System (EIFS) Construction.



CERTIFICATE OF INSURANCE

This is to certify to
(Certificate Holder):

Okaloosa County
5749 A Old Bethel Road
Crestview, FL 32536

The following policy(ies)
have been issued to:

Zeppelin Holdings, LLC, B&J of Destin, Inc. and
and Vertol Systems Company, Inc.
4652 Gulfstarr Dr
Destin, FL 32541

POLICY INFORMATION:

AIRCRAFT POLICY NO: 100001987 POLICY PERIOD FROM: 05/04/2022 TO: 05/04/2023

THIS COVERAGE IS EFFECTIVE 12:01 A.M.

INSURANCE COMPANY: QBE INSURANCE CORPORATION

LIABILITY COVERAGES:

LIMITS OF LIABILITY

	EACH PERSON	EACH OCCURRENCE
Single Limit Including Passengers, \$	XXXX	\$ 20,000,000
With Passenger Liability Limited to: \$	XXXX	\$ XXXX

DESCRIPTION OF AIRCRAFT		PHYSICAL DAMAGE COVERAGE	ALL RISKS GROUND & IN-FLIGHT DEDUCTIBLES	
F.A.A. NO.	YEAR	INSURED VALUE	NOT IN MOTION	IN MOTION
N525AY	2006	\$ 2,900,000	\$ 0	\$ 0

THIS CERTIFICATE HOLDER IS:

- Included as a Loss Payee for Aircraft Physical Damage Coverage.
- Breach of Warranty Coverage on Aircraft Physical Damage as their interest may appear not to exceed 100% of the Insured Value.
- Included as an Additional Insured on Aircraft Liability Coverage but only as respects operations of the named Insured.
- Provided a Waiver of Subrogation on Aircraft Physical Damage Coverage, but only as respects operations of the named insured.

- . Premises Liability Limit: \$20,000,000 each occurrence
- . Pemises Liability Coverage is included as respects Hangar 1-1

Provision has been made to give the Certificate Holder 30 Days (10 Days for non-payment) notice of cancellation of any policy above; however, the Company assumes no responsibility for the failure to provide such notice. This Certificate does not change in any way the actual coverages provided by the policy(ies) specified above.

Rob Couch
QBE the Americas Representative

Agency Name: Sterling & Sterling, LLC

Agency Phone: 850-650-3511

Date 4/28/22

?

CONSENT OF SUBLEASE

**Lease Agreement L98-0096-AP
Crystal Beach Development of Destin, LTD and Okaloosa County, Florida**

WHEREAS, Okaloosa County, Florida (hereinafter the "County") and Crystal Beach Development of Destin, LTD (hereinafter "Lessee"), entered into an agreement (L98-0096-AP) on July 21, 1998, which expires on March 10, 2038, to occupy ground lease for hangar space at the Destin Executive Airport (DTS), 1001 Airport Road Destin, FL 32541; and

WHEREAS, Lessee has requested to enter into a Sublease Agreement with Vertol Systems Company, Inc. and a copy of the Sublease was delivered to County; and

WHEREAS, the Section 14 of the Lease states in part, "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 the County".

NOW THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, the executing parties consent to and agrees to the following:

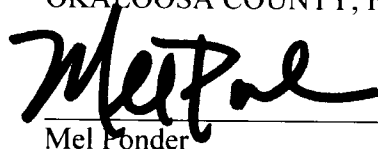
1. The above captioned recitals are true and correct.
2. County consents to Crystal Beach Development of Destin, LTD sublease with Vertol Systems Company, Inc.
3. Crystal Beach Development of Destin, LTD and Vertol Systems Company, Inc do hereby agree that County's consent to the execution and delivery of the Sublease shall in no way constitute a modification of the Lease; and, further, that said Sublease is and shall remain inferior to the Lease.

(The remainder of this page intentionally left blank)

CONTRACT: L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN
DAP LOT 1 &2/BLOCK 9
EXPIRES: 03/10/2038

IN WITNESS WHEREOF, County acknowledges and consents to the sublease as of the day and year first written.

OKALOOSA COUNTY, FLORIDA




Mel Ponder
Chairman, Board of County Commissioners

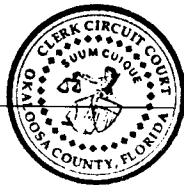


Date: 3/15/2022

ATTEST:



J.D. Peacock II
Clerk of Circuit Court



HANGAR SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT ("Agreement") made this 15 day of FEBRUARY, 2019,
by and between:

Vertol Systems Company, Inc. ("Sublessee"),
PO Box 230756
Tigard, OR, 97281

and

Crystal Beach Development of Destin, Ltd. ("Lessee")
P. O. Box 1735
Destin, FL 32540.

The following terms and conditions will govern the rental by Lessee of hangar space to Sublessee.

Section 1: Identification of aircraft.

Lessee hereby authorizes Sublessee to use the space identified below (the "Premises") at Destin Executive Airport ("the Airport") for the storage of any aircraft owned and/or operated by Sublessee ("Aircraft"):

Section 2: Identification of space.

The space for the storage of Aircraft is as follows:

Hangar: Destin Executive Airport, Block 9, Lots 1 and 2 (West half of the hangar only)

Section 3: Term.

This Agreement will commence on January 7, 2019 and renew annually unless sooner terminated as provided in Section 10.

Section 4: Rent.

- a. Sublessee agrees to pay, as rent for the use of the Premises, the amount of \$3,000.00 per month, plus FL State Sales Tax (currently 6.2%), payable in advance on the first day of each month.
- b. The first such prorated monthly installment for January shall be due and payable upon Lease execution in the amount of \$2,569.35 (includes 6.2% FL State Sales Tax) and will be applied to January 7-31, 2019. Effective February 1, 2019, rent will be due in the amount of \$3,186.00 (includes 6.2% FL State Sales Tax).
- c. Any rent payment overdue for more than thirty (30) days will bear interest at the rate of one and one-half percent (1-1/2 %) per month. In the event Lessee is

required to initiate any collection activities to collect any unpaid rent from Sublessee, then Sublessee will pay all of Lessee's expenses in connection therewith including Lessee's reasonable attorneys' fees.

Section 5: Use of Premises.

- a. The premises will be used for the purpose of parking the Aircraft. In no event will any fluids be drained from the Aircraft onto the Premises, or Lessee's adjoining area. Sublessee has reasonable necessary rights of access across Lessee's adjoining areas.
- b. Sublessee will not permit waste, debris, flammable material, or other substances to accumulate or to be stored on the Premises.
- c. Sublessee will keep the premises in good order, condition and repair. Sublessee will make no alterations or additions to the Premises without the prior written consent of Lessee.

Section 6: Performance of Services.

It is clearly understood by Sublessee that no rights or privileges have been granted to Sublessee which would prevent any other person, firm or corporation from operating aircraft on the Airport or for performing any services on its own aircraft (including but not limited to, maintenance and repair) that it may choose to perform provided. Sublessee shall be permitted to perform any maintenance operation. However, such services shall be subject to any rules and regulations established by Okaloosa Aviation Department, a municipal corporation of the State of Florida, (the "Authority").

Section 7: Responsibility and Liability.

Sublessee hereby waives all claims against Lessee and the Authority and agrees to indemnify, defend and save harmless Lessee and the Authority from and against any and all claims, causes of action, losses, costs, expenses or damages resulting or arising from any act or omission of Sublessee, its contractors, agents, employees or invitees in connection with Sublessee's occupancy and/or use of the Airport or the Premises.

Section 8: Insurance.

During the term hereof Sublessee shall maintain in full force and effect, at Sublessee's expense, a minimum of One Million Dollars (\$1,000,000.00) combined single limit aircraft legal liability insurance, including passenger, against claims for bodily injury, death or property damage resulting or arising in connection with Sublessee's occupancy and/or use of the Premises or the Airport for Aircraft owned and/or operated by Sublessee. A certificate of such insurance for each Aircraft shall be furnished to Lessee upon execution of this agreement and such insurance shall provide that it will not be cancelled without thirty (30) days' prior written notice to Lessee. Sublessee shall be responsible for providing Lessee current certificates for all Aircraft located at the Premises at any time. Such certificate shall name Lessee and Okaloosa County as additional insured.

Section 9: Sublease/Assignment.

Sublessee will not sublease, adding or otherwise transfer its interest in or rights under this Agreement without Lessee's prior written consent.

Section 10: Termination.

Lessee may terminate this Agreement upon the occurrence of any of the following:

- A. Sublessee fails to pay rent or other amount when due and such failure continues for a period of ten (10) days after written notice by Lessee.
- B. Sublessee has failed to comply with any condition of the Agreement and has not reasonably corrected such not-compliance within thirty (30) days'

Lessee will advise Sublessee in writing of the termination date and the reason for the termination. Upon such termination date, this Agreement will terminate and Sublessee shall deliver possession of the Premises to Lessee. Sublessee will have three (3) days after the termination date to remove Sublessee's aircraft from the Premises, after which Lessee is hereby specifically authorized to remove the Aircraft, without further obligation to Sublessee or liability for the Aircraft removal.

Section 11: Entire Agreement.

This Agreement contains the entire agreement between the parties and will not be modified except by written instrument executed by both parties hereto.

Section 12: Miscellaneous.

- A. Sublessee agrees to abide by and comply with all present and future rules, regulations and orders of Lessee and the Authority affecting the control, operation and use of the Premises, the Aircraft and the Airport generally. Those regulations include, but are not limited to: the Fire Safety Regulations, a copy of which is available upon request. (It is section 407 of the Fire Safety Code.)
- B. Sublessee shall be bound to the terms and conditions of the Lease between Lessee and Okaloosa County dated June 15, 2011.
- C. Sublessee acknowledges that neither Lessee nor any agent or representative of Lessee has made any representation, convenient or warranty with respect to the condition of the Premises or the Airport.
- D. Sublessee will neither conduct, nor will Sublessee permit the Aircraft to be used in connection with the conduct of any business activity at or from the Airport including, but not limited to, the provision of flight instruction, rental aircraft, or the operation of a charter or air freight service.
- E. The terms and conditions and covenants contained in this Agreement will be binding upon the heirs, successors and assigns of the parties hereto.

- F. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.
- G. Sublessee shall not be permitted to self-fuel the Aircraft. No fuel tanks are permitted on the Premises.
- H. Sublessee shall be responsible for one half of the electricity costs servicing the Premises. Lessee shall provide monthly utility invoices to be paid by Sublessee within 10 business days.
- I. Sublessee shall be responsible for costs and expense of every kind whatsoever of or in connection with the use, operation and maintenance of the Premises and all activities conducted thereon.

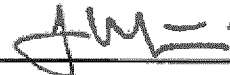
Section 13: Notices.


All notices will be in writing and sent by Facsimile or by United States Certified Mail, return receipt requested, and will be addressed as follows (or to such other address as either party may designate from time to time by notice to the other).

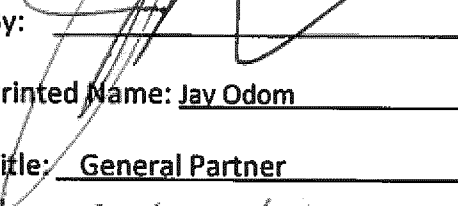
To Lessee: Crystal Beach Development of Destin, Ltd.
P.O. Box 1735
Destin, FL 32540


To Sublessee: Vertol Systems Company, Inc.
PO Box 230756
Tigard, OR, 97281

IN WITNESS WHEREOF, the parties hereto will have set their hands and the date first written above.

Sublessee: By: 
Printed Name: James Montgomerie
Title: CEO
Date: 15 Feb 19

Witness: 
Print: Cardice C. Wawowski
Date: 15 Feb 19

Lessee: By: 
Printed Name: Jay Odom
Title: General Partner
Date: 2/18/19

Witness: 
Print: Emily Gregory
Date: 2/18/19

**PROCUREMENT/CONTRACT/LEASE
INTERNAL COORDINATION SHEET**

Procurement/Contract/Lease Number: 298-0096-AP Tracking Number: 4516-22
Procurement/Contractor/Lessee Name: Crystal Beach Development Grant Funded: YES NO
Purpose: sublease to ventel systems, inc.
Date/Term: 3-10-2038 1. GREATER THAN \$100,000
Department #: _____ 2. GREATER THAN \$50,000
Account #: NA 3. \$50,000 OR LESS
Amount: _____
Department: Airport Dept. Monitor Name: Stacy

Purchasing Review

Procurement or Contract/Lease requirements are met:
DeRita Mason Date: 2-16-22
Purchasing Manager or designee Jeff Hyde, DeRita Mason, Jesica Darr, Angela Etheridge

2CFR Compliance Review (if required)

Approved as written: NO Federal Funds Grant Name: _____
Date: _____
Grants Coordinator Suzanne Ulloa

Risk Management Review

Approved as written: see email attached Date: 2-26-22
Risk Manager or designee Kristina LoFria

County Attorney Review

Approved as written: see email attached Date: 2-21-22
County Attorney Lynn Hoshihara, Kerry Parsons or Designee

Department Funding Review

Approved as written: _____ Date: _____

IT Review (if applicable)

Approved as written: _____ Date: _____

DeRita Mason

From: Kristina LoFria
Sent: Wednesday, February 16, 2022 2:30 PM
To: DeRita Mason
Subject: RE: Crystal Beach Development-Sublease

DeRita,

Good afternoon, this is approved by Risk, no insurance element.

Thank You

Kristy LoFria

Okaloosa County BCC-Risk Management
Public Records & Contract Specialist
302 N Wilson St Suite 301
Crestview, Florida 32536
klofria@myokaloosa.com
850-689-5979



For all things Wellness please visit:

<http://www.myokaloosa.com/wellness>

"When the winds of adversity blow against your boat, just adjust your sail."

"Don't aim for success if you want it; just do what you love and believe in, and it will come naturally." David Frost

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 e-mail communication, including your e-mail address, may be subject to public disclosure.

From: DeRita Mason <dmason@myokaloosa.com>
Sent: Wednesday, February 16, 2022 2:26 PM
To: Kerry Parsons <kparsons@myokaloosa.com>
Cc: Lynn Hoshihara <lhoshihara@myokaloosa.com>; Kristina LoFria <klofria@myokaloosa.com>
Subject: FW: Crystal Beach Development-Sublease

Good afternoon,
Please review and approve the attached.
Thank you,

DeRita Mason

From: Kerry Parsons
Sent: Monday, February 21, 2022 10:39 AM
To: DeRita Mason
Cc: Lynn Hoshihara; Kristina LoFria
Subject: Re: Crystal Beach Development-Sublease

In the heading, instead of the word: "acknowledgement" replace it with the word "consent." Otherwise the substance looks good. This is approved for legal purposes.

Kerry A. Parsons
Chief Assistant County Attorney
Okaloosa County, Florida

From: DeRita Mason
Sent: Wednesday, February 16, 2022 2:25:54 PM
To: Kerry Parsons
Cc: Lynn Hoshihara; Kristina LoFria
Subject: FW: Crystal Beach Development-Sublease

Good afternoon,
Please review and approve the attached.
Thank you,

DeRita Mason



DeRita Mason, CPPB, NIGP-CPP
Senior Contracts and Lease Coordinator
Okaloosa County Purchasing Department
5479A Old Bethel Road
Crestview, Florida 32536
(850) 689-5960
dmason@myokaloosa.com

"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 e-mail communication, including your e-mail address, may be subject to public disclosure."

STARR

INSURANCE COMPANIES
3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY, FLORIDA
5749 A OLD BETHEL ROAD
CRESTVIEW, FL 32536

Named Insured: VSC AIRCRAFT MAINTENANCE, LLC DBA DESTIN FLIGHT WORKS VERTOL SYSTEMS
COMPANY, INC
PO BOX 727
DESTIN, FL 32540

Policy Period: From: JANUARY 07, 2022 To: FEBRUARY 06, 2023

Policy Number: 1000641767-01

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).

Aircraft:		Reg	Deductibles		Passenger	
Year	Make and Model	No.	Insured	NIM / IM	Liability Limit	Sublimits
----	----SEE ATTACHED FORM----	-----	\$ -----	-----	\$ ----- /\$	-----
			\$		\$ /\$	
			\$		\$ /\$	
			\$		\$ /\$	
			\$		\$ /\$	
			\$		\$ /\$	
			\$		\$ /\$	

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

THE CERTIFICATE HOLDER IS INCLUDED AS AN ADDITIONAL INSURED AS RESPECTS THE OPERATIONS OF THE ABOVE REFERENCED AIRCRAFT.

THE CERTIFICATE HOLDER WILL BE PROVIDED WITH THIRTY (30) DAYS NOTICE OF CANCELLATION OR MATERIAL CHANGE.

Certificate Number: 3.1
Issued By and Date: JANUARY 11, 2022 (SBC)

Starr 10201 (6/06)

By



(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Continued:

Named Insured: VSC AIRCRAFT MAINTENANCE, LLC DBA DESTIN FLIGHT WORKS VERTOL SYSTEMS
COMPANY, INC
PO BOX 727
DESTIN, FL 32540

Policy Number: 1000641767-01

Year	Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	Passenger Sublimits
2005	CESSNA 182T SKYLANE	N2455U	\$ 235,000.	\$ 5000/5000	\$ 1,000,000./\$	100,000.
2009	CESSNA 172S	N571ND	250,000.	5000/5000	1,000,000.	100,000.
1972	CESSNA 172M	N20195	0	/	1,000,000.	100,000.
1974	CESSNA 172M	N4351R	0	/	1,000,000.	100,000.
1974	CESSNA 150 M	N66736	0	/	1,000,000.	100,000.
2012	CESSNA 172S	N93707	350,000.	5000/5000	1,000,000.	100,000.
1976	CESSNA 172 M SKYHAWK II	N70378	0	/	1,000,000.	100,000.

Certificate Number: 3.1
Issued By and Date: JANUARY 11, 2022 (SBC)

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: ALL SCHEDULED AIRCRAFT

(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, FLORIDA
Address 5749 A OLD BETHEL ROAD
 CRESTVIEW, FL 32536

Name
Address

Name
Address

All other provisions of this policy remain the same.

This endorsement becomes effective JANUARY 7, 2022 to be attached to and hereby made a part of:

Policy No. 1000641767-01
Issued to VSC AIRCRAFT MAINTENANCE, LLC DBA DESTIN FLIGHT WORKS VERTOL SYSTEMS COMPANY, INC

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue JANUARY 11, 2022 (SBC)

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
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2022 To: FEBRUARY 06, 2023

Policy Number: SASICOM60009822-12

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).

Aircraft:		Reg	Deductibles		Liability Limit
Year	Make and Model	No.	Insured	NIM / IM	
----	----SEE ATTACHED FORM----	-----	\$ -----	-----	\$ -----
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

A WAIVER OF SUBROGATION AS RESPECTS PHYSICAL DAMAGE COVERAGE IS PROVIDED.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10277.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

COVERAGE FOR THE FOLLOWING AIRCRAFT APPLIES ONLY WHILE NOT IN MOTION: N132TJ, N249H, N56CF, AND N421VS.

Certificate Number: 1.1
Issued By and Date: FEBRUARY 03, 2022 (SBC)

Starr 10200 (6/06)

By



(Authorized Representative)

STARR

INSURANCE COMPANIES
3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Continued:

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Number: SASICOM60009822-12

Year	Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	
1993	MIL MI-17	N2502N	\$ 0	\$ N/A/N/A	5,000,000.	CSL INCL PAX
1979	MIL MI-24	N114VS	0	N/A/N/A	5,000,000.	CSL INCL PAX
2011	PACIFIC AEROSPACE LTD PAC 750	N132TJ	500,000.	125,000/N/A	5,000,000.	CSL EXCL PAX
1993	BELL 212 (IFR)	N249H	500,000.	125,000/N/A	1,000,000.	CSL EXCL PAX
1964	BELL UH-1	N56CF	325,000.	75,000/N/A	1,000,000.	CSL EXCL PAX
1979	MD 500 D (369D)	N60VS	0	N/A/N/A	1,000,000.	CSL INCL PAX
1979	MD 500 D (369D)	N421VS	275,000.	68,750/N/A	1,000,000.	CSL EXCL PAX

Certificate Number: 1.1
Issued By and Date: FEBRUARY 03, 2022 (SBC)

Starr 10200 (6/06)

By



(Authorized Representative)

WAIVER OF SUBROGATION

In consideration of additional premium of \$ INCLUDED, this policy is amended as follows:

The Company hereby waives its right of subrogation against the following provided, however, that this waiver shall not prejudice the Company's right of recourse for damages arising from the design, manufacture, modification repair, sale or servicing of the **aircraft** by the following:

This Waiver of Subrogation shall apply: **ONLY AS RESPECTS TO LOSS OR DAMAGES ARISING UNDER PHYSICAL DAMAGE COVERAGES AS SET FORTH UNDER THIS POLICY.**

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2022 to be attached to and hereby made a part of:


Policy No. SASICOM60009822-12

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 03, 2022 (SBC)

By 
(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: ALL SCHEDULED AIRCRAFT

(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 DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Name
Address

Name
Address

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2022 to be attached to and hereby made a part of:

Policy No. SASICOM60009822-12
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue FEBRUARY 03, 2022 (SBC)

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
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2022 To: FEBRUARY 06, 2023

Policy Number: SASICOM60009822-12

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).

Aircraft:		Reg	Deductibles		Liability Limit
Year	Make and Model	No.	Insured	NIM / IM	
----	----SEE ATTACHED FORM----	-----	\$ -----	-----	\$ -----
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

A WAIVER OF SUBROGATION AS RESPECTS PHYSICAL DAMAGE COVERAGE IS PROVIDED.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10277.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

COVERAGE FOR THE FOLLOWING AIRCRAFT APPLIES ONLY WHILE NOT IN MOTION: N132TJ, N249H, N56CF, AND N421VS.

CONTRACT#: L98-0096-AP
VERTOL SYSTEMS COMPANY, INC.
HANGER LEASE DAP LOT 1 & 2/BLOCK 9
EXPIRES: 03/10/2038

Certificate Number: 1.1
Issued By and Date: FEBRUARY 03, 2022 (SBC)

Starr 10200 (6/06)

By 
(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Continued:

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Number: SASICOM60009822-12

Year	Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	
1993	MIL MI-17	N2502N	\$ 0	\$ N/A/N/A	5,000,000.	CSL INCL PAX
1979	MIL MI-24	N114VS	0	N/A/N/A	5,000,000.	CSL INCL PAX
2011	PACIFIC AEROSPACE LTD PAC 750	N132TJ	500,000.	125,000/N/A	5,000,000.	CSL EXCL PAX
1993	BELL 212 (IFR)	N249H	500,000.	125,000/N/A	1,000,000.	CSL EXCL PAX
1964	BELL UH-1	N56CF	325,000.	75,000/N/A	1,000,000.	CSL EXCL PAX
1979	MD 500 D (369D)	N60VS	0	N/A/N/A	1,000,000.	CSL INCL PAX
1979	MD 500 D (369D)	N421VS	275,000.	68,750/N/A	1,000,000.	CSL EXCL PAX

Certificate Number: 1.1
Issued By and Date: FEBRUARY 03, 2022 (SBC)

Starr 10200 (6/06)

By



(Authorized Representative)

WAIVER OF SUBROGATION

In consideration of additional premium of \$ INCLUDED, this policy is amended as follows:

The Company hereby waives its right of subrogation against the following provided, however, that this waiver shall not prejudice the Company's right of recourse for damages arising from the design, manufacture, modification repair, sale or servicing of the aircraft by the following:

This Waiver of Subrogation shall apply: **ONLY AS RESPECTS TO LOSS OR DAMAGES ARISING UNDER PHYSICAL DAMAGE COVERAGES AS SET FORTH UNDER THIS POLICY.**

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2022 to be attached to and hereby made a part of:

Policy No. SASICOM60009822-12
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue FEBRUARY 03, 2022 (SBC)

By 
(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: ALL SCHEDULED AIRCRAFT

(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 DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Name
Address

Name
Address

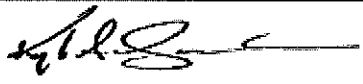
All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2022 to be attached to and hereby made a part of:

Policy No. SASICOM60009822-12
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue FEBRUARY 03, 2022 (SBC)

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
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2022 To: FEBRUARY 06, 2023

Policy Number: SASICOM60009822-12

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).

Aircraft:		Reg	Deductibles		Liability Limit
Year	Make and Model	No.	Insured	NIM / IM	
-----	-----SEE ATTACHED FORM-----	-----	\$ -----	-----	\$ -----
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

A WAIVER OF SUBROGATION AS RESPECTS PHYSICAL DAMAGE COVERAGE IS PROVIDED.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10277.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

COVERAGE FOR THE FOLLOWING AIRCRAFT APPLIES ONLY WHILE NOT IN MOTION: N132TJ, N249H, N56CF, AND N421VS.

CONTRACT: L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN
HANGER LEASE DAP LOT 1 & 2/BLOCK 9
EXPIRES: 03/10/2038

Certificate Number: 1.1
Issued By and Date: FEBRUARY 03, 2022 (SBC)

Starr 10200 (6/06)

By



(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Continued:

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Number: SASICOM60009822-12

Year	Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	
1993	MIL MI-17	N2502N	\$ 0	N/A/N/A	5,000,000.	CSL INCL PAX
1979	MIL MI-24	N114VS	0	N/A/N/A	5,000,000.	CSL INCL PAX
2011	PACIFIC AEROSPACE LTD PAC 750	N132TJ	500,000.	125,000/N/A	5,000,000.	CSL EXCL PAX
1993	BELL 212 (IFR)	N249H	500,000.	125,000/N/A	1,000,000.	CSL EXCL PAX
1964	BELL UH-1	N56CF	325,000.	75,000/N/A	1,000,000.	CSL EXCL PAX
1979	MD 500 D (369D)	N60VS	0	N/A/N/A	1,000,000.	CSL INCL PAX
1979	MD 500 D (369D)	N421VS	275,000.	68,750/N/A	1,000,000.	CSL EXCL PAX

Certificate Number: 1.1
Issued By and Date: FEBRUARY 03, 2022 (SBC)

Starr 10200 (6/06)

By



(Authorized Representative)

WAIVER OF SUBROGATION

In consideration of additional premium of \$ INCLUDED, this policy is amended as follows:

The Company hereby waives its right of subrogation against the following provided, however, that this waiver shall not prejudice the Company's right of recourse for damages arising from the design, manufacture, modification repair, sale or servicing of the aircraft by the following:

This Waiver of Subrogation shall apply: **ONLY AS RESPECTS TO LOSS OR DAMAGES ARISING UNDER PHYSICAL DAMAGE COVERAGES AS SET FORTH UNDER THIS POLICY.**

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2022 to be attached to and hereby made a part of:

Policy No. SASICOM60009822-12

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 03, 2022 (SBC)

By



(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: ALL SCHEDULED AIRCRAFT

(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 DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Name
Address

Name
Address

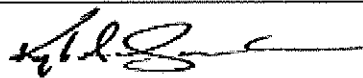
All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2022 to be attached to and hereby made a part of:

Policy No. SASICOM60009822-12
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA
Date of Issue FEBRUARY 03, 2022 (SBC)

By 
(Authorized Representative)

L98-0096-AP Crystal Beach Dev.
~~Vertol Systems~~
~~LIS 0463 AP~~

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2021 To: FEBRUARY 06, 2022

Policy Number: SASICOM60009821-11

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).

Aircraft:		Reg	Deductibles		
Year	Make and Model	No.	Insured	NIM / IM	Liability Limit
----	-----SEE ATTACHED FORM-----	-----	\$ -----	-----	\$ -----
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

A WAIVER OF SUBROGATION AS RESPECTS PHYSICAL DAMAGE COVERAGE IS PROVIDED.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10277.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

COVERAGE FOR THE FOLLOWING AIRCRAFT APPLIES ONLY WHILE NOT IN MOTION: N132TJ, N249H, N56CF, N869VS, N969VS AND N421VS

THIS CERTIFICATE CANCELS AND SUPERSEDES THE CERTIFICATE NUMBER 1.1

CONTRACT#: L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN, LDT
HANGER LEASE DAP LOT 1&2/BLOCK 9
EXPIRES 03/10/2038

Certificate Number: 1.2
Issued By and Date: APRIL 20, 2021 (CM)

Starr 10200 (6/06)

By 
(Authorized Representative)

L98-0096-AP ~~Crystal Beach Dev.~~
~~Vertol Systems~~
~~L16-0463 AP~~
STARR

INSURANCE COMPANIES
3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

Policy Period: From: FEBRUARY 06, 2021 To: FEBRUARY 06, 2022
Policy Number: SASICOM60009821-11
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).

Aircraft:		Reg	Deductibles		Liability Limit
Year	Make and Model	No.	Insured	NIM / IM	
----	----SEE ATTACHED FORM----	-----	\$ -----	-----	\$ -----
			\$		\$
			\$		\$
			\$		\$
			\$		\$
			\$		\$

THE CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED UNDER LIABILITY COVERAGES, BUT ONLY AS RESPECTS OPERATIONS OF THE NAMED INSURED.

A WAIVER OF SUBROGATION AS RESPECTS PHYSICAL DAMAGE COVERAGE IS PROVIDED.

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10277.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

COVERAGE FOR THE FOLLOWING AIRCRAFT APPLIES ONLY WHILE NOT IN MOTION: N132TJ, N249H, N56CF, N869VS, N969VS AND N421VS

THIS CERTIFICATE CANCELS AND SUPERSEDES THE CERTIFICATE NUMBER 1.1

CONTRACT#: L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN, LDT
HANGER LEASE DAP LOT 1&2/BLOCK 9
EXPIRES 03/10/2038

Certificate Number: 1.2
Issued By and Date: APRIL 20, 2021 (CM)

Starr 10200 (6/06)

By 
(Authorized Representative)

STARR

INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Continued:

Named Insured: VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED
PO BOX 727
DESTIN, FL 32540

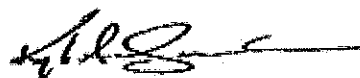
Policy Number: SASICOM60009821-11

Year	Make and Model	Reg No.	Insured Value	Deductibles NIM / IM	Liability Limit	
1986	MIL MI-17	N25299	\$ 0	\$ N/A / N/A	5,000,000.	CSL INCL PAX
1979	MIL MI-24	N114VS	0	N/A / N/A	5,000,000.	CSL INCL PAX
2011	PACIFIC AEROSPACE LTD PAC 750	N132TJ	500,000.	125,000 / N/A	5,000,000.	CSL EXCL PAX
1993	BELL 212 (IFR)	N249H	500,000.	125,000 / N/A	1,000,000.	CSL EXCL PAX
1964	BELL UH-1	N56CF	325,000.	75,000 / N/A	1,000,000.	CSL EXCL PAX
1979	MD 500 D (369D)	N60VS	275,000.	68750 / 68750	1,000,000.	CSL INCL PAX
1982	MD 500 D	N869VS	275,000.	68750 / N/A	1,000,000.	CSL EXCL PAX
1980	MD 500 D (369D)	N969VS	275,000.	68,750 / N/A	1,000,000.	CSL EXCL PAX
1979	MD 500 D (369D)	N421VS	275,000.	68,750 / N/A	1,000,000.	CSL EXCL PAX
2003	EUROCOPTER AS350B-2	N504RA	0	AS ENDORSED	5,000,000.	CSL INCL PAX

Certificate Number: 1.2
Issued By and Date: APRIL 20, 2021 (CM)

Starr 10200 (6/06)

By



(Authorized Representative)

WAIVER OF SUBROGATION

In consideration of additional premium of \$ INCLUDED, this policy is amended as follows:

The Company hereby waives its right of subrogation against the following provided, however, that this waiver shall not prejudice the Company's right of recourse for damages arising from the design, manufacture, modification repair, sale or servicing of the aircraft by the following:

This Waiver of Subrogation shall apply: **ONLY AS RESPECTS TO LOSS OR DAMAGES ARISING UNDER PHYSICAL DAMAGE COVERAGES AS SET FORTH UNDER THIS POLICY.**

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
1701 STATE ROAD 85 N
EGLIN AFB, FL 32542

All other provisions of this policy remain the same.

This endorsement becomes effective APRIL 19, 2021 to be attached to and hereby made a part of:

Policy No. SASICOM60009821-11


Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 59

Date of Issue APRIL 20, 2021 (JS)

By



(Authorized Representative)

ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: _____
ALL SCHEDULED AIRCRAFT

(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 DESTIN-FORT WALTON BEACH AIRPORT ADMINISTRATION
 1701 STATE ROAD 85 N
 EGLIN AFB, FL 32542

Name
 Address

Name
 Address

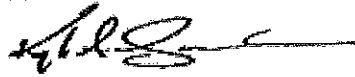
All other provisions of this policy remain the same.

This endorsement becomes effective APRIL 19, 2021 to be attached to and hereby made a part of:

Policy No. SASICOM60009821-11
 Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 58
 Date of Issue APRIL 20, 2021 (JS)

By 
 (Authorized Representative)

CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO:

Okaloosa County Board of County Commissioners
Destin-Fort Walton Beach Airport Administration
1701 State Road 85 N
Eglin AFB, FL 32542-1498

THAT THE FOLLOWING POLICY OF INSURANCE HAS BEEN ISSUED TO:

DJFO, LLC, Crystal Beach Development of Destin, Ltd.
PO Box 1735
Destin, FL 32540

POLICY NUMBER: NAF6042754
POLICY PERIOD: From October 24, 2021 To October 24, 2022
INSURANCE COMPANY: Endurance Assurance Corporation

DESCRIPTION OF COVERAGES AND LIMITS OF LIABILITY: Please refer to attached schedule which is incorporated as a part hereof.

As respects the above certificate holder:

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization, but only with respect to liability arising out of the Named Insured's aviation operations.

Subject to Date Change Recognition Endorsement.

Data included in this Certificate valid as of October 24, 2021.

This certificate 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 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 such policies.

Should the described policy be cancelled before the expiration date hereof, the issuing company will endeavor to give 30 days (10 days for non-payment) notice to the certificate holder named herein. However, failure to mail such notice shall not impose any obligation nor any liability of any kind upon the Company, its representatives or agents.

By: 
W. Brown & Associates Insurance Services

Date of Issue: September 21, 2021
Certificate No.: 2

SCHEDULE OF LOCATIONS

Location of Aviation premises owned, rented to or occupied by the Named Insured:

Destin Executive Airport, Hangars: Block 9, Lot 1&2; 17-105& 17-107, Destin, FL, Lease number L98-0096-AP

Type of Coverage:

LIMITS OF LIABILITY

General Aggregate Limit (Other than Products-Completed Operations and Hangarkeepers')	Not Applicable
Personal Injury & Advertising Injury Aggregate Limit	\$5,000,000
Each Occurrence Limit	\$5,000,000
Fire Damage Limit (Any One Fire)	\$500,000
Medical Expense Limit (Any One Person)	\$3,000
Property Damage Deductible(s): \$2,500 per claim/\$10,000 as respects jet and turbine-powered aircraft	



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/15/2021

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.

PRODUCER Acentria Insurance - Destin 4634 Gulfstarr Drive Destin FL 32541 License#: L100460	CONTACT NAME: Stacey Brannen		
	PHONE (A/C, No, Ext): 850-257-2995	FAX (A/C, No): 850-387-0935	
E-MAIL ADDRESS: stacey.brannen@acentria.com			
PRODUCER CUSTOMER ID: CRYSBEA-03			
INSURED B&J of Destin, Inc. c/o The Jay Odom Group, LLC PO Box 1735 Destin FL 32540	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Everest Indemnity Insurance Company		10851
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 1395256486

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Jay Odom Hangar
 1001 Airport Rd Blk 9 Lots 1,2, Destin, Florida 32541
 See Attached...

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	<input checked="" type="checkbox"/>	PROPERTY	CA3P006646211	3/1/2021	3/1/2022	<input checked="" type="checkbox"/> BUILDING	\$ 375,000
		CAUSES OF LOSS				<input type="checkbox"/> PERSONAL PROPERTY	\$
		BASIC				<input checked="" type="checkbox"/> BUSINESS INCOME	\$ 36,000
		BROAD				<input type="checkbox"/> EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/>	SPECIAL				<input type="checkbox"/> RENTAL VALUE	\$
		EARTHQUAKE				<input type="checkbox"/> BLANKET BUILDING	\$
	<input checked="" type="checkbox"/>	WIND				<input type="checkbox"/> BLANKET PERS PROP	\$
		FLOOD				<input type="checkbox"/> BLANKET BLDG & PP	\$
						<input checked="" type="checkbox"/> SEE ADDENDUM	\$
							\$
		INLAND MARINE	TYPE OF POLICY				\$
		CAUSES OF LOSS					\$
		NAMED PERILS	POLICY NUMBER				\$
							\$
		CRIME					\$
		TYPE OF POLICY					\$
							\$
		BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
							\$
							\$
							\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Property Coverage:

Insurance Carriers and Policy Numbers:

Everest Policy #CA3P006646211

Ace Policy #D94997306001

See Attached...

CERTIFICATE HOLDER**CANCELLATION**

Okaloosa County Board of County Commissioners
 Destin-Fort Walton Beach Airport Administration
 1701 State Road 85 N
 Eglin AFB FL 32542-1498

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

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ADDITIONAL REMARKS SCHEDULE

AGENCY Acentria Insurance - Destin		NAMED INSURED B&J of Destin, Inc. c/o The Jay Odom Group, LLC PO Box 1735 Destin FL 32540	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 24 FORM TITLE: CERTIFICATE OF PROPERTY INSURANCE

DESCRIPTION OF PROPERTY:

Loss Payee:
 Okaloosa County Board of County Commissioners
 Destin-Fort Walton Beach Airport Administration
 1701 State Road 85 N
 Eglin AFB, FL 32542-1498

SPECIAL CONDITIONS:

Starstone Policy #C85677210CSP
 Sompco Policy #ESP30000970602
 Arrowhead Policy #1108556

Coverage Limits are per Schedule on File with Carrier.
 Per Occurrence limit of liability endorsement to apply.

Covered Perils:
 All Risks (Special Form) of Direct Physical Loss or Damage Excluding Flood and Earthquake.

Valuation:
 Real and Personal Property = Replacement Cost
 Business Income = Actual Loss Sustained

Coinsurance: Nil

Deductible(s):
 Named Windstorm: 3% of the TIV per Unit of Insurance and per Location. Subject to \$50,000 minimum per Occurrence
 All Other Wind/Hail: \$25,000 per Occurrence
 All Other Perils: \$5,000 per Occurrence

Sinkhole Coverage: Included

Coverage Sub-Limits:
 Ordinance or Law Coverage A: Included in Bldg Limit
 Ordinance or Law Coverage B&C Combined: \$2,500,000

Warranties:
 1. Automatic Sprinkler System per Schedule on File
 2. Ansul or Equivalent Cooking Extinguishing System

CERTIFICATE OF INSURANCE**THIS IS TO CERTIFY TO:**

Okaloosa County Board of County Commissioners
Destin-Fort Walton Beach Airport Administration
1701 State Road 85 N
Eglin AFB, FL 32542-1498

THAT THE FOLLOWING POLICY OF INSURANCE HAS BEEN ISSUED TO:

DJFO, LLC, Crystal Beach Development of Destin, Ltd.
PO Box 1735
Destin, FL 32540

POLICY NUMBER: NAF6042754
POLICY PERIOD: From October 24, 2021 To October 24, 2022
INSURANCE COMPANY: Endurance Assurance Corporation

DESCRIPTION OF COVERAGES AND LIMITS OF LIABILITY: Please refer to attached schedule which is incorporated as a part hereof.

As respects the above certificate holder:

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization, but only with respect to liability arising out of the Named Insured's aviation operations.

Subject to Date Change Recognition Endorsement.

Data included in this Certificate valid as of October 24, 2021.

This certificate 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 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 such policies.

Should the described policy be cancelled before the expiration date hereof, the issuing company will endeavor to give 30 days (10 days for non-payment) notice to the certificate holder named herein. However, failure to mail such notice shall not impose any obligation nor any liability of any kind upon the Company, its representatives or agents.

By: 
W. Brown & Associates Insurance Services

Date of Issue: September 21, 2021
Certificate No.: 2

SCHEDULE OF LOCATIONS

Location of Aviation premises owned, rented to or occupied by the Named Insured:

Destin Executive Airport, Hangars: Block 9, Lot 1&2; 17-105& 17-107, Destin, FL

Type of Coverage:

LIMITS OF LIABILITY

General Aggregate Limit (Other than Products-Completed Operations and Hangarkeepers')	Not Applicable
Personal Injury & Advertising Injury Aggregate Limit	\$5,000,000
Each Occurrence Limit	\$5,000,000
Fire Damage Limit (Any One Fire)	\$500,000
Medical Expense Limit (Any One Person)	\$3,000
Property Damage Deductible(s):	\$2,500 per claim/\$10,000 as respects jet and turbine-powered aircraft



Board of County Commissioners

State of Florida

LEASE CONTROL FORM

DATE: 5/27/99

LEASE CONTROL #: L98-0096-AP20-56

STATUS: OPEN CLOSED DATE: _____

LEASE TYPE: REVENUE

LESSEE: CRYSTAL BEACH DEV OF DESTIN

LESSOR: OKALOOSA COUNTY

DESCRIPTION OF LEASE: HANDY LOAN DAP
LOT 142 / BLOCK 9

TERM: 20 YEARS EXPIRES 3/10/2018

COUNTY DEPT/POC: AIRPORT / JON MORRIS

COUNTY CONTACT TELEPHONE #: 651-7160

COUNTY CONTACT FAX #: 651-7164

Reply To:

Courthouse
101 E. James Lee Blvd. Crestview, FL 32536
(850) 689-5030 FAX: 689-5059

1804 Lewis Turner Blvd. Suite 100
Fort Walton Beach, FL 32547
(850) 651-7105 FAX: 651-7142

CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO:

Okaloosa County Board of County Commissioners
Destin-Fort Walton Beach Airport Administration
1701 State Road 85 N
Eglin AFB, FL 32542-1498

THAT THE FOLLOWING POLICY OF INSURANCE HAS BEEN ISSUED TO:

DJFO, LLC, Crystal Beach Development of Destin, Ltd.
PO Box 1735
Destin, FL 32540

POLICY NUMBER: NAF6035856
POLICY PERIOD: From October 24, 2020 To October 24, 2021
INSURANCE COMPANY: Endurance Assurance Corporation

DESCRIPTION OF COVERAGES AND LIMITS OF LIABILITY: Please refer to attached schedule which is incorporated as a part hereof.

As respects the above certificate holder:

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization, but only with respect to liability arising out of the Named Insured's aviation operations.

Subject to Date Change Recognition Endorsement.

Data included in this Certificate valid as of April 13, 2021.

This certificate 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 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 such policies.

Should the described policy be cancelled before the expiration date hereof, the issuing company will endeavor to give 30 days (10 days for non-payment) notice to the certificate holder named herein. However, failure to mail such notice shall not impose any obligation nor any liability of any kind upon the Company, its representatives or agents.

By: _____



W. Brown & Associates Insurance Services

Date of Issue: April 13, 2021
Certificate No.: 2

CONTRACT#: L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN, LDT
HANGER LEASE DAP LOT 1&2/BLOCK 9
EXPIRES: 03/10/2038

SCHEDULE OF LOCATIONS

Location of Aviation premises owned, rented to or occupied by the Named Insured:

Destin Executive Airport, Hangars: Block 9, Lot 1&2; 17-105& 17-107, Destin, FL

Type of Coverage:

LIMITS OF LIABILITY

General Aggregate Limit (Other than Products-Completed Operations and Hangarkeepers')	Not Applicable
Personal Injury & Advertising Injury Aggregate Limit	\$5,000,000
Each Occurrence Limit	\$5,000,000
Fire Damage Limit (Any One Fire)	\$500,000
Medical Expense Limit (Any One Person)	\$3,000
Property Damage Deductible(s): \$2,500 per claim/\$10,000 as respects jet and turbine-powered aircraft	

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

Policy Number:	NAF6035856	Endorsement #:	15
Named Insured:	DJFO, LLC		
Company:	Endurance Assurance Corporation	Effective Date:	04/13/2021
Aviation Managers:	<u>W. Scott Brown</u>	Date Issued:	04/13/2021

This endorsement is part of your policy and takes effect on the effective date of your policy unless another effective date is shown above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

In consideration of the premium paid and notwithstanding anything in the policy to the contrary, this endorsement amends the policy as shown below:

Name of Person or Organization:

Lynx FBO Destin, LLC
 9 Greenway Plaza, Suite 2400
 Houston, TX 77046

Okaloosa County Board of County Commissioners
 Destin-Fort Walton Beach Airport Administration
 1701 State Road 85 N
 Eglin AFB, FL 32542-1498

Section II - Who is an Insured is amended to include as an insured the person or organization shown in the schedule above, but only with respect to liability arising out of your **aviation operations**.

All other terms and conditions of the policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY, PLEASE READ IT CAREFULLY.

End of Endorsement – NAF2000 END01 (1215)

**PROCUREMENT/CONTRACT/LEASE
INTERNAL COORDINATION SHEET**

Procurement/Contract/Lease Number: L98-0096-AP Tracking Number: 3037-18
Procurement/Contractor/Lessee Name: Crystal Beach Outpost Grant Funded: YES NO
Purpose: renewal; amendment
Date/Term: 3-10-38
Amount: _____
Department: AD
Dept. Monitor Name: Stage

1. GREATER THAN \$100,000
2. GREATER THAN \$50,000
3. \$50,000 OR LESS

Purchasing Review

Procurement or Contract/Lease requirements are met:
DeRita Mason Date: 6-13-18
Purchasing Manager or designee Jeff Hyde, DeRita Mason

2CFR Compliance Review (if required)

Approved as written: no federal dollars
Date: _____
Grants Coordinator Danielle Garcia

Risk Management Review

Approved as written:
Laura J. Porter Date: 6/13/18
Risk Manager or designee Laura Porter or Krystal King

County Attorney Review

Approved as written: see email attached
Date: 6-27-18
County Attorney Gregory T. Stewart, Lynn Hoshihara, Kerry Parsons or Designee

Following Okaloosa County approval:

Clerk Finance

Document has been received:
Date: _____
Finance Manager or designee

DeRita Mason

From: Parsons, Kerry <KParsons@ngn-tally.com>
Sent: Wednesday, June 27, 2018 7:01 AM
To: DeRita Mason
Cc: Lynn Hoshihara; Dave Miner
Subject: RE: Crystal Beach Development Renewal and Amendment for Coordination

This is approved for legal purposes.

From: DeRita Mason [mailto:dmason@myokaloosa.com]
Sent: Tuesday, June 26, 2018 2:24 PM
To: Parsons, Kerry
Cc: Lynn Hoshihara
Subject: FW: Crystal Beach Development Renewal and Amendment for Coordination

Please see updated amendment for your review.

Thank you,

DeRita

From: Dave Miner
Sent: Tuesday, June 26, 2018 1:13 PM
To: DeRita Mason <dmason@myokaloosa.com>
Subject: RE: Crystal Beach Development Renewal and Amendment for Coordination

DeRita:

Sorry it took so long. Please see attached.

Dave

From: DeRita Mason
Sent: Tuesday, June 26, 2018 9:47 AM
To: Parsons, Kerry <KParsons@ngn-tally.com>
Cc: Lynn Hoshihara <lhoshihara@myokaloosa.com>; Dave Miner <dminer@myokaloosa.com>
Subject: RE: Crystal Beach Development Renewal and Amendment for Coordination

Dave is going to update and forward back to me today for review.

From: Parsons, Kerry [mailto:KParsons@ngn-tally.com]
Sent: Tuesday, June 26, 2018 9:32 AM
To: DeRita Mason <dmason@myokaloosa.com>
Cc: Lynn Hoshihara <lhoshihara@myokaloosa.com>; Dave Miner <dminer@myokaloosa.com>
Subject: Re: Crystal Beach Development Renewal and Amendment for Coordination

Dave Miner

From: Krystal King
Sent: Thursday, August 30, 2018 10:42 AM
To: Dave Miner
Subject: RE: Certificates of Insurance

Property & GL meets lease requirements.

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: Thursday, August 30, 2018 8:10 AM
To: Krystal King <kking@myokaloosa.com>
Subject: FW: Certificates of Insurance

Krystal:

This is the one from Crystal Beach. Please review the COI for GL and Property and let me know if they are in compliance. Thank you and sorry for the confusion.

Dave

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

Please change your address list and contacts to my new e-mail address: dminer@myokaloosa.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."

From: Emily Gregory <egregory@thejayodongroup.com>
Sent: Friday, August 24, 2018 1:59 PM
To: Dave Miner <dminer@myokaloosa.com>
Cc: Allyson Oury <aoury@myokaloosa.com>; Krystal King <kking@myokaloosa.com>
Subject: RE: Certificates of Insurance

Mr. Miner,

Please find attached the Property Policy cert adding CBD of Destin, Ltd as a named insured for the Block 9 Lots 1 & 2 hangar. Attached, 18-19 MASTER PROPERTY COI – Okaloosa County

And thank you for providing the contact information for the Risk Management Department. I had a conference call with them and our insurance agent regarding the request to add CBD on the aircraft liability policy. Our discussion concluded that since CBD does not have an insurable interest to the aircraft it does not need to be added to the policy. CBD is not affiliated with the aircraft in any way.

Also, I am sending previously provided certificates for the north end hangars that our required per DJFO's sublease with Triumph (assignee of Destin Jet, Exhibit C attached). I am also including a copy of the subleases for hangars 1-1 (17-105) and 1-2 (17-107) between Destin Jet and DJFO. The insurance requirements are listed under paragraph 6.

1. Airport Hangar General Liability – Attached 17-18 Cert 2.1 – Okaloosa County
2. Property Insurance Coverage – Attached 1819 REVISED PROPERTY COI – Okaloosa County

Please let me know if you need anything further.

Regards,
Emily Gregory
Property Manager



THE
JAY ODOM
GROUP

4652 Gulfstarr Drive
Destin, FL 32541
Office (850) 654-4126 x104
Cell (850) 368-5257
Fax (850) 654-1429

egregory@thejayodongroup.com

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From: Dave Miner <dminer@myokaloosa.com>
Sent: Tuesday, August 21, 2018 11:47 AM
To: Emily Gregory <egregory@thejayodongroup.com>
Cc: Allyson Oury <aoury@myokaloosa.com>
Subject: RE: Certificates of Insurance

Thank you Ms. Gregory.

From: Emily Gregory [<mailto:egregory@thejayodongroup.com>]
Sent: Tuesday, August 21, 2018 11:46 AM
To: Dave Miner <dminer@myokaloosa.com>
Cc: Allyson Oury <aoury@myokaloosa.com>
Subject: RE: Certificates of Insurance

Hello Mr. Miner,

I have requested the changes to our insurance companies. I will provide the revised certs as soon as I receive them.

Regards,
Emily Gregory
Property Manager



THE
JAY ODOM
GROUP

4652 Gulfstarr Drive
Destin, FL 32541
Office (850) 654-4126 x104
Cell (850) 368-5257
Fax (850) 654-1429

egregory@thejayodongroup.com

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From: Dave Miner <dminer@myokaloosa.com>
Sent: Tuesday, August 21, 2018 11:30 AM
To: Emily Gregory <egregory@thejayodongroup.com>
Cc: Allyson Oury <aoury@myokaloosa.com>
Subject: Certificates of Insurance

Ms. Gregory:

I sent Mr. Odom's COIs to our Risk Management Department for compliance and they had a couple of comments.

Concerning the aircraft policy it shows Zeppelin Holdings, LLC, B & J Destin, Inc. and Vertol Systems Company, Inc. Please have your insurance company add Crystal Beach Development.

Concerning the property certificate it lists B & J of Destin, Inc. Please have the insurance company add Crystal Beach Development.

The CGL, Auto and Workers Comp meets lease requirements.

Thank you for your assistance with these certificates of insurance.

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

Please change your address list and contacts to my new e-mail address: dminer@myokaloosa.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."

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**STARR
COMPANIES**

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY
5749 A OLD BETHEL ROAD
CRESTVIEW, FL 32536

Named Insured: DJFO, LLC AND CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD
1 DESTIN JET WAY
DESTIN, FL 32541

Policy Period: From OCTOBER 24, 2017 To OCTOBER 24, 2018

Policy Number: 1000227186-02

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).

Aviation Commercial General Liability

Limits of Insurance

Each Occurrence Limit	\$ <u>5,000,000.</u>
Damage to Premises Rented to You Limit	\$ <u>500,000.</u> Any one premises
Medical Expense Limit	\$ <u>3,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>NOT COVERED</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>NOT COVERED</u>
Hangarkeepers Limit	
Each Aircraft Limit	\$ <u>NOT COVERED</u>
Each Loss Limit	\$ <u>NOT COVERED</u>
Hangarkeeper's Deductible	\$ <u>NOT APPLICABLE</u> Each Aircraft

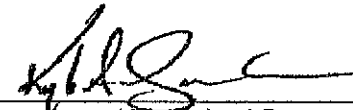
AS RESPECTS THE FOLLOWING LOCATIONS:
HANGARS - BLOCK 9, LOT 1 & 2 AT DESTIN AIRPORT
HANGARS - 17-105 & 17-107 AT DESTIN AIRPORT

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10060.

THE COMPANY AGREES TO PROVIDE THE CERTIFICATE HOLDER WITH THIRTY (30) DAYS [TEN (10) DAYS IF FOR NON-PAYMENT OF PREMIUM] NOTICE OF CANCELLATION IF MADE BY THE COMPANY.

Certificate Number: 2.1
Issued By and Date: OCTOBER 6, 2017 (CK)

Starr 10058 (6/06)

By 
(Authorized Representative)

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

<p>Name of Additional Insured Person(s) or Organization(s):</p> <p>OKALOOSA COUNTY 5749 A OLD BETHEL ROAD CRESTVIEW, FL 32536</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>

SECTION II - WHO IS AN INSURED is amended to include as an additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations; or
- B. In connection with your premises owned by or rented to you.

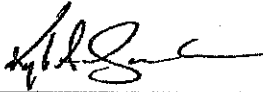
All other provisions of this policy remain the same.

This endorsement becomes effective OCTOBER 24, 2017 to be attached to and hereby made a part of:
Policy No. 1000227186-02
Issued to DJFO, LLC

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue OCTOBER 6, 2017 (CK)

By 
(Authorized Representative)



ADDITIONAL REMARKS SCHEDULE

AGENCY Acentria Insurance - Destin Office		NAMED INSURED B&J of Destin, Inc. & CBD of Destin, LTD PO Box 1735 Destin, FL 32540	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

Description of Property:

OKALOOSA COUNTY IS ADDITIONAL INSURED LOSS PAYEE WITH REGARD TO THE ABOVE LOCATION.

"All insurance policies shall include a clause to provide thirty (30) days written notice to Okaloosa County for any changes, cancellations or non-renewal of the policy, with the exception of ten (10) day notice for cancellation due to non-payment of premium."

RE: 1001 AIRPORT RD., BLOCK 9, LOT 1 & 2, DESTIN, FL 32541

COVERAGE TERMS & CONDITIONS:

Insurance Carriers and Policy Numbers:

Arch Specialty Insurance Company - ESP004866106
Evanston Insurance Company - MKLV11XP006493
QBE Specialty Insurance Company - AHAR1048300
General Security Indemnity Company of Arizona - TR00202181600394

Coverage Limits are per Schedule on File with Carrier.
Per Occurrence limit of liability endorsement to apply.

Covered Perils:

All Risks (Special Form) of Direct Physical Loss or Damage Excluding Flood and Earthquake.

Valuation:

Real and Personal Property = Replacement Cost - Business Income = Actual Loss Sustained

Coinsurance:

Nil

Deductible(s):

Named Windstorm: 3% by Sum of TIV, per affected values (including Business Income) per Occurrence, subject to \$50,000 minimum per Occurrence
All Other Wind/Hail: \$25,000 per Occurrence
All Other Perils: \$5,000 per Occurrence

Sinkhole Coverage:

Included

Coverage Sub-Limits per POLICY:

Ordinance or Law Coverage A: Included in Bldg Limit
Ordinance or Law Coverage B&C Combined: \$2,500,000

Warranties:

Sprinklered per schedule on file
Automatic Extinguishing system over all cooking surfaces for restaurant occupancies that is cleaned and serviced quarterly

**CONSENT TO RENEWAL OF LEASE AND AMENDMENT L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD HANGAR LEASE AT THE
DESTIN EXECUTIVE AIRPORT**

This Renewal of Lease and Amendment Two, made and entered into this 18th day of September, 2018, hereby approves the renewal for Crystal Beach Development of Destin, LTD ("Lessee") and amends Lease L98-0096-AP ("Lease Agreement"), dated June 15, 2011, by Crystal Beach Development of Destin, LTD ("Lessee"), and Okaloosa County, Florida through its Board of County Commissioners (hereinafter the "County").

WITNESSETH:

WHEREAS, the County entered into a Lease Agreement, L98-0096-AP for Hanger Space Crystal Beach Development of Destin, LTD on June 15, 2011, Amendment Number One on February 22, 2017, Lease for Hangar Space Option on June 15, 2011, and Lease for Hangar Space on July 21, 1998 at the Destin Executive Airport with a current expiration date of March 10, 2018; and

WHEREAS, Lessee desires to renew his Lease; and

WHEREAS, in accordance with Section 30 of the Lease for Hangar Space Option, Lessee is required to give County at least one hundred twenty (120) days written notice prior to the termination of this lease; and

WHEREAS, new language for Insurance that will be added to Section 18; and

WHEREAS, the County as a recipient of federal assistance is required to incorporate specific revisions in grant funded contracts. These provisions are being incorporated per this amendment as listed in Exhibit "A"; and

WHEREAS, the parties now desire to provide additional revisions to the Lease Agreement.

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

I. RENEWAL

1. In accordance with section 30 of L98-0096-AP, the County hereby renews your Hangar Lease with a new expiration date of March 10, 2038.

2. Lessee by execution of this Hangar Lease Renewal and Amendment, and in consideration of consent by the County of the same, is bound by all terms of the Lease Agreement as may be amended from time to time and does hereby assume all responsibilities, duties, obligations, rights, and privileges as set forth in the original lease, supplemental agreements, and assignment of leases.

II. AMENDMENT TO THE LEASE AGREEMENT

L98-0096-AP is hereby amended as follows:

1. Section 7 titled "Escalation Clause" of L98-0096-AP, is deleted and replaced as follows:

The ground lease shall be increased annually to reflect the increase in the Consumer Price Index ("CPI") based on a twelve (12) month September through August average. 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).

2. Section 18c under Section 18 titled "Insurance" of L98-0096-AP, is deleted and replaced as follows:


All aircraft liability and public liability coverage shall be endorsed to include Okaloosa County as Additional Insured. In addition, all insurance policies shall include a clause to provide thirty (30) days written notice to Okaloosa County for any changes, cancellations or non-renewal of the policy, with the exception of ten (10) day notice for cancellation due to non-payment of premium. 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 Okaloosa County, 5479 A Old Bethel Road, Crestview, FL 32536 and a copy to Airports Administration, 1701 State Road 85 N, Suite 1, Eglin AFB, FL 32542-1498. On request, Lessee shall deliver an exact copy of the policy or policies including all endorsements.

3. Section 30 titled "Renewal of Lease" of L98-0096-AP, is hereby deleted in its entirety.
4. Lessee agrees to comply with all federal regulations, including, but not limited to, those set forth in Exhibit "A" attached hereto and incorporated herein.
5. 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

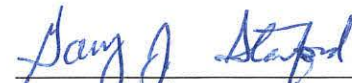


Graham W. Fountain
Chairman, Board of County Commissioners

Date: 9/18/18



ATTEST:



J.D. Peacock II
Clerk of Circuit Court



LESSEE

Crystal Beach Development

Jay Odom

Date: 7-5-18

ATTEST:

Mary Rosenheim
Witness Mary Rosenheim

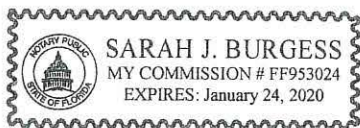
Patricia Dalton
Witness Patricia Dalton

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 JAY ODOM 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 5th day of July, 2018, AD.



Sarah J. Burgess
NOTARY

My Commission Expires: 1-24-20

Exhibit "A"

GENERAL CIVIL RIGHTS PROVISIONS

The lessee and its transferee agree to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision obligates the lessee or its transferee for the period during which Federal assistance is extended to the airport through the Airport Improvement Program.

In cases where Federal assistance provides, or is in the form of personal property; real property or interest therein; structures or improvements thereon, this provision obligates the party or any transferee for the longer of the following periods:

(a) The period during which the property is used by the airport sponsor or any transferee for a purpose for which Federal assistance is extended, or for another purpose involving the provision of similar services or benefits; or

(b) The period during which the airport sponsor or any transferee retains ownership or possession of the property.

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by Okaloosa County pursuant to the provisions of the Airport Improvement Program grant assurances.

A. The Lessee, for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that (1) no person on the ground of race, color, or national origin, will 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 ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the lessee will use the premises in compliance with all other requirements imposed by or pursuant to the List of discrimination Acts And Authorities.

B. With respect to leases, in the event of breach of any of the above nondiscrimination covenants, Okaloosa County will have the right to terminate the lease, and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said lease had never been made or issued.

C. With respect to deeds, in the event of breach of any of the above nondiscrimination covenants, County will there upon revert to and vest in and become the absolute property of County and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

Title VI Clauses for Compliance with Nondiscrimination Requirements

Compliance with Nondiscrimination Requirements

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Lessee") agrees as follows:

1. **Compliance with Regulations:** The lessee (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts And Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The lessee, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The lessee will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the lessee for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the lessee of the lessee's obligations under this lease and the Nondiscrimination Acts And Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The lessee will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts And Authorities and instructions. Where any information required of a lessee is in the exclusive possession of another who fails or refuses to furnish the information, the lessee will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a lessee's noncompliance with the Non-discrimination provisions of this lease, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the lessee under the lease until the lessee complies; and/or

b. Cancelling, terminating, or suspending a lease, in whole or in part.

6. **Incorporation of Provisions:** The lessee will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The lessee will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the lessee becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the lessee may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the lessee may request the United States to enter into the litigation to protect the interests of the United States.

Title VI List of Pertinent Nondiscrimination Acts and Authorities

Title VI List of Pertinent Nondiscrimination Acts and Authorities

During the performance of this lease, the lessee, for itself, its assignees, and successors in interest (hereinafter referred to as the “lessee”) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

All leases and subleases that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers.

The lessee has full responsibility to monitor compliance to the referenced statute or regulation. The lessee must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division

OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

All leases and subleases that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. Lessee must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Lessee retains full responsibility to monitor its compliance and their sublease’s compliance with the applicable requirements of the

Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Lessee must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

E-VERIFY

Enrollment and verification requirements.

- (1) If the Lessee is not enrolled as a Federal Contractor in E-Verify at time of contract award, the Lessee shall-
 - a. Enroll. Enroll as a Federal Contractor in the E-Verify Program within thirty (30) calendar days of contract award;
 - b. Verify all new employees. Within ninety (90) calendar days of enrollment in the E-Verify program, begin to use E-Verify to initiate verification of employment eligibility of all new hires of the Lessee, who are working in the United States, whether or not assigned to the contract, within three (3) business days after the date of hire (but see paragraph (b)(3) of this section); and,
 - c. Verify employees assigned to the contract. For each employee assigned to the contract, initiate verification within ninety (90) calendar days after date of enrollment or within thirty (30) calendar days of the employee's assignment to the contract, whichever date is later (but see paragraph (b)(4) of this section.)
- (2) If the Lessee is enrolled as a Federal Contractor in E-Verify at time of Lease award, the Lessee shall use E-Verify to initiate verification of employment eligibility of
 - a. All new employees.
 - i. Enrolled ninety (90) calendar days or more. The Lessee shall initiate verification of all new hires of the Lessee, who are working in the United States, whether or not assigned to the contract, within three (3) business days after the date of hire (but see paragraph (b)(3) of this section); or
 - b. Enrolled less than ninety (90) calendar days. Within ninety (90) calendar days after enrollment as a Federal Contractor in E-Verify, the Lessee shall initiate verification of all new hires of the lessee, who are working in the United States, whether or not assigned to the contract, within three (3) business days after the date of hire (but see paragraph (b)(3) of this section); or

- ii. Employees assigned to the contract. For each employee assigned to the contract, the Lessee shall initiate verification within ninety (90) calendar days after date of lease award or within thirty (30) days after assignment to the lease, whichever date is later (but see paragraph (b)(4) of this section.)
- (3) If the Lessee is an institution of higher education (as defined at 20 U.S.C. 1001(a)); a State of local government or the government of a Federally recognized Indian tribe, or a surety performing under a takeover agreement entered into with a Federal agency pursuant to a performance bond, the Lessee may choose to verify only employees assigned to the lease, whether existing employees or new hires. The Lessee shall follow the applicable verification requirements of (b)(1) or (b)(2), respectively, except that any requirement for verification of new employees applies only to new employees assigned to the lease.
- (4) Option to verify employment eligibility of all employees. The Lessee may elect to verify all existing employees hired after November 6, 2986 (after November 27, 2009, in the Commonwealth of the Northern Mariana Islands), rather than just those employees assigned to the lease. The Lessee shall initiate verification for each existing employee working in the United States who was hired after November 6, 1986 (after November 27, 2009, in the Commonwealth of the Northern Mariana Islands), within one hundred eighty (180) calendar days of-
- i. Enrollment in the E-Verify program; or
 - ii. Notification to E-Verify Operations of the Lessee's decision to exercise this option, using the lease information provided in the E-Verify program Memorandum of Understanding (MOU)
- (5) The Lessee shall comply, for the period of performance of this lease, with the requirements of the E-Verify program MOU.
- i. The Department of Homeland Security (DHS) or the Social Security Administration (SSA) may terminate the Lessee's MOU and deny access to the E-Verify system in accordance with the terms of the MOU. In such case, the Lessee, will be referred to a suspension or debarment official.
 - ii. During the period between termination of the MOU and a decision by the suspension or debarment official whether to suspend or debar, the lessee is excused from its obligations under paragraph (b) of this clause. If the suspension or debarment official determines not to suspend or debar the Lessee, then the Lessee must reenroll in E-Verify.
 - iii. Web site. Information on registration for and use of the E-Verify program can be obtained via the Internet at the Department of Homeland Security Web site: <http://www.dhs.gov/E-Verify>.

Individuals previously verified. The Lessee is not required by this clause to perform additional employment verification using E-Verify for any employee-

- (a) Whose employment eligibility was previously verified by the Lessee through the E-Verify program;
- (b) Who has been granted and holds an active U.S. Government security clearance for access to confidential, secret, or top secret information in accordance with the National Industrial Security Program Operating Manual; or
- (c) Who has undergone a completed background investigation and been issued credentials pursuant to Homeland Security Presidential Directive (HSPD)-12. Policy for a Common Identification Standard for Federal Employees and Contractors.

Subleases. The Lessee shall include the requirements of this clause, including this paragraph € (appropriately modified for identification of the parties in each sublease that-

- (1) Is for-(i) Commercial and noncommercial services (except for commercial services that are part of the purchase of a COTS item (or an item that would be a COTS item, but for minor modifications), performed by the COTS provider, and are normally provided for that COTS item); or
 - (ii) Construction;
- (2) Has a value of more than \$3,500; and
- (3) Includes work performed in the United States.

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 02/27/2017

Contract/Lease Control #: L98-096-AP ^{0096-AP}

Bid #: NA

Contract/Lease Type: REVENUE

Award To/Lessee: CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 06/05/2011

Expiration Date: 03/10/2018

Description of Contract/Lease: DAP HANGER LEASE BLK 9 LOTS 1 & 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

CONTRACT & LEASE INTERNAL COORDINATION SHEET

Contract/Lease Number: <u>L98-0096-AP</u>	Tracking Number: <u>221977</u>
Contractor/Lessee Name: <u>Crystal Beach Development</u>	Grant Funded: YES ___ NO <u>X</u>
Purpose: <u>Amendment one</u>	
Date/Term: <u>3-10-18</u>	1. <input type="checkbox"/> GREATER THAN \$50,000
Amount: <u>\$9994.33 and 1/2 hrs</u>	2. <input type="checkbox"/> GREATER THAN \$25,000
Department: <u>AP</u>	3. <input type="checkbox"/> \$25,000 OR LESS
Dept. Monitor Name: <u>Steph/sonic</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>1/24/2017</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>1-31-17</u> Laura Porter or Krystal King

County Attorney Review <i>See approval dated 1/24/2017</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: _____

02-02-17 P12:03 LN



STARR
COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: OKALOOSA COUNTY
5749 A OLD BETHEL ROAD
CRESTVIEW, FL 32536

Named Insured: DJFO, LLC AND CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD
1 DESTIN JET WAY
DESTIN, FL 32541

Policy Period: From OCTOBER 24, 2017 To OCTOBER 24, 2018

Policy Number: 1000227186-02

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).

Aviation Commercial General Liability

Limits of Insurance

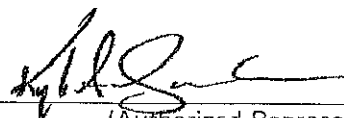
Each Occurrence Limit	\$ <u>5,000,000.</u>	
Damage to Premises Rented to You Limit	\$ <u>500,000.</u>	Any one premises
Medical Expense Limit	\$ <u>3,000.</u>	Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>NOT COVERED</u>	
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>	
Products/Completed Operations Aggregate Limit	\$ <u>NOT COVERED</u>	
Hangarkeepers Limit		
Each Aircraft Limit	\$ <u>NOT COVERED</u>	
Each Loss Limit	\$ <u>NOT COVERED</u>	
Hangarkeeper's Deductible	\$ <u>NOT APPLICABLE</u>	Each Aircraft

AS RESPECTS THE FOLLOWING LOCATIONS:
HANGARS - BLOCK 9, LOT 1 & 2 AT DESTIN AIRPORT
HANGARS - 17-105 & 17-107 AT DESTIN AIRPORT

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10060.

L98-0096-AP

Certificate Number: 2.1
Issued By and Date: OCTOBER 4, 2017 (CK)

By 
(Authorized Representative)

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Additional Insured Person(s) or Organization(s):
OKALOOSA COUNTY 5749 A OLD BETHEL ROAD CRESTVIEW, FL 32536
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

SECTION II - WHO IS AN INSURED is amended to include as an additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations; or
- B. In connection with your premises owned by or rented to you.


All other provisions of this policy remain the same.

This endorsement becomes effective OCTOBER 24, 2017 to be attached to and hereby made a part of:
Policy No. 1000227186-02
Issued to DJFO, LLC

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue OCTOBER 4, 2017 (CK)

By 
(Authorized Representative)

Dave Miner

From: Parsons, Kerry <KParsons@ngn-tally.com>
Sent: Tuesday, January 24, 2017 8:22 AM
To: Dave Miner; Charles Powell
Cc: Laura Porter; David Williams; Lynn Hoshihara
Subject: RE: Amendment One to Crystal Beach Development for Coordination

This is approved for legal sufficiency.

From: Dave Miner [mailto:dminer@co.okaloosa.fl.us]
Sent: Tuesday, January 24, 2017 8:53 AM
To: Parsons, Kerry; Charles Powell
Cc: Laura Porter; David Williams; Lynn Hoshihara
Subject: RE: Amendment One to Crystal Beach Development for Coordination

Ms. Parsons:

Revisions accepted, thank you.

Dave

From: Parsons, Kerry [mailto:KParsons@ngn-tally.com]
Sent: Monday, January 23, 2017 1:25 PM
To: Dave Miner; Charles Powell
Cc: Laura Porter; David Williams; Lynn Hoshihara
Subject: RE: Amendment One to Crystal Beach Development for Coordination

Please find attached my revisions.

From: Dave Miner [mailto:dminer@co.okaloosa.fl.us]
Sent: Friday, January 20, 2017 2:55 PM
To: Charles Powell
Cc: Parsons, Kerry; Laura Porter; David Williams
Subject: Amendment One to Crystal Beach Development for Coordination

Charles:

Attached is Amendment Number One to Crystal Beach Development for coordination. You will receive the original in distro.

Dave

AMENDMENT OF LEASE L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD HANGAR LEASE AT THE
DESTIN EXECUTIVE AIRPORT

This Amendment of Lease made and entered into this 22nd day of February, 2017, hereby approves this amendment for lease L98-0096-AP ("Lease Agreement"), by Crystal Beach Development of Destin, LTD ("Lessee"), and Okaloosa County, Florida through its Board of County Commissioners (hereinafter the "County").

WITNESSETH:

WHEREAS, on June 15, 2011, Lessee entered into a Lease for Hangar Space Option for Lease Agreement, L98-0096-AP with the County for Hanger Space at the Destin Executive Airport with a current expiration date of March 10, 2018; and

WHEREAS, on November 15, 2016 the Board approved a Tiered Buy-Down Option Program. This program enables current lessees with a Board approved rate over \$1.50 to "Opt In" to the new rate by paying a fee based on the lessees remaining lease term, 0 to 5 years \$1,000.00, 6 to 10 years \$2,500.00 and 11 to 20 years \$5,000.00; and

WHEREAS, Lessee desires to Opt In the Tiered Buy-Down program and lessee's fee, \$1,000.00 (less than six years) has been received; and

WHEREAS, on November 15, 2016 the Board additionally approved the new language for storage of items in the hangar, which the parties now desire to incorporate within the Lease Agreement; and

WHEREAS, the parties now desire to provide additional revisions to the Lease Agreement.

NOW THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, the executing parties consent to and agrees to the following:

AMENDMENT

1. Section 6 a titled "Ground Lease" of L98-0096-AP, is deleted and replaced as follows:

Lessee shall pay in advance an annual ground lease fee determined by bid. The fee shall be adjusted in accordance with Section 7. The ground lease and applicable sales tax will be billed annually, in advance, and is payable to Okaloosa County, Okaloosa County Airports, 1701 State Road 85 North, Suite 1, Eglin AFB, Florida 32542-1498. This lease includes **THREE THOUSAND FIVE HUNDRED (3,500) square feet at ONE DOLLAR AND FIFTY CENTS (\$1.50) per square foot per year for a total annual cost of FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS**

(\$5,250.00) plus state sales tax and County non-ad valorem taxes. Block 9 Lot 2 will remain the same.

2. Section 11 titled "Care of Leased Premises" of L98-0096-AP, is deleted and replaced as follows:

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 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.

3. Section 13 titled "Taxes" of L98-0096-AP, is deleted and replaced as follows:

Taxes and Assessments: Lessee shall pay all taxes, assessments, and other similar charges required by any local, state or federal law, including but not limited to such taxes and assessments as may from time to time be imposed by the County, if so authorized, which by law may be levied or assessed against any of the premises occupied by Lessee pursuant to this Lease Agreement, or which may arise out of or are identical to the conduct of Lessee's operation and activities under this Agreement or by reason of Lessee's occupancy of its facilities or use of County facilities under this Agreement. Lessee shall protect, reimburse and indemnify County from and assume all liability for its tax and assessment obligations under the terms of this Lease Agreement.

4. Section 18 titled "Insurance" letter "c" of L98-0096-AP, is deleted and replaced as follows:

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 Okaloosa County, 5749 A Old Bethel Road, Crestview, FL 32536 and a copy to

Okaloosa County Airports, 1701 State Road 85 North, Suite 1, Eglin Air Force Base, FL 32542-1498. On request, Lessee shall deliver an exact copy of the policy or policies including all endorsements.

5. Section 27 "Place of Payments" of L98-0096, is hereby deleted and replaced as follows:

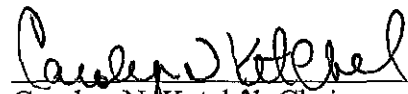
All payments and notices to COUNTY shall be given or mailed to the following address: Okaloosa County, Okaloosa County Airports, 1701 State Road 85 North, Suite 1, Eglin Air Force Base, Florida, 32542-1498.

6. 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)

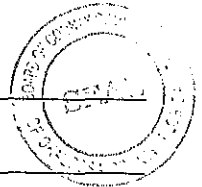
IN WITNESS WHEREOF, the parties hereto have executed this renewal and amendment as of the day and year first written.

OKALOOSA COUNTY, FLORIDA

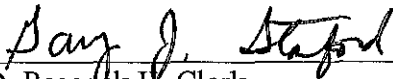


Carolyn N. Ketchel, Chairman

Date: 22 Feb 2017



ATTEST:

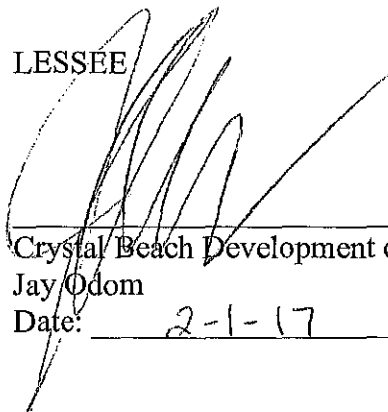


J.D. Peacock II, Clerk

DATE: 2/22/17



LESSEE

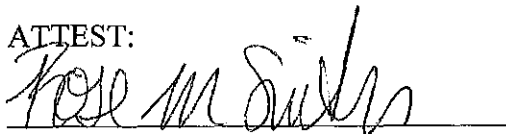


Crystal Beach Development of Destin, LTD

Jay Odom

Date: 2-1-17

ATTEST:



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 JAY ODOM 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 1st day of February, 2017, AD.



Sarah J. Burgess
NOTARY

My Commission Expires: 1-24-20



Destin Executive Airport Hangar Lease Tiered Buy Down Option Program

Lessee Crystal Beach Development
Lease # L98-0096-AP

Block 9

Lot 1

The Okaloosa County Board of County Commissioners approved a Tiered Buy Down Program for any Destin Executive Airport hangar lease with a Board approved ground lease rate greater than \$1.50 per square foot. The program allows a lessee to reduce their Board approved rate to the \$1.50 appraisal rate. This will be retroactive to October 1, 2016 with a flat fee based on the number of years remaining on the current lease term. All other terms and conditions of the lease remain unchanged with the exception of the Care of Premises which will also be updated.

Current Board Approved Ground Rate: \$ 2.34 Date Approved: 6/15/2011
Current Escalated Rate: \$ 2.50455 Date Escalated: 6/30/2016
Remaining Lease Term: 1.44 Expiration Date: 3/10/2018

Init: [Signature]

Opt In -Please check and initial this box if you elect the buy down option described above. This signed form must be returned with your fee in the amount of \$ 1,000.00 no later than January 17, 2017. Once signed form and payment are received, we will begin the lease amendment process. All lessees electing this option will be required to sign an amendment to their current lease and this will be presented to the Okaloosa County Board of County Commissioners for approval. The program is expected to be completed by March 7, 2017.

Init: _____

Opt Out -Please check and initial this box if you elect to remain at your current rate. I understand my ground lease rate will remain at its current rate of \$ 2.50455 and will continue to escalate annually per the terms in the agreement.

Print Name Jay Olam

Signature [Signature]

Date JAN 3, 2017

If you have chosen to Opt In, please return this form and your fee (check) in the amount of \$ 1,000.00 no later than January 17, 2017 to begin the agreement amendment process. Please remember that you will be required to sign an amendment to your current lease and return for Board Approval. The new rate is not effective until your amendment is approved by the Okaloosa County Board of County Commissioners. We expect this process to be completed by March 7th, 2017.

Buy Down Option Forms not returned by January 17, 2017 will automatically be considered as an Opt Out to this program. In addition, Buy Down Option Forms that indicate Opt In that are not returned with the fee by January 17, 2017 will not be processed and will automatically will be Opted Out.



CRYSBEA-03

SBRANNEN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/6/2017

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 Acentria, Inc - Destin Office 4634 Gulfstarr Drive Destin, FL 32541	CONTACT NAME: Stacey Brannen	
	PHONE (A/C, No, Ext): (850) 257-2995 FAX (A/C, No): (850) 387-0935 E-MAIL ADDRESS: stacey.brannen@acentria.com	
INSURED Crystal Beach Development of Destin, Ltd PO Box 1735 Destin, FL 32540	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Westfield Insurance Company	24112
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

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	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		CMM4714890	03/01/2016	03/01/2017	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 1,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COM/POP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO 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)	\$
								\$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	X		CMM4714890	03/01/2016	03/01/2017	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	
							OTHER	
							E.I. EACH ACCIDENT	\$
							E.I. DISEASE - EA EMPLOYEE	\$
							E.I. DISEASE - POLICY LIMIT	\$

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

RE: 1001 AIRPORT RD., BLOCK 9, LOT 1 & 2, DESTIN, FL 32541

OKALOOSA COUNTY IS ADDITIONAL INSURED LOSS PAYEE WITH REGARD TO THE ABOVE LOCATION.

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



CERTIFICATE OF PROPERTY INSURANCE

SBRANNEN

DATE (MM/DD/YYYY)
7/27/2016

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.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER Acentria, Inc - Destin Office 4634 Gulfstar Drive Destin, FL 32541	CONTACT NAME: PHONE (A/C No, Ext): (850) 650-1950 FAX (A/C No): (850) 650-9288 E-MAIL ADDRESS: PRODUCER CUSTOMER ID: CRYSBEA-03														
INSURED Crystal Beach Development of Destin, Ltd PO Box 1735 Destin, FL 32540	<table style="width: 100%;"> <thead> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Arch Specialty Insurance Company</td> <td>21199</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Arch Specialty Insurance Company	21199	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Crystal Beach Development Company of Northwest Florida, et al.
 Per Scheduled Named Insureds and Locations
 SEE ATTACHED ACORD 101

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/>	PROPERTY	ESP004866104	03/01/2016	03/01/2017	<input checked="" type="checkbox"/> BUILDING	\$ 375,000	
	CAUSES OF LOSS					5,000	<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$ 10,000
	<input type="checkbox"/>	BASIC					BUSINESS INCOME	\$
	<input type="checkbox"/>	BROAD					EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/>	SPECIAL					RENTAL VALUE	\$
	<input type="checkbox"/>	EARTHQUAKE				3.0000%	BLANKET BUILDING	\$
	<input checked="" type="checkbox"/>	WIND					BLANKET PERS PROP	\$
<input type="checkbox"/>	FLOOD		BLANKET BLDG & PP	\$				
	INLAND MARINE		TYPE OF POLICY				\$	
CAUSES OF LOSS			POLICY NUMBER				\$	
<input type="checkbox"/>	NAMED PERILS						\$	
<input type="checkbox"/>	CRIME						\$	
	TYPE OF POLICY						\$	
<input type="checkbox"/>	BOILER & MACHINERY / EQUIPMENT BREAKDOWN						\$	

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
PROPERTY POLICIES INCLUDING WIND, Effective 3/1/2016 to 3/1/2017:
 1) Arch Specialty Insurance Co. - Policy #ESP0048661-04
 2) Evanston Insurance Co. - Policy #M/KL/V/IX/P004358
 3) Landmark American Insurance Co. - Policy #LHD395718
 SEE ATTACHED ACORD 101

CERTIFICATE HOLDER Okaloosa County 5749 A Old Bethel Road Crestview, FL 32536	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
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ADDITIONAL REMARKS SCHEDULE

AGENCY Acentria, Inc - Destin Office		NAMED INSURED Crystal Beach Development of Destin, Ltd	
POLICY NUMBER SEE PAGE 1		PO Box 1735 Destin, FL 32540	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

Description of Property:
RE: 1001 AIRPORT RD., BLOCK 9, LOT 1 & 2, DESTIN, FL 32541
OKALOOSA COUNTY IS LISTED AS LOSS PAYEE AS RESPECTS TO THE ABOVE LOCATION.

Special Conditions:
4) Aspen Specialty Insurance Co. - Policy #RNOFPXA55GV15

Valuation = Replacement Cost
Coinsurance = Waived
Coverage is not blanket, limits are per Schedule on file with Company
30 Days Cancellation Notice

DEDUCTIBLES:
Named Storm: 3% of affected values (including time element) subject to \$50,000 minimum per Occurrence
All Other Wind: \$25,000 per Occurrence
All Other Perils: \$5,000 per Occurrence

SUBLIMITS:
Debris Removal: \$100,000
Fire Department Service Charge: \$10,000
Lost Key Coverage: \$10,000
Property in Transit: \$10,000
Valuable Paper and Records: \$100,000
Accounts Receivable: \$100,000
Property of Others: \$25,000
Utility Services Coverage: \$100,000 "Excluding T&D Lines"
Law & Ordinance: \$2,500,000 (A,B&C Combined)



Certificate of Insurance
QBE The Americas

This is to certify to (Certificate Holder): **Okaloosa County**
5749 A Old Bethel Road
Crestview, FL 32536

The following policy(ies) have been issued to: **Zeppelin Holdings, LLC, B&J of Destin, Inc., Crystal Beach**
Development of Destin, Ltd. and Crestview Hangar 51, LLC
4652 Gulfstarr Drive
Destin, FL 32541

POLICY INFORMATION

Aircraft Policy No. **QAV0001078**
 Policy Period: This Coverage is Effective 12:01 A.M. **From: May 4, 2016 To: May 4, 2017**
 Policy Territory: **Worldwide**
 Insurance Company: **QBE Insurance Corporation**

LIABILITY COVERAGES

		Limits of Liability	
		Each Person	Each Occurrence
<input type="checkbox"/>	Bodily Injury	\$	\$
<input type="checkbox"/>	Property Damage	\$	\$
<input type="checkbox"/>	Passenger Bodily Injury	\$	\$
<input checked="" type="checkbox"/>	Single Limit Including Pass.	\$	\$ 20,000,000
<input type="checkbox"/>	Passenger Liability Limited to:	\$	\$

Description of Aircraft

			Physical Damage Coverage:	All Risks Ground and In-Flight
			Insured	
Number	Year	Make & Model	Value	Deductibles (NIM/IM)
N255TC	1990	Citation 550	\$1,750,000	NIL / NIL

THE CERTIFICATE HOLDER IS:

<input type="checkbox"/>	Included as a Loss Payee for Aircraft Physical Damage Coverage.
<input type="checkbox"/>	Breach of Warranty Coverage on Aircraft Physical Damage as their interest may appear not to exceed 100% of the Insured value
<input checked="" type="checkbox"/>	Included as an Additional Insured on Aircraft Liability Coverage but only as respects operations of the Named Insured.
<input type="checkbox"/>	Provided a waiver of subrogation on aircraft physical damage coverage but

OTHER COVERAGES / CONDITIONS / REMARKS:


<input checked="" type="checkbox"/>	This coverage includes War Physical Damage Coverage and TRIA
<input checked="" type="checkbox"/>	This coverage includes War Liability Coverage and TRIA

REMARKS:

Premises Liability Limit: \$20,000,000 each occurrence
 Premises Liability Coverage is included as respects Block 9 Lot 1 & 2

The Aviation Managers have made provision to give the certificate holder prompt notice of cancellation of any policy above; however, the Aviation Managers assume 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.

Date of Issue: 02/06/17

By: 
 (Authorized Representative)
David Gray
 QBE North America
 175 TownPark Drive Suite 125
 Kennesaw, GA 30144
 770-794-6400



LO096

DMCDONALD

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

3/20/2015

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.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER Acentria, Inc - Destin Office 4634 Gulfstarr Drive Destin, FL 32541		CONTACT NAME: PHONE (A/C, No, Ext): (850) 650-1950 FAX (A/C, No): (850) 650-9288 E-MAIL ADDRESS: PRODUCER CUSTOMER ID: CRY5BEA-03	
INSURED Crystal Beach Development of NW Florida PO Box 1735 Destin, FL 32540		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Arch Ins Co	NAIC # 11150
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

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


LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
1 1 See attached Schedules

SEE ATTACHED ACORD 101

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	<input checked="" type="checkbox"/>	PROPERTY	ESP0048661-03	03/01/2015	03/01/2016	<input checked="" type="checkbox"/> BUILDING	\$ 575,000	
		CAUSES OF LOSS				DEDUCTIBLES	PERSONAL PROPERTY	\$
		BASIC				BUILDING 5,000	<input checked="" type="checkbox"/> BUSINESS INCOME	\$ 54,000
		BROAD				CONTENTS	EXTRA EXPENSE	\$
		<input checked="" type="checkbox"/> SPECIAL					RENTAL VALUE	\$
		EARTHQUAKE					BLANKET BUILDING	\$
		<input checked="" type="checkbox"/> WIND					BLANKET PERS PROP	\$
		FLOOD					BLANKET BLDG & PP	\$
	INLAND MARINE	TYPE OF POLICY				\$		
	CAUSES OF LOSS					\$		
	NAMED PERILS	POLICY NUMBER				\$		
	CRIME					\$		
	TYPE OF POLICY					\$		
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$		

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
CRESTVIEW HANGAR #51 LLC
5491 JOHN GIVENS RD.
CRESTVIEW, FL 32536

CERTIFICATE HOLDER Okaloosa County 602-C North Pearl Street Crestview, FL 32536	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 



ADDITIONAL REMARKS SCHEDULE

AGENCY Acentria, Inc - Destin Office		NAMED INSURED Crystal Beach Development of NW Florida PO Box 1735 Destin, FL 32540	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

Description of Property:
CRESTVIEW HANGAR #51 LLC
5491 JOHN GIVENS RD.
CRESTVIEW, FL 32536

PROPERTY POLICIES INCLUDING WIND, Effective 3/1/2015 to 3/1/2016:

- 1) Arch Specialty Insurance Co. - Policy TBD
- 2) Kinsale Insurance Co. - Policy TBD
- 3) Alterra Excess & Surplus Insurance Co. - Policy TBD
- 4) Landmark American Insurance Co. - Policy TBD
- 5) Aspen Specialty Insurance Co. - Policy TBD

Wind Deductible: 3% Hurricane; \$25,000 All Other Wind

Replacement Cost Applies

DEDUCTIBLES:

Named Storm: 3% of Building Values, subject to \$50,000 minimum
All Other Wind: \$25,000 Per Occurrence
All Other Perils: \$5,000 Per Occurrence



Okaloosa County Airports

State of Florida

March 18, 2015

Crestview Hangar #51
Jay Odom
P.O. Box 1735
Destin, FL 32540

Re: Certificates of Insurance Corrections Hangar #51

Dear Mr. Odom:

Thank you for sending in your certificates of insurance. I will need a few corrections to the certificates that you provided.

Your general liability certificate is good.

On your property insurance please have them list Crestview Hangar #51 in the insured block and the amount of the full replacement value. There is no amount listed currently.

On the aircraft policy the name insured is a company that is not associated with the lease. The insurance policy must either be issued to the Lessee or specifically name the Lessee as an additional insured doing business as (dba) the name of the entity. The additional insured/certificate holder is correct.

Please send the corrected certificates as soon as possible but no later than March 31, 2015 so this matter may be resolved.

Thank you and if you have any questions please contact me.

Sincerely,

David E. Miner
Airports Administration

LEASE # L98-0096-AP
CRYSTAL BEACH DEVELOPMENT OF DESTIN
DAP HANGAR LEASE BLOCK 9, LOTS 1 & 2
EXPIRES: 03/10/2018

LEASE FOR HANGAR SPACE OPTION

BETWEEN

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA

AND

CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD.

This LEASE FOR HANGAR SPACE fully executed this 15th day of June, 2011, 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 CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD. (hereinafter called "LESSEE").

WITNESSETH:

COUNTY hereby lets to LESSEE and LESSEE hereby hires and takes from COUNTY at the Destin/Ft. Walton Beach Airport in the County of Okaloosa, State of Florida (hereinafter referred to as "AIRPORT"), that certain location designated as Block 9 Lots 1 and 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 individually-owned/corporate-owned aircraft 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 have an expiration date of March 10, 2018.

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

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 in advance an annual ground lease fee established by an independent appraisal. The fee shall be adjusted 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 for Block 9 Lot 1 includes THREE THOUSAND FIVE HUNDRED (3,500) square feet at TWO DOLLARS AND THIRTY FOUR CENTS (\$2.34) per square foot per year for a total annual cost of EIGHT THOUSAND TWO HUNDRED EIGHT DOLLARS AND NINETY FOUR CENTS (\$8,208.94) plus tax and the lease for Block 9 Lot 2 includes THREE THOUSAND TWO HUNDRED FIFTY (3,250) square feet at ONE DOLLAR AND THIRTY SEVEN CENTS (\$1.37) per square foot per year for a total annual cost of FOUR THOUSAND FOUR HUNDRED FORTY TWO DOLLARS AND EIGHTY SEVEN CENTS (\$4,442.87) plus tax.

b. 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: Crystal Beach Development, Jay Odom, P.O. Box 1735, Destin, FL 32540.

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 9 Lot 1 contains 3,500 square feet more or less.
Block 9 Lot 2 contains 3,250 square feet more or less.

SECTION 30: RENEWAL OF LEASE

At the end of this initial lease period, all improvements to the property shall become the sole possession of OKALOOSA COUNTY.

a. OPTION TERM:

Provide LESSEE is in compliance with all terms and conditions of this Agreement, LESSEE shall have an option to renew this Agreement with all the same terms and conditions except for rent for additional term of twenty (20) years.

b. RENT:

Rent for the additional term shall be established by an independent appraisal conducted by the COUNTY. If LESSEE does not agree with the rental fee established as a result of the independent appraisal, the option to renew shall be null and void and this lease shall terminate. Adjustments will be based upon the provisions of SECTION 7: ESCALATION.

c. NOTICE:

LESSEE shall give COUNTY at least one hundred twenty (120) days written notice prior to the termination of this lease of its intent to exercise the option to renew.

SECTION 31: ENTIRE LEASE

This LEASE consists of the following: Sections 1 to 31. 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





CRYSTAL BEACH DEVELOPMENT
JAY ODOM



WITNESS



WITNESS

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF OKALOOSA

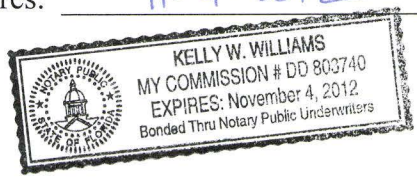
Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared JAY ODOM who, under oath, deposes and says that he is authorized to execute contracts and lease agreements and that he executed the foregoing instrument for the uses and purposes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

Sworn and subscribed before me this 27 day of April, 2011, AD.



NOTARY

My Commission expires: 11-4-2012



GROUND LEASE FOR HANGAR SPACE

This GROUND LEASE FOR HANGAR SPACE, fully executed this 21st day of **July**, 1998, 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 CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD (hereinafter called "LESSEE"):

WITNESSETH:

COUNTY hereby lets to LESSEE and LESSEE hereby hires and takes from COUNTY at the Destin/Ft. Walton Beach Airport in the County of Okaloosa, State of Florida (hereinafter referred to as "AIRPORT"), that certain location designated as LOTS 1 & 2 BLOCK 9 as shown on the Airport Layout Plan on file in the office of the Airports Director, which is hereby incorporated herein by reference, and which Plan is attached hereto marked Exhibit "A", and COUNTY hereby gives to LESSEE permission to erect and maintain one (1) metal hangar for the storage of individually-owned/corporate-owned aircraft at the aforesaid location.

This Ground 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.

L98-0096-AP20-56
LESSEE: CRYSTAL BEACH DEVELOPMENT
DAP GROUND LEASE LOTS 1&2/BLOCK 9
EXPIRES: 3/10/2018

L

SECTION 1: TERM

This LEASE shall be for a term of approximately TWENTY (20) years and shall take effect on the 11th day of March, 1998, and end on the 10th day of March, 2018 AD.

SECTION 2: AIRCRAFT OWNERSHIP

LESSEE shall, upon written request by COUNTY, provide proof of ownership of individually-owned/corporate-owned aircraft to be stored pursuant to this LEASE.

SECTION 3: IMPROVEMENTS TO COUNTY

Any and all permanent buildings and improvements hereafter installed, erected, or placed on the Lease 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

Hangar must be constructed within ONE (1) year of execution of this LEASE. Failure to comply with this requirement will result in automatic termination of this LEASE without prior written notice by COUNTY. LESSEE shall furnish to COUNTY upon completion of hangar ONE (1) set of As-Built drawings.

SECTION 5: BUILDING PERMITS

LESSEE shall at its expense apply for and obtain any and all building, construction, or other permits and licenses to construct, repair, or maintain the improvements contemplated by this LEASE from the City of Destin, or any other authority having jurisdiction to require the same. COUNTY makes no representations or warranty relative to the availability of such licenses or permits, and LESSEE assumes full responsibility for securing same.

SECTION 6: RENTALS

a. HANGAR FEES:

LESSEE shall pay to the COUNTY for the privileges herein granted the sum SIX THOUSAND ONE HUNDRED TWENTY-FIVE ^{\$6,125.00} ~~(\$6,1215.00)~~ dollars a year plus sales tax, payable annually in advance at the office of the Airports Director, Okaloosa Regional Airport, State Road 85, Eglin AFB, Florida, 32542-1413, the aforesaid amount being for ground lease on **LOT 1 BLOCK 9** on the Airport Layout Plan heretofore identified as Exhibit "A" totaling THREE THOUSAND FIVE HUNDRED (3,500) square feet at ONE DOLLAR AND SEVENTY-FIVE CENTS (\$1.75) cents per square foot per annum and LESSEE shall pay to the COUNTY for the privileges herein granted the sum THREE THOUSAND THREE HUNDRED FIFTEEN ^(\$3,315.00) dollars a year plus sales tax, payable annually in advance at the office of the Airports Director, the aforesaid amount being paid for ground lease on **LOT 2 BLOCK 9** on the Airport Layout Plan heretofore

identified as Exhibit "A" totaling THREE THOUSAND TWO HUNDRED FIFTY (3,250) square feet at ONE DOLLAR AND TWO CENTS (\$1.02) cents per square foot per annum.

b. ESCALATION CLAUSE:

The annual rent for each consecutive FIVE (5) year period of the term of this LEASE shall be increased to reflect the increase in the Consumer Price Index from the date of the original execution hereof by both parties which for the purpose of this LEASE is calculated by the U.S. Department of Labor and Statistics.

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.

SECTION 7: UTILITIES

COUNTY does not assume any responsibility in providing utilities to the Leased Premises. Any utility charges and cost of installation will be paid by LESSEE.

SECTION 8: 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 referred to which is designated on said Exhibit "A", 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, feasibly, 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 to the operations of aircraft, now known or hereafter used for navigation of or flight in said aerospace, 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 9: ALTERATIONS TO APPROVED FACILITIES

No construction, modification, or alterations of improvements are permitted without prior written approval by COUNTY.

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.

SECTION 11: CARE OF LEASED PREMISES

LESSEE shall keep said hangar and premises neat, clean, and orderly at all times. LESSEE shall not commit or suffer to be committed on the Leased Premises, any waste, nuisance, or unlawful act.

SECTION 12: MAINTENANCE IN LEASED PREMISES

LESSEE shall not perform any maintenance in the Leased Premises except for the following: changing tires and batteries, servicing batteries, changing oil, vacuuming aircraft, and replacement of plugs, the above considered minor maintenance for an individually-owned/corporate-owned aircraft. An approved Operating Policy relative to Aircraft Maintenance and Fueling of individually-owned aircraft is attached herewith and made a part of this LEASE as Exhibit "B" for better clarification and compliance procedures. Repairs and maintenance of aircraft not individually-owned by LESSEE are strictly prohibited in the Leased Premises. LESSEE shall park ground transportation in it's Lease Premises only and in a manner so as not to compromise maneuvering of aircraft and safety of others.

SECTION 13: TAXES

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

SECTION 14: ASSIGNMENT AND SUBLEASE

After the initial construction and financing of said hangar, 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 TWENTY-FIVE (\$25.00) dollars to cover administrative costs. 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. This LEASE shall be binding on the assigns, transfers, heirs, executors, successors, and trustees of the parties hereto.

SECTION 15: 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 cause whatsoever.

SECTION 16: RIGHTS OF ENTRY RESERVED

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

SECTION 17: INSURANCE

a. **LIABILITY:** LESSEE agrees that LESSEE shall, during the entire term of 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. COUNTY reserves the right to increase the minimal aircraft liability and public liability insurance requirements as circumstances may warrant. The policy or policies shall name the COUNTY as an Additional Insured. The policy or 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. LESSEE shall furnish a Certificate of Insurance to LESSOR as evidence of aircraft liability and public liability prior to occupying the Leased Premises. On request, LESSEE shall deliver an exact copy of the policy or policies including all endorsements.

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 which 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 or improvement 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.

SECTION 18: 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 BOARD OF COUNTY COMMISSIONERS is as follows: Okaloosa County Board of Commissioners, Okaloosa County Courthouse, 101 E. James Lee Boulevard, Crestview, Florida, 32536. The address of the LESSEE is

CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD

P. O. BOX 1735

DESTIN, FLORIDA 32540

(850) 654-4126

SECTION 19: HOLD HARMLESS

LESSEE shall protect, defend, indemnify and hold COUNTY, its officers, and employees completely harmless from and against any and all liabilities, demands, suits, claims, losses, fines, or judgments arising by reason of the injury or death of any person or damage to any property, including all reasonable costs from investigation and defense thereof (including but not limited to attorney fees, court costs, and expert fees), of any

nature whatsoever arising out of or incident to this LEASE or LESSEE's officers, employees, agents, contractors, subcontractors, licensees, or invitees regardless of where the injury, death, or damage may occur; unless such injury, death, or damage is caused by the sole negligence of COUNTY. COUNTY shall give LESSEE reasonable notice of any such claims or actions. LESSEE, in carrying out its obligations hereunder, shall use counsel reasonably acceptable to COUNTY. The provisions of this Section shall survive the expiration or earlier termination of this LEASE.

COUNTY agrees to pay to LESSEE the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration as specified consideration for the above stated indemnification in accordance with the provisions of Florida Statutes, Section 725.06. Furthermore, LESSEE acknowledges that the rental fees as specified in Section 6 hereof include said consideration for the indemnification provision.

SECTION 20: COMMERCIAL ACTIVITY PROHIBITED

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

SECTION 21: RESTRICTIONS OF MECHANIC'S LIENS

Materialman's and mechanic's liens on the Leased Premises are prohibited and void.

SECTION 22: 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 23: 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 participating 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 Leased 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 24: PLACE OF PAYMENTS

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

OKALOOSA REGIONAL AIRPORT

AIRPORTS DIRECTOR

STATE ROAD 85

EGLIN AFB, FL 32542-1413

SECTION 25: 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.

SECTION 26: ENTIRE LEASE

This LEASE consists of the following: Sections 1 to 26, both inclusive, and Exhibits "A" and "B". 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

Ray Sansom

RAY SANSOM
CHAIRMAN



ATTESTS:

CLERK OF CIRCUIT COURT
OKALOOSA COUNTY, FLORIDA

Dany J. Stanford
DEPUTY CLERK



CRYSTAL BEACH DEVELOPMENT
OF DESTIN, LTD.
LESSEE

By: *Jay A. Odom*

JAY A. ODOM

ATTESTS:

Shae Smart
WITNESS SHAE SMART

Sarah Burgess
WITNESS Sarah Burgess

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 JAY A. ODOM, who, under oath, deposes and says that he/she is the duly authorized representative of CRYSTAL BEACH DEVELOPMENT OF DESTIN, LTD, to execute contracts and lease agreements and that he/she executed the foregoing instrument for the uses and purposes contained therein.

Sworn and subscribed before me this 29th day of July, 1998, AD.

Cindy Jo Ley
NOTARY PUBLIC

My Commission expires:



STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared RAY SANSOM, CHAIRMAN, of the BOARD OF COUNTY COMMISSIONERS of Okaloosa County, Florida, and Gary J. Stanford, Deputy Clerk of Circuit Court, who known to me to be the Chairman and Deputy Clerk of the Board of County Commissioners of Okaloosa County, Florida, and they acknowledged executing the forgoing instrument freely and voluntarily under authority duly vested in them by said COUNTY and STATE and that the seal affixed thereto is the true seal of said COUNTY.

Witness my hand and official seal in the COUNTY and STATE last aforesaid this 21st day of July, 1998, AD.

Norma J. Jones
NOTARY PUBLIC

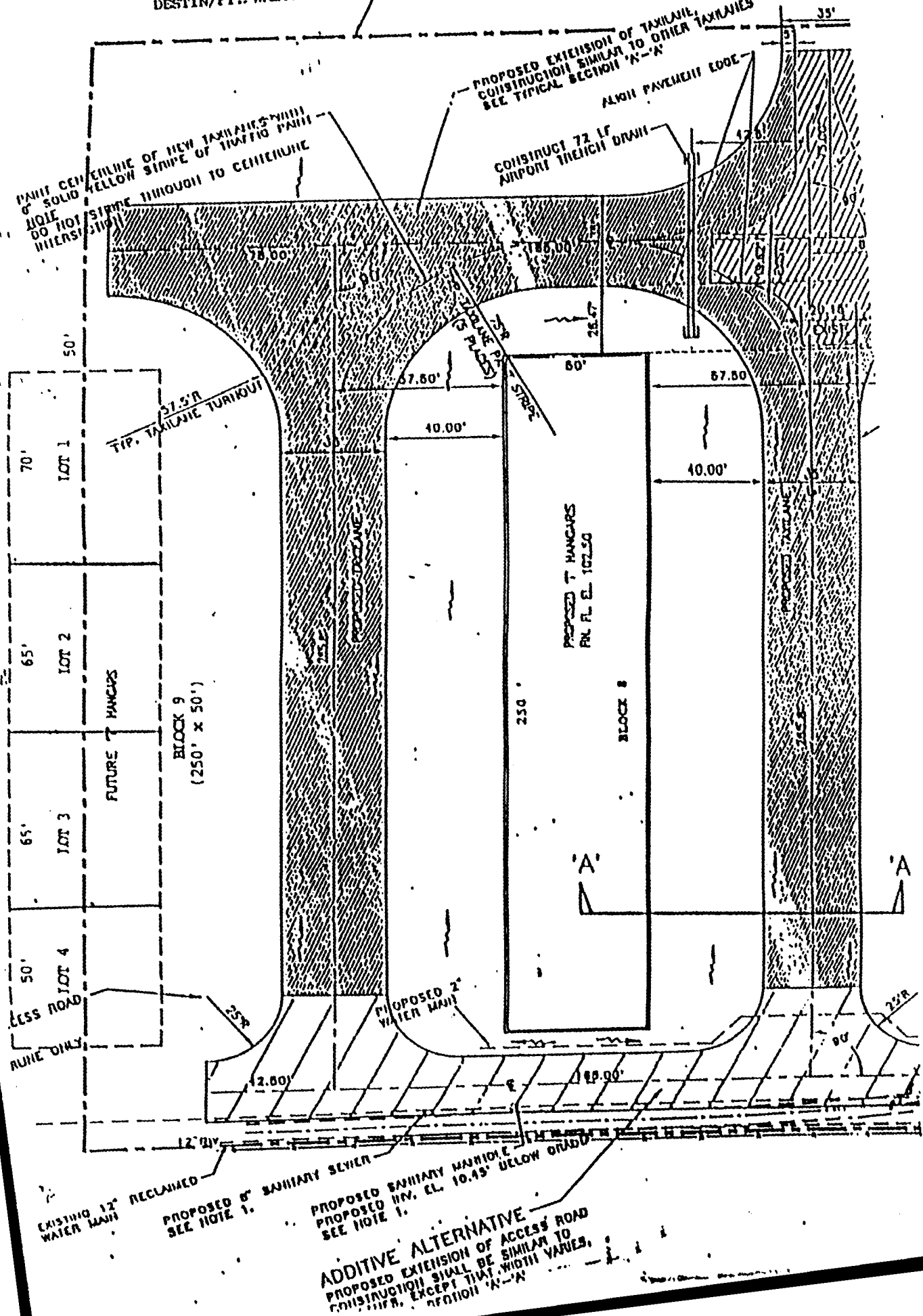
My Commission expires:



EXHIBIT "A",
PRIVATE HANGAR LAYOUT PLAN
DESTIN/FT., WALTON BEACH AIRPORT

ASSIGNED LOT

200-2-23-2001



EXISTING 12" RECLAIMED
WATER MAIN
PROPOSED 8" SANITARY SEWER
SEE NOTE 1.

PROPOSED SANITARY MAIN
PROPOSED INV. EL. 10.43' BELOW GRADE
SEE NOTE 1.

ADDITIVE ALTERNATIVE
PROPOSED EXTENSION OF ACCESS ROAD
CONSTRUCTION SHALL BE SIMILAR TO
SECTION 'A-A', EXCEPT THAT WIDTH VARIES.

EXHIBIT "B"

OPERATING POLICY

Destin/Ft. Walton Beach Airport
Bob Sikes Airport

RE: Aircraft Maintenance and Fueling of Personally-Owned
Aircraft by Aircraft Owners and their Employees

The performance of aircraft and engine repair, maintenance, and fueling operations are considered to be aeronautical services regulated by the Okaloosa County Board of Commissioners, except where such services are performed by the aircraft owner and/or their employees. Federal regulation requires that owners of aircraft and their employees be allowed to perform certain maintenance and fueling of their own aircraft.

With reference to the above, a policy is heretofore established which provides for the safety and economy of the airports. In this regard, the following areas are hereby designated for such activity with related comments for the compliance thereof:

1. Owners of aircraft who have a hangar lease for storage of aircraft with Okaloosa County are permitted to perform their own maintenance utilizing their employees upon Lessee's personally-owned aircraft in the hangar premises subject to federal, state, and local regulations. Allowable maintenance activities in the leased areas pursuant to the approved hangar lease with Okaloosa County are limited to changing tires and batteries, servicing batteries, changing oil, vacuuming aircraft, washing aircraft, and replacement of plugs, with such allowable activities being considered minor maintenance for a personally-owned aircraft.

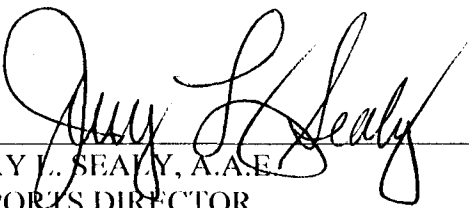
Repairs and maintenance of aircraft not personally-owned by the Lessee is strictly prohibited in the hangar.

2. Owners of aircraft and/or their employees who do not have a hangar lease with Okaloosa County are permitted to perform these services on the paved apron, provided, however, the Airports Director determines that the area is safe and will not interfere with airport operations. The type of maintenance will determine the location after review with the owner.

3. Aircraft owner and/or their employees are permitted to fuel their personally-owned aircraft on the airport subject to compliance with Section 11, Rules of Aircraft Fueling Operations, County Ordinance # 78-03, copy of which is attached. Fueling of aircraft not personally owned is strictly prohibited.

4. Any maintenance or fueling operations performed by persons other than owners and/or their employees are considered to be performing a commercial operation and requires a fully executed lease agreement with the Board of County Commissioners. The term "EMPLOYEE" shall be defined as an individual who is on the payroll of the aircraft owner and is receiving compensation on a regular basis with federal income tax and social security taxes being deducted from his/her salary. Services provided by contract are considered to be a commercial activity and requires a fully executed agreement between the Board and the Contractor.

ADOPTED THIS 27th ,DAY OF April , 1994



JERRY V. SEALY, A.A.E.
AIRPORTS DIRECTOR

ATTACHMENT

Practices at Nontower Airports and Advisory Circular No. 90-66. "Recommended Standard Traffic Patterns for Airplane Operations at Uncontrolled Airports" at the Destin/Ft. Walton Beach Airport and at the Bob Sikes Airport when the Fairchild Industries Control Tower is not manned. All turbojet powered airplane pilots shall comply with the recommended "Noise Abatement Procedures" as stated in Advisory Circular No. 91-39 while operating at the County Airports.

10.13 No person or persons, except airmen, duly authorized personnel, passengers going to or from aircraft, or persons being personally conducted by the airport attendants shall be permitted to enter the landing area proper, taxi space or aprons. However, this does not give any person or persons so excepted the privilege of unrestricted use of the Airport. The privileges are confined to the necessary use of these spaces in connection with the flights, inspections and routine duties.

SECTION 11

RULES FOR AIRCRAFT FUELING OPERATIONS

11.1 No aircraft shall be fueled or drained while the aircraft engines are running or while the aircraft is in a hangar or an enclosed area, without prior approval of the Airport Manager; provided however the lessee shall not be prohibited from using gasoline and/or other fuel in such enclosed area in the testing and/or repair of aircraft or component parts, and in such event the lessee shall take all precautions reasonably necessary to minimize the hazard created by such use.

11.2 During all fueling operations the aircraft shall be grounded by an approved method.

11.3 Smoking or lighting of an open flame shall be prohibited within fifty (50) feet of any fueling operation.

11.4 Fuel trucks shall be parked at least fifty (50) feet from any hangar or building.

11.5 All fuel dispensing equipment shall be kept in a safe and non-leaking condition.