

## CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date:

12/10/14 -

Contract/Lease Control #: L14-0411-AP

Bid #:

Contract/Lease Type: LEASE

Award To/Lessee: SYSTEMS STUDIES & SIMULATIONS

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 02/01/2014

Term:

01/01/2039

Description of  
Contract/Lease:

SUBLEASE AGREEMENT WITH AERO FX

Department:

AP

Department Monitor:

HARMAN

Monitor's Telephone #:

850-651-7160

Monitor's FAX # or E-mail:

SHARMAN@CO.OKALOOSA.FL.US

Closed:

\_\_\_\_\_

cc: Finance Department Contracts & Grants Office

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**Certificate Holder:** OKALOOSA COUNTY, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS  
5479 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

**Named Insured:** SYSTEM STUDIES & SIMULATION, INC. AND ITS SUBSIDIARY COMPANIES  
615 DISCOVERY DRIVE  
HUNTSVILLE, AL 35806

**Policy Period:** From: APRIL 05, 2021 To: APRIL 05, 2022

**Policy Number:** SASICOM60066521-08

**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>10,000,000.</u>
Damage to Premises Rented to You Limit	\$ <u>50,000.</u> Any one premises
Medical Expense Limit	\$ <u>10,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>10,000,000.</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>10,000,000.</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

THE CERTIFICATE HOLDER IS INCLUDED AS AN ADDITIONAL INSURED AS RESPECTS THE OPERATIONS OF THE NAMED INSURED.

COVERAGE INCLUDES LIABILITY FOR THE OPERATIONS OF AUTOS AND MOBILE EQUIPMENT WHILE ON AIRPORT PREMISES.

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

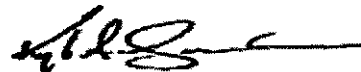
THE INSURANCE EVIDENCED BY THIS CERTIFICATE SHALL NOT APPLY TO, AND NO PERSON OR ORGANIZATION TO WHICH COVERAGE IS EVIDENCED IN THE CERTIFICATE SHALL BE INSURED FOR BODILY INJURY OR PROPERTY DAMAGE WHICH ARISES FROM THE DESIGN, MANUFACTURE, MODIFICATION, REPAIR, SALE, OR SERVICING OF AIRCRAFT BY THE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

CONTRACT#: L14-0411-AP  
SYSTEMS STUDIES AND SIMULATIONS  
SUBLEASE AGREEMENT WITH AERO FX  
EXPIRES: 01/01/2039

**Certificate Number:** 5.1  
**Issued By and Date:** APRIL 02, 2021 (CM)

Starr 10058 (6/06)

By



(Authorized Representative)

# CONTRACT & LEASE INTERNAL COORDINATION SHEET

Contract/Lease Number: L14-0411-AP Tracking Number: 1171-15  
Grant Funded: YES \_\_\_ NO X  
Contractor/Lessee Name: System Studies Simulation  
Purpose: Amendment #1  
Date/Term: January 01, 2019 01/01/39  
Amount: \$2,000.00/annually  
Department: AP  
Dept. Monitor Name: Herman/Moran  
Document has been reviewed and includes any attachments or exhibits. Changes termination date

1.  GREATER THAN \$50,000  
2.  GREATER THAN \$25,000  
3.  \$25,000 OR LESS

**Purchasing Review**

Procurement requirements are met:  
[Signature] Date: 10-31-14  
Purchasing Director or Designee Joanne Kublik

**Risk Management Review**

Approved as written:  
[Signature] Date: 11-3-14  
Risk Manager or designee Kay Godwin or Krystal King

**County Attorney Review**

Approved as written:  
[Signature] Date: 11-4-14  
County Attorney Gregory T. Stewart or Lynn Hoshihara

Following Okaloosa County approval:

**Contracts & Grants**

Document has been received:  
\_\_\_\_\_  
Contracts & Grants Manager Date: \_\_\_\_\_

To Dave  
11/4/14

AMENDMENT NO. 1 TO OPERATING AGREEMENT FOR  
COMMERCIAL BUSINESS ACTIVITIES BETWEEN OKALOOSA  
COUNTY, FLORIDA AND SYSTEM STUDIES & SIMULATION, INC.

(THROUGH SUBLEASE BETWEEN AERO FX, INC., dba EMERALD COAST AVIATION  
AND SYSTEM STUDIES & SIMULATION, INC. AT BOB SIKES AIRPORT)

LEASE # L14-0411-AP

This AMENDMENT is entered into and made effective this 5<sup>th</sup> day of December, 2014, by and between OKALOOSA COUNTY, FLORIDA, a political subdivision of the State of Florida, (hereinafter referred to as COUNTY) and SYSTEM STUDIES & SIMULATION, INC., (hereinafter referred to as OPERATOR).

WITNESSETH:

WHEREAS, OPERATOR entered into a sublease with Aero FX, Inc., dba Emerald Coast Aviation to conduct studies, simulations and military-pilot flight training in the PC12 single engine aircraft at Bob Sikes Airport (the "Sublease"); and

WHEREAS, pursuant to the Sublease, the COUNTY and OPERATOR entered into an Operating Agreement, dated September 16, 2014, with a current expiration date of January 31, 2015; and

WHEREAS, the parties determine it is necessary to make certain modifications to the Operating Agreement as set forth herein; and

WHEREAS, the COUNTY and OPERATOR, each in consideration of the agreements to be performed by the other, intending to be legally bound, do hereby agree to the following:

SECTION 1: Paragraph 1 of the Operating Agreement is amended to read:

OPERATOR is permitted to conduct business activities commencing February 1, 2014 and continuing throughout the term of the Sublease, unless earlier terminated by either party.

SECTION 2: Paragraph 5 of the Operating Agreement is amended to read:

OPERATOR shall pay to COUNTY an annual operating fee of TWO THOUSAND DOLLARS (\$2,000.00), with or without an invoice, no later than February 1<sup>st</sup> of each year during the term of the Operating Agreement.

SECTION 3: All other provisions of the Operating Agreement shall remain in full force and effect.

**LEASE # L14-0411-AP  
SYSTEMS STUDIES & SIMULATIONS  
SUBLEASE WITH AERO FX  
EXPIRES: 01/01/2039**

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

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
OKALOOSA COUNTY, FLORIDA**

J.D. PEACOCK, II  
CLERK AD INTERIM



CHARLES K. WINDES, JR, CHAIRMAN



DATE: 12/4/14

WITNESSES:

**SYSTEMS STUDIES & SIMULATIONS, INC.**

Auguste Ryan  
Signature

JANICE F. SMITH, CEO

Suzanne Ryan  
Print Name

DATE: November 7, 2014

Betty Ragsdale  
Signature

Betty Ragsdale  
Print Name

ACKNOWLEDGMENTS

STATE OF ALABAMA  
COUNTY OF MADISON

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

Sworn and subscribed before me this 7<sup>th</sup> day of November, 2014, AD.

John Caleb Masoner  
NOTARY

My Commission expires: September 18<sup>th</sup>, 2018

## CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 09/25/2014

Contract/Lease Control #: L14-0411-AP

Bid #:

Contract/Lease Type: LEASE

Award To/Lessee: SYSTEMS STUDIES & SIMULATIONS

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 02/01/2014

Term: 01/31/2015 W RENEWALS

Description of Contract/Lease: SUBLEASE AGREEMENT WITH AERO FX

Department: AP

Department Monitor: HARMAN

Monitor's Telephone #: 850-651-7160

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

Closed: \_\_\_\_\_

cc: Finance Department Contracts & Grants Office



A Member Company of C.W. Starr & Co., Inc.  
3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**Certificate of Insurance**

**Certificate Holder:** OKALOOSA COUNTY, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS

802 C NORTH PEARL STREET  
CRESTVIEW, FL 32536

**Named Insured:** SYSTEM STUDIES & SIMULATION, INC.  
615 DISCOVERY DRIVE  
HUNTSVILLE, AL 35806

**Policy Period:** From APRIL 5, 2014 To APRIL 5, 2015

**Policy Number:** SASICOM60066514-01

**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).

Aviation Commercial General Liability	Limits of Insurance
Each Occurrence Limit	\$ <u>10,000,000.</u>
Damage to Premises Rented to You Limit	\$ <u>50,000.</u> Any one premises
Medical Expense Limit	\$ <u>10,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>10,000,000.</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>10,000,000.</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

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COVERAGE INCLUDES LIABILITY FOR THE OPERATIONS OF AUTOS AND MOBILE EQUIPMENT WHILE ON AIRPORT PREMISES.

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Certificate Number: 8.1  
Issued By and Date: JUNE 16, 2014 (SBC)

By [Signature]  
(Authorized Representative)

Starr 10058 (6/06)

*Reviewed by Kuptalyko*

# CONTRACT & LEASE INTERNAL COORDINATION SHEET

L14-0411-AP

Contract/Lease Number: ~~LC8-0335-AP~~ Tracking Number: 958-14

Contractor/Lessee Name: System Studies & Simulation Grant Funded: YES \_\_\_ NO \_\_\_

Purpose: Operating Agreement due to ECA sublease w/contiator

Date/Term: 1-31-15 w/ ~~renewals~~ renewals

Amount: \_\_\_\_\_

Department: AP

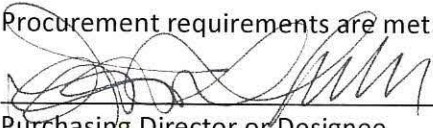
Dept. Monitor Name: Harman/Miner

1.  GREATER THAN \$50,000  
2.  GREATER THAN \$25,000  
3.  \$25,000 OR LESS

Document has been reviewed and includes any attachments or exhibits.

**Purchasing Review**

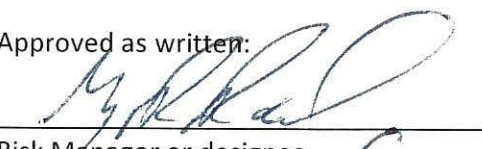
Procurement requirements are met:

 Date: 5-5-14

Purchasing Director or Designee Joanne Kublik

**Risk Management Review**

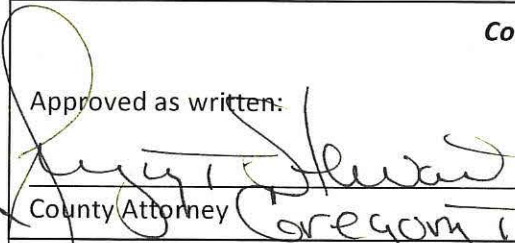
Approved as written:

 Date: 5/6/14

Risk Manager or designee Gary R. Reed

**County Attorney Review**

Approved as written:

 Date: 5-5-14

interim County Attorney Gregory I. Stewart

Following Okaloosa County approval:

**Contracts & Grants**

Document has been received:

\_\_\_\_\_ Date: \_\_\_\_\_

Contracts & Grants Manager



[View assistance for SAM.gov](#)

### Search Results

**Current Search Terms: "SYSTEMS STUDIES & SIMULATIONS\*"**

<p><b>Notice:</b> This printed document represents only the first page of your SAM search results. More results may be available. To <a href="#">print your complete search results, you can download the PDF and print it.</a></p> <p>No records found for current search.</p>
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#### Glossary

- [Search](#)
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- Entity
- Exclusion
- [Search](#)
- [Filters](#)
- By Record Status
- By Functional Area - Entity Management
- By Functional Area - Performance Information

SAM | System for Award Management 1.0

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OPERATING AGREEMENT  
FOR  
COMMERCIAL BUSINESS ACTIVITIES  
BETWEEN  
BOARD OF COUNTY COMMISSIONERS  
OKALOOSA COUNTY, FLORIDA  
AND  
SYSTEM STUDIES & SIMULATION, INC.

(THROUGH SUBLEASE BETWEEN AERO FX, INC., d.b.a. EMERALD COAST AVIATION AND SYSTEM STUDIES & SIMULATION AT BOB SIKES AIRPORT)

\*BCC approval on September 16, 2014. (T. Ward, BCC Records)

This OPERATING AGREEMENT FOR COMMERCIAL BUSINESS ACTIVITIES fully executed this ~~18<sup>th</sup>~~ of ~~June~~, 2014, by and between OKALOOSA COUNTY, a political subdivision of the State of Florida, acting by and through its BOARD OF COUNTY COMMISSIONERS (hereinafter called "COUNTY") and SYSTEM STUDIES & SIMULATION, INC. (hereinafter referred to as "OPERATOR").

WHEREAS, Aero FX, Inc., dba Emerald Coast Aviation has entered into a sublease with OPERATOR to conduct studies, simulations and military pilots flight training in the PC12 single engine aircraft at Bob Sikes Airport, and

WHEREAS, COUNTY hereby approves the sublease and the conduct of stated business,

NOW THEREFORE:

1. OPERATOR is permitted to conduct business activities from February 1, 2014 to January 31, 2015. This OPERATING AGREEMENT shall be renewed in accordance with Sub Lease Agreement provisions between AERO FX, dba Emerald Coast Aviation and System Studies & Simulation. OPERATOR may conduct commercial business activities at Bob Sikes Airport.
2. OPERATOR shall Hold Harmless, to the fullest extent permitted by law, OPERATOR shall indemnify and hold harmless the COUNTY, its officers and employees from any claims, liabilities, damages, losses, and costs including but not limited to reasonable attorney fees, to the extent caused by negligence, recklessness, or intentional, wrongful conduct of OPERATOR and other persons employed or utilized by OPERATOR in the performance of this OPERATING AGREEMENT.
3. OPERATOR shall not commence any work in connection with this Agreement until it has obtained all required insurance and such insurance has been approved by the Okaloosa County Risk Management Officer. OPERATOR shall during the entire term or any extension of this Lease Agreement maintain a current Certificate of Insurance reflecting Public Liability and Aircraft Liability in an amount not less than Five Million (\$5,000,000.00) dollars. Business Auto in an amount not less than One

LEASE # L14-0411-AP  
SYSTEMS STUDIES & SIMULATIONS  
SUBLEASE WITH AERO FX  
EXPIRES: 01/31/2015

Million dollars. Workers Compensation, minimum limits shall be, part one: State "Statutory" and part two: Employer's Liability One Million accident. All policies shall name Okaloosa County as an Additional Insured throughout the period of said operations. Insurance company shall notify the COUNTY of any cancellations or restrictive amendments to such insurance policies at least thirty (30) days prior to the effective date of such cancellation or amendment. Such notice shall be provided directly to the certificate holder. Prior to approval of this Lease and annually upon renewal OPERATOR will furnish COUNTY a certificate of insurance evidencing all required insurance. The Certificate of Insurance shall be delivered to Okaloosa County, 602 - C North Pearl Street, Crestview, FL 32536 and a copy to the Northwest Florida Regional Airport.

4. OPERATOR shall comply with all Airport rules and regulations and all applicable federal, state, and local laws, rules and regulations.
5. OPERATOR shall pay to COUNTY an annual operating fee in an amount set by resolution adopted by the Board of County Commissioners.
6. OPERATOR shall submit payment to the office of the Airports Director at the address Northwest Florida Regional Airport, 1701 State Road 85 North, Eglin Air Force Base, Florida, 32542-1498, upon receipt of invoice.
7. OPERATOR shall at its sole expense maintain the structural integrity of all temporary operational interior fence boundaries for the purpose of security, safety, and operational containment.
8. OPERATOR or OKALOOSA COUNTY may terminate this Agreement at any time upon thirty (30) days prior written notice.
9. OPERATOR shall be subject to the terms, covenants, conditions, and agreements to be kept, performed and observed by OPERATOR as stipulated in the original lease agreement between the County and Emerald Coast Aviation, as subsequently amended.
10. It is emphasized that nothing contained herein shall be construed as permission by Okaloosa County to conduct any commercial activity or venture in competition with other on airport operators.

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

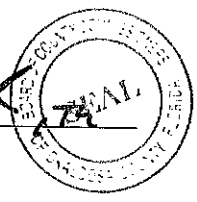
Janice F. Smith  
JANICE F. SMITH  
CEO  
SYSTEM STUDIES AND SIMULATION, INC.

Suzanne Rixaw  
WITNESS (SIGNATURE)  
Suzanne Rixaw  
PRINT NAME

Betty Ragsdale  
WITNESS (SIGNATURE)  
Betty Ragsdale  
PRINT NAME

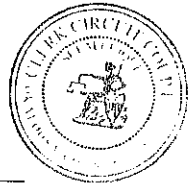
BOARD OF COUNTY COMMISSIONERS  
OKALOOSA COUNTY, FLORIDA

Charles K. Windes, Jr.  
CHARLES K. WINDES, JR  
CHAIRMAN



ATTESTS:

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



ACKNOWLEDGMENTS

STATE OF ALABAMA  
COUNTY OF MADISON

Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared JANICE F. SMITH who, under oath, deposes and says that SHE is a duly authorized representative of SYSTEM STUDIES AND SIMULATION, INC., to execute contracts and lease agreements and that SHE executed the foregoing instrument for the uses and purposes contained therein.

SWORN and SUBSCRIBED before this 5<sup>th</sup> day of August, 2014.

  
NOTARY PUBLIC

My Commission expires: 12/27/2017