

## CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 06/17/2020  
Contract/Lease Control #: L08-0334-AP  
Procurement#: NA  
Contract/Lease Type: LEASE  
Award To/Lessee: MITCH KAPLAN  
Owner/Lessor: OKALOOSA COUNTY  
Effective Date: 04/02/2019  
Expiration Date: 07/11/2040  
Description of: BLOCK 1 LOT 2  
Department: AP  
Department Monitor: STAGE  
Monitor's Telephone #: 850-651-7160  
Monitor's FAX # or E-mail: TSTAGE@MYOKALOOSA.COM

Closed:

Cc: BCC RECORDS



# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY)

02/11/2021

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.

**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).

<b>PRODUCER</b> Parrish-Oneill & Associates, Inc. P. O. Box 349 Mount Vernon, OH 43050		<b>CONTACT NAME</b> _____ <b>PHONE (A/C No, Ext)</b> _____ <b>FAX (A/C, No)</b> _____ <b>E-MAIL ADDRESS</b> _____ <b>PRODUCER CUSTOMER ID#</b> _____																						
<b>INSURED</b> Parker Aircraft Sales Inc Mitchell Kaplan 203 Walkedge Drive Fort Walton Beach, FL 32548		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>%</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A U.S. SPECIALTY INSURANCE COMPANY</td> <td>100%</td> <td></td> </tr> <tr> <td>INSURER B</td> <td></td> <td></td> </tr> <tr> <td>INSURER C</td> <td></td> <td></td> </tr> <tr> <td>INSURER D</td> <td></td> <td></td> </tr> <tr> <td>INSURER E</td> <td></td> <td></td> </tr> <tr> <td>INSURER F</td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	%	NAIC #	INSURER A U.S. SPECIALTY INSURANCE COMPANY	100%		INSURER B			INSURER C			INSURER D			INSURER E			INSURER F		
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INSURER C																								
INSURER D																								
INSURER E																								
INSURER F																								

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.

<b>POLICY INFORMATION</b>		<b>CERTIFICATE NUMBER:</b>		<b>REVISION NUMBER:</b>	
<b>POLICY TYPE</b> <input type="checkbox"/> INDUSTRIAL AID <input checked="" type="checkbox"/> PLEASURE & BUS <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> AIRPLANE <input type="checkbox"/> HELICOPTER <input type="checkbox"/> MIXED FLEET <input type="checkbox"/> EXCESS <input type="checkbox"/> QUOTA SHARE <input type="checkbox"/> NON-OWNED <input type="checkbox"/> LIABILITY ONLY <input checked="" type="checkbox"/> HULL & LIABILITY <input type="checkbox"/> HULL ONLY		<b>LINE OF BUSINESS SUBCODE</b> _____			


<b>AIRCRAFT INFORMATION</b>		ACORD 333, Aircraft Schedule attached			
<b>YEAR</b> 1984	<b>MAKE</b> Piper	<b>MODEL</b> PA-31-350	<b>SERIAL NUMBER</b> _____	<b>REGISTRATION NUMBER</b> N808SM	
<b>TERRITORY:</b> _____					

<b>AIRCRAFT COVERAGES</b>						
INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y/N)	SUBROGATION WAIVED? (Y/N)	
	GA00182516-07	2/18/2021	2/18/2022	Y	N	
COVERAGE	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO	
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT	\$ 300,000	AGREED VALUE	\$ 0	Ded - Not in motion	
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY	\$ 1,000,000	EA OCC	\$ 0	Ded - In motion	
		\$ 100,000	EA PASS	\$	EA PER AGGR	
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CHEW EXCLUDING CHEW	\$ 5,000	EA PER	\$ 40,000	EA OCC	
COVERAGE	DESCRIPTION	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	

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

Certificate Holder is included as an Additional Insured.

*L08-0334-AP*

<b>CERTIFICATE HOLDER</b>		<b>CANCELLATION</b>	
Okaloosa County 5479 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: 	

ACORD 21 (2016/03)

The ACORD name and logo are registered marks of ACC

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CONTRACT#: L08-0334-AP  
 MITCH KAPLAN  
 BLOCK 1/LOT 2  
 EXPIRES: 07/11/2040



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

01/14/2021

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

AGENCY Thomas & Company P.O. Box 60252  Ft. Myers FL 33906		PHONE (A/C. No., Ext): 513-615-9800	COMPANY  LLOYDS , LONDON	
FAX (A/C. No.):	E-MAIL ADDRESS:		LOAN NUMBER	
CODE:	SUB CODE:		POLICY NUMBER TC ARG 20 73	
AGENCY CUSTOMER ID #:		EFFECTIVE DATE 1/14/2021		EXPIRATION DATE 1/14/2022
INSURED Mitchell Kaplan 203 Walkedge Dr. S.E.  Fort Walton Beach FL 32548		CONTINUED UNTIL TERMINATED IF CHECKED		THIS REPLACES PRIOR EVIDENCE DATED:

## PROPERTY INFORMATION

LOCATION/DESCRIPTION

BLANKET BUILDING AND BUSINESS PERSONAL PROPERTY LOCATED A  
1001 AIRPORT ROAD  
BLOCK 1, LOT 2  
DESTIN, FL 32541

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 EVIDENCE OF PROPERTY INSURANCE 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.

## COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

 SPECIAL

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

BLANKET PROPERTY

\$125,000

\$5,000  
10% wind

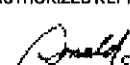
## REMARKS (Including Special Conditions)

30 DAY NOTIFICATION OF CANCELLATION AND 10 DAY NOTIFICATION OF CANCELLATION DUE TO NON-PAYMENT OF PREMIUM IN ACCORDANCE WITH POLICY PROVISIONS

## 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.

## ADDITIONAL INTEREST

NAME AND ADDRESS  OKALOOSA COUNTY AIRPORTS 5479 A OLD BETHEL ROAD CRESTVIEW, FL 32536	<input checked="" type="checkbox"/> ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #	AUTHORIZED REPRESENTATIVE 	

ACORD 27 (2016/03)

The ACORD name and logo are registered n

**CONTRACT #: L08-0334-AP**  
**MITCH KAPLAN**  
**DAP BLK 1/ LOT 2 XRERED FM #L190**  
**EXPIRES: 07/24/2040**



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

01/14/2021

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AGENCY Thomas & Company P.O. Box 60252  Ft. Myers FL 33906		PHONE (A/C. No., Ext): 513-615-9800	COMPANY  LLOYDS , LONDON	
FAX (A/C. No.):	E-MAIL ADDRESS:			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER
INSURED Mitchell Kaplan 203 Walkedge Dr. S.E.  Fort Walton Beach FL 32548		EFFECTIVE DATE 1/14/2021		EXPIRATION DATE 1/14/2022
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

## PROPERTY INFORMATION

LOCATION/DESCRIPTION  BLANKET BUILDING AND BUSINESS PERSONAL PROPERTY LOCATED A 1001 AIRPORT ROAD BLOCK 1, LOT 2 DESTIN, FL 32541
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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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL			
BLANKET PROPERTY			<input checked="" type="checkbox"/>		\$125,000	\$5,000 10% wind

<b>REMARKS (Including Special Conditions)</b>  30 DAY NOTIFICATION OF CANCELLATION AND 10 DAY NOTIFICATION OF CANCELLATION DUE TO NON-PAYMENT OF PREMIUM IN ACCORDANCE WITH POLICY PROVISIONS
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<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
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<b>ADDITIONAL INTEREST</b>	
NAME AND ADDRESS  OKALOOSA COUNTY AIRPORTS 5479 A OLD BETHEL ROAD CRESTVIEW, FL 32536	<input checked="" type="checkbox"/> ADDITIONAL INSURED MORTGAGEE
	LENDER'S LOSS PAYABLE <input checked="" type="checkbox"/> LOSS PAYEE
	LOAN #  AUTHORIZED REPRESENTATIVE  <i>Ronald Sygen</i>



**BOARD OF COUNTY COMMISSIONERS  
AGENDA REQUEST**

**DATE:** June 16, 2020  
**TO:** Honorable Chairman and Distinguished Members of the Board  
**FROM:** Tracy Stage  
**SUBJECT:** Mitch Kaplan Hangar Lease Renewal and Amendment  
**DEPARTMENT:** Airport  
**BCC DISTRICT:** 5

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**STATEMENT OF ISSUE:** The Airports Department requests approval by the Board of County Commissioners for Mitch Kaplan Hangar Lease Renewal and Amendment for Block 1 Lot 2 at the Destin Executive Airport (L08-0334-AP).


**BACKGROUND:** On April 2, 2019, Mr. Mitch Kaplan, entered into an Assignment of Lease for Hangar Space for Block 1 Lot 2 at the Destin Executive Airport. His current expiration date is July 11, 2020. In accordance with Section 30 of his hangar lease, Mr. Kaplan requests to exercise his renewal option for an additional 20-year term, at this time. Mr. Kaplan is in full compliance with his hangar lease requirements. Mr. Kaplan's certificates of insurance are attached along with the procurement contract/lease internal coordination sheet.

**FUNDING SOURCE, (If Applicable):** N/A

**OPTIONS:** Approve, Reject or Table.

**RECOMMENDATIONS:** It is Staff's recommendation that the Board approve Mr. Mitch Kaplan's request to renew his hangar lease as described above.

**RECOMMENDED BY:**

  
\_\_\_\_\_  
Tracy Stage, Airport Director 5/27/2020

**APPROVED BY:**

  
\_\_\_\_\_  
John Hofstad, County Administrator 6/9/2020

PROCEDURE FOR DETERMINING  
THE KANONICAL ORDER SET

The following procedure is used to determine the canonical order set for a given set of elements. The elements are first arranged in a sequence, and then the order is determined by comparing the elements in the sequence. The order is determined by the following steps:

1. The elements are arranged in a sequence.
2. The order is determined by comparing the elements in the sequence.
3. The order is determined by comparing the elements in the sequence.
4. The order is determined by comparing the elements in the sequence.
5. The order is determined by comparing the elements in the sequence.
6. The order is determined by comparing the elements in the sequence.
7. The order is determined by comparing the elements in the sequence.
8. The order is determined by comparing the elements in the sequence.
9. The order is determined by comparing the elements in the sequence.
10. The order is determined by comparing the elements in the sequence.

**DeRita Mason**

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**From:** Karen Donaldson  
**Sent:** Friday, March 27, 2020 11:21 AM  
**To:** DeRita Mason  
**Subject:** RE: Hangar Lease Renewal and Amendment Kaplan for Coordination

This is approved by risk management for insurance purposes.

Thank you

*Karen Donaldson*

Karen Donaldson  
Public Records and Contracts Specialist  
Okaloosa County Risk Management  
302 N Wilson Street, Suite 301  
Crestview, Fl. 32536  
850.683.6207  
[KDonaldson@myokaloosa.com](mailto:KDonaldson@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](mailto:dmason@myokaloosa.com)>  
**Sent:** Friday, March 27, 2020 10:37 AM  
**To:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>  
**Subject:** FW: Hangar Lease Renewal and Amendment Kaplan for Coordination

DeRita Mason



**Patrick Gardner**

---

**From:** DeRita Mason  
**Sent:** Thursday, April 9, 2020 1:29 PM  
**To:** Patrick Gardner  
**Cc:** Dave Miner; Allyson Oury  
**Subject:** FW: Hangar Lease Renewal and Amendment Kaplan for Coordination  
**Attachments:** img04092020\_0001.pdf

Please see attached and below for fully approved amendment.

Thank you,

DeRita Mason



DeRita Mason  
Contracts and Lease Coordinator  
Okaloosa County Purchasing Department  
5479A Old Bethel Road  
Crestview, Florida 32536  
(850) 689-5960  
[dmason@myokaloosa.com](mailto: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."

**From:** Parsons, Kerry <KParsons@ngn-tally.com>  
**Sent:** Thursday, April 9, 2020 12:58 PM  
**To:** DeRita Mason <dmason@myokaloosa.com>  
**Cc:** Lynn Hoshihara <lhoshihara@myokaloosa.com>; Karen Donaldson <kdonaldson@myokaloosa.com>  
**Subject:** RE: Hangar Lease Renewal and Amendment Kaplan for Coordination

L08-0334-AP renewal lease is approved for legal purposes.

**Kerry A. Parsons, Esq.**  
**Nabors  
Giblin &  
Nickerson**  
ATTORNEYS AT LAW  
1500 Mahan Dr. Ste. 200  
Tallahassee, FL 32308  
T. (850) 224-4070



[Kparsons@ngn-tally.com](mailto:Kparsons@ngn-tally.com)

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**From:** DeRita Mason <[dmason@myokaloosa.com](mailto:dmason@myokaloosa.com)>  
**Sent:** Friday, March 27, 2020 11:16 AM  
**To:** Parsons, Kerry <[KParsons@ngn-tally.com](mailto:KParsons@ngn-tally.com)>  
**Cc:** Lynn Hoshihara <[lhoshihara@myokaloosa.com](mailto:lhoshihara@myokaloosa.com)>; Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>  
**Subject:** FW: Hangar Lease Renewal and Amendment Kaplan for Coordination

Please review and approve the attached.

Thank you,

DeRita Mason



DeRita Mason  
Contracts and Lease Coordinator  
Okaloosa County Purchasing Department  
5479A Old Bethel Road  
Crestview, Florida 32536  
(850) 689-5960  
[dmason@myokaloosa.com](mailto:dmason@myokaloosa.com)

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**From:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Sent:** Friday, March 27, 2020 9:41 AM  
**To:** DeRita Mason <[dmason@myokaloosa.com](mailto:dmason@myokaloosa.com)>  
**Cc:** Allyson Oury <[aoury@myokaloosa.com](mailto:aoury@myokaloosa.com)>; Patrick Gardner <[pgardner@myokaloosa.com](mailto:pgardner@myokaloosa.com)>  
**Subject:** Hangar Lease Renewal and Amendment Kaplan for Coordination

DeRita:

Please begin the coordination for the attached hangar lease renewal and amendment for Mr. Mitch Kaplan (L08-0334-AP).

Thank you.

Dave

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

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**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



TOKIO MARINE  
HCC

U.S. Specialty Insurance Company  
7950 Legacy Drive, Suite 600, Plano, TX 75024  
main 469-633-7400 facsimile 469-633-7470

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## Aircraft Insurance Policy

by U.S. Specialty Insurance Company

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This endorsement is issued by U.S. Specialty Insurance Company

Policy number: GA00182516-06  
Endorsement number:  
Issued to (first Named Insured): Parker Aircraft Sales Inc  
Effective: 02/18/2020  
For: premium of \$

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

**ADDITIONAL INSURED STORAGE AND TIE DOWN OF AIRCRAFT**

In addition to those already protected under PART THREE - LIABILITY TO OTHERS, this policy will also protect

Okaloosa County  
5479 A Old Bethel Road; Crestview, FL 32536

The person or organization named in this endorsement is included as an insured, but only with respect to their ground storage or tie down of **your aircraft**. Storage or tie down does not include **in motion** or **in flight aircraft** operations.

However, no person or organization or employee or agent is an insured under this endorsement for any **occurrence** arising directly or indirectly out of the act or acts of or while engaged in making, distributing, selling, furnishing, servicing, repairing, renting or leasing any aircraft, aircraft component or product used, or intended for use in or for aircraft.

This endorsement applies to all **aircraft** covered by your policy unless the following information is completed.

This endorsement applies only to the following **aircraft**:

**NOTHING HEREIN CONTAINED SHALL BE HELD TO VARY, ALTER OR EXTEND ANY OF THE TERMS, CONDITIONS OR AGREEMENTS OF THE POLICY OTHER THAN AS STATED ABOVE.**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This endorsement is issued by U.S. Specialty Insurance Company

Policy number: GA00182516-06  
Endorsement number:  
Issued to (first Named Insured): Parker Aircraft Sales Inc  
Effective: 02/18/2020  
For: premium of \$

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

**CANCELLING YOUR POLICY**

In the event this policy is canceled by us, thirty (30) days prior written notice will be mailed or delivered to:

Okaloosa County  
5479 A Old Bethel Road; Crestview, FL 32536

**NOTHING HEREIN CONTAINED SHALL BE HELD TO VARY, ALTER OR EXTEND ANY OF THE TERMS, CONDITIONS OR AGREEMENTS OF THE POLICY OTHER THAN AS STATED ABOVE.**

# AIRCRAFT INSURANCE POLICY

## COVERAGE IDENTIFICATION PAGE

### U. S. SPECIALTY INSURANCE COMPANY

■ A CAPITAL STOCK COMPANY  
 ■ ADMINISTRATIVE OFFICES: 13403 NORTHWEST FREEWAY  
 ■ HOUSTON, TEXAS 77040-6094

YOUR POLICY NUMBER **GA00182516-06**

Prior Policy No. **GA00182516-05**

ITEM	1 NAME INSURED Parker Aircraft Sales Inc Mitchell Kaplan	YOUR AGENT'S NAME AND ADDRESS Parish-O'Neill & Assoc. Inc.  P. O. Box 349 Mount Vernon, OH 43050
2	YOUR ADDRESS 203 Walkedge Drive Fort Walton Beach, FL 32548	

3 POLICY PERIOD: 12:01 A.M. STANDARD TIME AT YOUR ABOVE ADDRESS FROM: **02/18/2020** TO: **02/18/2021**  
 4 LOCATION OF AIRCRAFT: The aircraft will be principally based at **DESTIN EXECUTIVE, DESTIN, FL**  
 5 DESCRIPTION OF AIRCRAFT: You have told us that each of the aircraft below (1) has an FAA standard airworthiness certificate unless noted below\*; and (2) is solely and unconditionally owned by you unless noted differently in Item 1 and/or 11 or endorsements we issue.

FAA NUMBER	YEAR, MAKE AND MODEL <small>*(Include description if not an FAA standard certificated landplane)</small>	TOTAL SEATS	AIRCRAFT PHYSICAL DAMAGE COVERAGE <small>(If no Agreed Value shown, no coverage is provided)</small>		
			AGREED VALUE	F Not in Motion DEDUCTIBLE	G In Motion DEDUCTIBLE
N9244Y	1983 PIPER PA-31P-350	8	\$ 200,000	\$	\$
N808SM	1984 PIPER PA-31-350	8	\$ 300,000	\$	\$

6 COVERAGES AND LIMITS OF LIABILITY: The most we will pay under each coverage we provide is shown below for each aircraft. (Where no amount is shown, no coverage is provided)

FAA NUMBER	LIABILITY TO OTHERS	A	B	C	D	DL	E
		Bodily Injury Excluding Passengers	Passenger Bodily Injury	Property Damage	Single Limit Bodily Injury/Property Damage	Single Limit Bodily Injury/Property Damage Limited Pass.	Medical Expense
N9244Y	each person	\$	\$	\$	Excluding Passengers \$ 1,000,000	\$	\$
	each occurrence	\$	\$	\$		\$	\$
N808SM	each person	\$	\$	\$		\$ 100,000	\$ 5,000
	each occurrence	\$	\$	\$		\$ 1,000,000	\$ 40,000

7 ANNUAL PREMIUMS: Your cost for each coverage we provide is shown below. (Where no amount is shown, no coverage is provided)

FAA NUMBER	ANNUAL PREMIUMS								
	COV. A	COV. B	COV. C	COV. D	COV. DL	COV. E	COV. F	COV. G	TOTAL FOR A/C
N9244Y	\$	\$	\$	255	\$	\$	\$ 2,000	\$	\$ 2,255
N808SM	\$	\$	\$	\$	\$ 1,271	Incl	\$ 1,748	\$ 2,621	\$ 5,640

8 ENDORSEMENTS ATTACHED WHEN POLICY ISSUED

NOS: FORMS:	ANNUAL ENDORSEMENT PREMIUM \$ 0	PREMIUM DUE	\$ 7,895
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Form Name	Form Version	Form Title	Form Premium
AIP 1105	(08/10)	AIRCRAFT POLICY CONDITIONS	
AIP 1680	(08/10)	PROTECTING THE PRIVACY OF INFORMATION	

# AIRCRAFT INSURANCE POLICY

## COVERAGE IDENTIFICATION PAGE

### U. S. SPECIALTY INSURANCE COMPANY

■ A CAPITAL STOCK COMPANY  
 ■ ADMINISTRATIVE OFFICES: 13403 NORTHWEST FREEWAY  
 ■ HOUSTON, TEXAS 77040-6094

YOUR POLICY NUMBER GA00182516-06

Prior Policy No. GA00182516-05

AIP 1310	(04/14)	FLORIDA INFORMATION NOTICE
AIP 1195	(08/10)	WAR HIJACKING AND OTHER PERILS EXCLUSION
AIP 1210	(01/16)	FLORIDA AMENDATORY ENDORSEMENT
AIP 1543	(08/12)	EXPANSION OF COVERAGE
AIP 1301	(08/10)	ALASKA DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT
AIP 1407	(08/10)	DAMAGED AIRCRAFT-AIRCRAFT PHYSICAL DAMAGE
AIP 1109	(08/10)	ADDITIONAL INSURED STORAGE AND TIE DOWN OF AIRCRAFT
AIP 1031	(08/10)	CANCELLING YOUR POLICY
AIP 1881	(01/15)	EXCLUSION OF CERTIFIED ACTS OF TERRORISM

9	FAA NUMBER	<b>THE PILOT FLYING THE AIRCRAFT:</b> The aircraft must be operated in flight only by a person shown below, who must have a current and proper (1) medical certificate and (2) pilot certificate with necessary ratings as required by the FAA for each flight. There is no coverage under the policy if the pilot does not meet these requirements.
	N9244Y	<u>Open Pilot Warranty</u> No Approved Pilots <u>Named Pilots</u> No Approved Pilots <u>Named Pilots with Requirements</u>
		<u>Open Pilot Warranty</u> Any pilot having an instrument rating who has logged a minimum of 1,000 hours total time and 250 hours in multi-engine aircraft and 10 hours in the same make and model as this aircraft <u>Named Pilots</u> Mitchell Kaplan <u>Named Pilots with Requirements</u>
10	FAA NUMBER	<b>THE USE OF THE AIRCRAFT:</b> The aircraft will be used for your pleasure and business related purposes where no charge is made for such use and also will be used for the following purposes:
	N9244Y	Storage of Your Aircraft, excluding any in motion operations



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/20/2020

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 Parrish-Oneill & Associates, Inc. P.O. Box 349  Mount Vernon OH 43050	CONTACT NAME: Don Sayer	
	PHONE (A/C No. Ext): 513-615-9800	FAX (A/C No.):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED  Parker Aircraft Mitch Kaplan 203 Walkedge Drive Fort Walton Beach FL 32548	INSURER A: U.S. Specialty Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD 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 type="checkbox"/> OCCUR	X	GA00182516-06	02/18/2020	02/18/2021	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> Aircraft					DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					MED EXP (Any one person) \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					PERSONAL & ADV INJURY \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$					GENERAL AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A			PRODUCTS - COMP/OP AGG \$
						COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
						EACH OCCURRENCE \$
						AGGREGATE \$
						\$
						PER STATUTE    OTH-ER
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
CERTIFICATE HOLDER IS INCLUDED AS AN ADDITIONAL INSURED

IN THE EVENT THIS POLICY IS CANCELED BY US SPECIALTY, (30) DAYS PRIOR WRITTEN NOTICE WILL BE MAILED OR DELIVERED TO CERTIFICATE HOLDER AND ADDITIONAL INSURED

**CERTIFICATE HOLDER****CANCELLATION**

OKALOOSA COUNTY  
5479 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

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# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY)

02/18/2020

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

Parrish-Oneill & Associates, Inc.  
P. O. Box 349  
Mount Vernon, OH 43050

## CONTACT

## NAME:

## PHONE

## (AC, No, Ext)

## FAX

## (AC, No):

## E-MAIL

## ADDRESS

## PRODUCER

## CUSTOMER ID#:

## INSURED

Parker Aircraft Sales Inc  
Mitchell Kaplan  
203 Walkedge Drive  
Fort Walton Beach, FL 32548

## INSURER(S) AFFORDING COVERAGE

## %

## NAIC #

INSURER A: U.S. SPECIALTY INSURANCE COMPANY

100%

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

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.

## POLICY INFORMATION

## CERTIFICATE NUMBER:

## REVISION NUMBER:

POLICY TYPE		LINE OF BUSINESS SUBCODE												
INDUSTRIAL AD	<input checked="" type="checkbox"/>	PLEASURE & BUS	<input type="checkbox"/>	COMMERCIAL	<input checked="" type="checkbox"/>	AIRCRAFT LIABILITY ONLY	<input checked="" type="checkbox"/>	HELICOPTER	<input type="checkbox"/>	MIXED FLEET	<input type="checkbox"/>	EXCESS	<input type="checkbox"/>	QUOTA SHARE
NON-OWNED	<input type="checkbox"/>													

## AIRCRAFT INFORMATION

ACORD 333, Aircraft Schedule attached

YEAR	MAKE	MODEL	SERIAL NUMBER	REGISTRATION NUMBER
1984	Piper	PA-31-350		N808SM

## TERRITORY:

## AIRCRAFT COVERAGES

INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y/N)	SUBROGATION WAIVED? (Y/N)
	GA00182516-06	2/18/2020	2/18/2021	Y	N
COVERAGE	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT	\$ 300,000	AGREED VALUE	\$ 0	Ded. - Not in motion
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY	\$ 1,000,000	EA OCC	\$ 0	Ded. - In motion
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW	\$ 100,000	EA PASS	\$	EA PER AGGR
	<input type="checkbox"/> EXCLUDING CREW	\$ 5,000	EA PER	\$ 40,000	EA OCC
COVERAGE	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
		\$		\$	
		\$		\$	
		\$		\$	
		\$		\$	
		\$		\$	
		\$		\$	

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

Certificate Holder is included as an Additional Insured.

## CERTIFICATE HOLDER

Okaloosa County  
5479 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



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

2/5/2020

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

AGENCY Ocean Marine Agency, LLC 11541 Shipwatch Drive, #1010 Largo FL 33774		PHONE (A/C, No, Ext): 513-615-9800	COMPANY LLOYDS, LONDON	
FAX (A/C, No):	E-MAIL ADDRESS:			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID#:				
INSURED Mitch Kaplan 203 Walkedge Dr. S.E. Fort Walton Beach FL 32548		LOAN NUMBER	POLICY NUMBER TC ARG 1902	
		EFFECTIVE DATE 1/14/2020	EXPIRATION DATE 1/14/2021	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

## PROPERTY INFORMATION

### LOCATION/DESCRIPTION

BLANKET BUILDING AND BUSINESS PERSONAL PROPERTY LOCATED A  
1001 AIRPORT ROAD  
BLOCK 1, LOT 2  
DESTIN, FL 32541

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 EVIDENCE OF PROPERTY INSURANCE 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.

## COVERAGE INFORMATION

PERILS INSURED    BASIC    BROAD     SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
BLANKET PROPERTY	\$125,000	\$5,000 10% wind


## REMARKS (Including Special Conditions)

30 DAY NOTIFICATION OF CANCELLATION AND 10 DAY NOTIFICATION OF CANCELLATION DUE TO NON-PAYMENT OF PREMIUM IN ACCORDANCE WITH POLICY PROVISIONS

## 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.

## ADDITIONAL INTEREST

NAME AND ADDRESS  OKALOOSA COUNTY AIRPORTS 5479 A OLD BETHEL ROAD CRESTVIEW, FL 32536	<input checked="" type="checkbox"/> ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

ACORD 27 (2016/03)

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## Dave Miner

---

**From:** Linda Reed <reed.linda.j@gmail.com>  
**Sent:** Wednesday, February 5, 2020 11:39 AM  
**To:** Dave Miner  
**Subject:** Kaplan Property Insurance  
**Attachments:** Kaplan EOP for Hangar.pdf

Mr. Miner,

Attached is Evidence of Property Insurance for Mr. Kaplan's hangar. The aircraft renewal is in the process and I will forward a Certificate on that as soon as I receive it.

Please let me know if you require any additional information.

**Linda Reed**



*Ocean Marine Agency, LLC*

**513-509-9270**

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Hangar Lease Agreement**  
**Renewal and Amendment**  
**With Mitch Kaplan (L08-0334-AP)**  
**At The Destin Executive Airport (DTS)**

This hangar lease agreement is executed and entered into this 16 day of June, 2020, by and between, Okaloosa County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "Lessor", whose principal address is 1250 N. Eglin Parkway, Suite 1000, Shalimar, FL 32579, Florida, and Mitch Kaplan, hereinafter referred to as "Lessee", whose principal address is 203 Walkedge Drive, Ft. Walton Beach, FL 32548.

The Lessor and Lessee, for the consideration herein set forth, agree as follows for this hangar renewal and amendment:

**SECTION ONE**  
**Leased Property**

1.1 Lessor does hereby lease certain real property at the Destin Executive Airport (the "Airport"), DTS as indicated in the attached and incorporated Exhibit A, located at Block 1 Lot 2 ("Leased Premises"), to Lessee for the following purposes:

- a. Hangar Space, to occupy and maintain one (1) hangar storage of an individually-owned/corporate-owned airplane at the Leased Premises. Lessee shall provide written confirmation to the Lessor of proof of ownership of airplane.
- b. In the event the airplane is sold, damaged, destroyed, etc., Lessee shall have one year to replace the airplane, otherwise this lease shall be voided at the Lessor's discretion.
- c. Additional aircraft may be stored in the hangar temporarily with proper notice to Lessor provided that proof of required insurance coverage is provided to Lessor.
- d. No other use is authorized for any portion of the Lease Premises.

**SECTION TWO**  
**Lease Term**

2.1 The new expiration date of this lease will be July 11, 2040. This Lease does not have any additional renewal options and the hangar will become the property of County on this expiration date.

**SECTION THREE**  
**Rent**

3.1 A basic ground lease rent of One Dollar and Fifty Cents (\$1.50) per square foot per year is established for the area occupied by the hangar building, as depicted on Exhibit A. The Lessee shall pay to Lessor at the office of the Airports Director payable to Okaloosa County, Okaloosa County Airports, 1701 State Road 85 North, Suite 1, Eglin AFB, FL 32542-1498, or at such other place as may be designated by Lessor. The ground lease rent for the entire year shall be due and

payable in advance of the first day of the Lease period of each year. The Lease includes Two Thousand One Hundred Sixty Eight (2,168) square feet at One Dollar and Fifty Cents (\$1.50) per square foot per year for a total annual cost of Three Thousand Two Hundred Fifty Two Dollars (\$3,252.00), plus tax.

3.2 If Lessee fails to pay the ground lease rent within thirty (30) days of billing, Lessee shall then pay interest to the Lessor 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 ten (10) days after written notice has been given, Lessor shall have the option of terminating this Agreement as set forth in Section twenty-five (25) below.

3.3 In addition, Lessee shall pay any and all taxes, assessments, charges, recording and doc fees, costs and expenses that may be due as a result of this Lease, together with all interest and penalties that may accrue thereon. In the event of the failure of Lessee to pay those items, and all other damages, costs, expenses, and sums that Lessor may suffer or incur, or that may become due, by reason of any default of the Lessee or failure by the Lessee to comply with the terms and conditions of this Lease shall be deemed to be additional rent, and in the event of non-payment, Lessor shall have all rights and remedies as herein provided for failure to pay rent.

#### **SECTION FOUR Escalation**

4.1 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).

#### **SECTION FIVE Utilities**

5.1 The Lessee agrees to pay all charges for utility services and costs of tap fees, installations, including water, oil/water separation, heat, light, power, sewage and garbage.

#### **SECTION SIX Improvements to Lessor**

6.1 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 the Lessor and shall not be removed for 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 SEVEN**  
**Improvements to Lessor**

7.1 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 the Lessor and shall not be removed for 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 EIGHT**  
**Building, Alterations and Permits**

8.1 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 the Lease. Lessor 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 NINE**  
**Care of Leased Premises**

9.1 Lessee shall keep said hangar and premises neat, clean, and orderly at all times. Hangars located on Airport property shall be used for aeronautical purposes. Lessee is permitted to store non-aeronautical items in the hangar 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 Lessor's premises. The Lessee and all individuals associated with the Lessee's business are required to follow all current, future or amended Airport Rules and Regulations.

**SECTION TEN**  
**Maintenance in Leased Premises**

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

**SECTION ELEVEN**  
**Mechanics' Liens**

11.1 Nothing in this Lease shall be deemed or construed in any way as constituting the consent or request of Lessor, expressed or implied, by inference or otherwise, to any contractor,

subcontractor, 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 Leases Premises or any part thereof, nor as giving Lessee any 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 Leased Premises, including buildings.

**SECTION TWELVE**  
**Unlawful or Dangerous Activity**

12.1 Lessee shall neither use nor occupy the Leased Premises or any part thereof for any unlawful or hazardous business purpose nor operate or conduct its business in a manner constituting a nuisance of any kind. Lessee shall immediately, on discovery of any unlawful or hazardous use, take action to halt such activity, and shall further immediately notify the Airports Director.

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

**SECTION THIRTEEN**  
**Solid and Hazardous Waste**

13 A. If lessee is deemed to be a generator of hazardous waste, as defined by Federal, State or local law, Lessee shall obtain a identification number from the U.S. Environmental Protection Agency ("AEPA") and the appropriate generator permit and shall comply with all Federal, State and local laws and regulations promulgated there under, including, but not limited to, ensuring that the transportation, storage, handling and disposal of such hazardous wastes are conducted in full compliance with applicable law.

B. Lessee agrees to provide County within ten (10) days after the County's request copies of all hazardous waste permit application documentation, permits, monitoring reports, transportation, responses, storage and disposal plans and material safety data sheets prepared or issued in connection with Lessee's use of the Leased Premises.

C. Hazardous Substances: The term "Hazardous Substance" means any substance:

1. The presence of which requires or may later require notification, investigation or remediation under any environmental law; or
2. That is or becomes defined as a "hazardous waste", "hazardous material", "hazardous substance", "pollutant" under any environmental law, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. '9601 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. '6901 et seq.) and the associated regulations; or

3. That is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous and is or becomes regulated by any governmental County, agency, department, commission, board, agency or instrumentality of the United States, or any political subdivision within any state; or
4. The presence of which on the Leased Premises causes or threatens to cause a nuisance on the Leased Premises or to adjacent properties or poses or threatens to pose a hazard to the Leased Premises or to the health or safety of persons on or about the Leased Premises: or
5. That contains gasoline, diesel fuel or other petroleum hydrocarbons or volatile organic compounds; or
6. That contains polychlorinated biphenyls (PCBs), asbestos or urea formaldehyde foam insulation; or
7. That contains or emits radioactive particles, including, without limitation, radon gas.

**SECTION FOURTEEN**  
**Insurance**

14.1 Liability:

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

14.2 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.

14.3 All public liability and aircraft liability coverage shall be endorsed to include Okaloosa County as Additional Insured. In addition, all insurance policies shall contain a clause to provide thirty (30) days prior 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 BOCC, 302 Wilson Street, Suite 301, Crestview, FL 32536 and a copy to Okaloosa County Airports. On request, LESSEE shall deliver an exact copy of the policy or policies including all endorsements.

**SECTION FIFTEEN  
Hold Harmless**

15.1 To the fullest extent permitted by law, Lessee shall indemnify hold harmless Lessor, 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 SIXTEEN  
Prohibited Activity**

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

**SECTION SEVENTEEN  
Commercial Activity**

17.1 No commercial activity of any nature or kind is allowed on the leased premises.

**SECTION EIGHTEEN  
Non-Discrimination**

18.1 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) the Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, 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, Lessor 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 NINETEEN Indemnification**

19.1 Lessee agrees to indemnify Lessor against all expenses, liabilities, and claims of every kind, including reasonable counsel fees, by or on behalf of any person or entity arising out of either:

- a. A failure by Lessee to perform any of the terms and conditions of this Lease.
- b. Any injury or damage happening on or about the Lessor's property resulting from the Lessee's occupancy, operations, or use of the Leased Premises.
- c. Failure to comply with any law of any governmental authority having jurisdiction,
- d. Any mechanics' lien or security interest filed against the Lessor's property or any equipment installed or caused to be install by Lessee at the Leased Premises, or any materials used or caused to be used by Lessee on or at the Leased Premises, or any work done or caused to be done by Lessee at the Leased Premises for any purpose.

## **SECTION TWENTY Easements, Agreements, or Encumbrances**

20.1 The parties shall be bound by all existing easements, agreements and encumbrances of record relating to the Leased Premises and Lessor shall not be liable to Lessee for any damages resulting from any action taken by the holder of the interest pursuant to the rights of that holder thereunder.

## **SECTION TWENTY-ONE Liability; Risk of Loss**

21.1 Lessee shall be in exclusive control and possession of the Leased Premises and Lessor shall not be liable for any injury or damages to any property or to any person on or about the Leased Premises or any property of Lessee. Lessor has the right to inspect the Leased Premises at any time upon reasonable notice. The provisions herein permitting Lessor to enter and inspect the Leased Premises are made to ensure that Lessee is in compliance with the terms and conditions hereof and make repairs that Lessee has failed to make or are necessary as a consequence of a repair that was necessary that was outside the responsibility of Lessee. Lessor shall not be liable to Lessee for any entry on the premises for inspection or necessary repair purposes.

21.2 Lessee assumes the risk of loss or damage to the hangar and its contents, whether form windstorm, fire, earthquake, or any other cause whatsoever.

21.3 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 not 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.

#### **SECTION TWENTY-TWO Representations by Lessor**

22.1 At the commencement of the term Lessee shall accept the Leased Premises and the fixtures and equipment included therein in their existing condition and state of repair, and Lessee agrees that no representations, statements, or warranties, expressed or implied, have been made by or on behalf of Lessor in respect therein except as contained in the provisions of this Lease, and Lessor shall in no event be liable for any latent defects within the Leased Premises.

#### **SECTION TWENTY-THREE Rights of Lessor**

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

23.2 Lessor 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 airspace, and for use of the airspace for landing on, taking off from, or operating on the Airport.

23.3 Lessee expressly agrees for itself, its successors, and assigns to prevent any use of the Leased Premises, which would interfere with or adversely affect the operation or maintenance of the Airport, or otherwise constitute an airport hazard.

23.4 Lessee expressly agrees for itself, its successors, and assigns, to restrict the height of structures, objects, of natural growth, and other obstructions on the Leased Premises to such height so as to comply with the Federal Aviation Regulations, Part 77.

#### **SECTION TWENTY-FOUR Waivers**

24.1 The failure of Lessor to insist on a strict performance of any of the terms and conditions hereof shall not be deemed a waiver of the rights or remedies the Lessor may have to enforce performance of the terms and conditions of this Lease at any time.

**SECTION TWENTY-FIVE**  
**Notice**

25.1 All notices to be given with respect to this Lease shall be in writing. Each notice shall be sent certified mail, postage prepaid and with return receipt requested, to the party to be notified at the address set forth below or at such other address as either party may from time to time designate in writing.

As to Lessor:

Airports Director  
Okaloosa County Airports  
1701 State Road 85 North, Suite 1  
Eglin AFB, FL 32542-1498

As to Lessee:

Mitch Kaplan  
203 Walkedge Drive  
Ft. Walton Beach, FL 32548

**SECTION TWENTY--SIX**  
**Assignment or Sublease**

26.1 All subsequent transfers and assignments of any interest, including mortgages thereon, require written approval in advance by the Lessor and payment of Approval Fee of ONE THOUSAND (\$1,000.00) dollars. During the entire term of the lease, to include renewals, the ground lease rent fee will transfer at the same rate as the current lessee at the time of the assignment, and continue to be adjusted annually in accordance with the escalation clause in Section Four. Lessee shall have thirty (30) days 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.

26.2 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 Lessor.

26.3 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 TWENTY-SEVEN**  
**Rights of Entry Reserved**

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

**SECTION TWENTY-EIGHT**  
**Termination of the Lease**

28.1 The Lessor may terminate this Lease for convenience and be released from all obligations thereunder by providing Lessee with ninety (90) days written notice.

**SECTION TWENTY-NINE**  
**Compliance with Governmental Procedures**

29.1 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, ordinance's, or regulations as may be promulgated by Lessor. 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 THIRTY**  
**Surrender of Possession**

30.1 Lessee shall quietly and peaceably vacate the Leased Premises and surrender possession to Lessor on or before the last day of the Lease, or on an earlier termination and forfeiture of the Lease, free of subtenancies, in good condition and repair. Lessee shall remove all property of every description in the Leased Premises that is not the property of Lessor on or before 12:00 a.m. (midnight) on the last day of the Lease.

**SECTION THIRTY-ONE**  
**Default or Breach**

- 31.1 Each of the following events shall constitute a default or breach of this Lease by Lessee:
- a. If Lessee or any successor or assignee of Lessee while in possession shall file a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act, or shall voluntarily take advantage of any such act by answer or otherwise or shall make an assignment for the benefit of creditors.
  - b. If voluntary proceedings under any bankruptcy law or insolvency act shall be instituted against Lessee or if a receiver or trustee shall be appointed of all or substantially all of the property of Lessee, and such proceedings shall not be dismissed or the receivership or trusteeship vacated within Sixty (60) days after the institution or appointment.

- c. If Lessee shall fail to pay Lessor any rent, or additional rent required hereunder when such becomes due and shall not make the payment within ten (10) days after notice thereof by Lessor to Lessee.
- d. If Lessee shall fail to perform or comply with any of the conditions of this Lease and if the nonperformance shall continue for a period of Fifteen (15) days after notice thereof by Lessor to Lessee or, if the performance cannot be reasonably had within the fifteen (15) day period, Lessee shall not in good faith have commences performance within the Fifteen (15) day period and shall not diligently proceed to completion of performance. Whether lessee diligently proceeded shall be determined at the sole discretion of the Lessor.
- e. If the Lessee fails to maintain in full force and affect the insurance coverage required pursuant to Section Fourteen (14) or fails to name Lessor as an additional insured on such insurance policies.
- f. If Lessee shall vacate or abandon the Leased Premises.
- g. If the Lease or the estate of Lessee hereunder shall be transferred to or shall pass to or devolve on any other person or party, except in the manner herein permitted.
- h. If the Lessee fails to take possession of the Leased Premises on the term commencement date or within ten days after notice that the Leased Premises are available for occupancy, if the term commencement date is not fixed herein or shall be deferred as herein provided.

**SECTION THIRTY-TWO**  
**Effect of Default**

32.1 In the event of any default hereunder, as set forth in Section Twenty-Eight (28) the rights or Lessor shall be as follows:

- a. Lessor shall have the right to cancel and terminate this Lease, as well as all of the rights, title, and interest of Lessee hereunder, by giving to Lessee not less than Fifteen (15) days' notice of the cancellation and termination. On expiration of the time fixed in the notice, this Lease and the right, title, and interest of Lessee hereunder shall terminate in the same manner and with the same force and effect, except as to Lessee's liability, as if the date fixed in the notice of cancellation and termination were the end of the term herein originally determined.
- b. Lessor may elect, but shall not be obligated, to make any payment required of Lessee herein or comply with any agreement, term, or condition required hereby to be performed by Lessee, and Lessor shall have the right to enter the demised premises for the purpose of correcting or remedying any such default to remain until the default has been corrected and remedied, but any expenditure for the correction by Lessor shall not be deemed to waive or release the default of Lessee or the right of Lessor to take any action as may be otherwise permissible hereunder in the case of any default.

- c. Lessor may re-enter the premises immediately and remove the property of Lessee, and store and dispose of the property in accordance with chapter 705, Florida Statutes.
- d. Lessor shall have any other remedy available by law.

**SECTION THIRTY-THREE**  
**Entire Lease; Applicable to Successors**

33.1 This Lease contains the entire agreement between the parties and cannot be changed except by written instruments subsequently executed by the parties hereto. This Lease and the terms and conditions hereof apply to and are binding on the heirs, legal representatives, successors, and assigns of both parties.

**SECTION THIRTY-FOUR**  
**Applicable Law and Venue**

34.1 This Lease shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any legal actions relating to this Lease shall be brought in the courts in and for Okaloosa County, Florida.

**SECTION THIRTY-FIVE**  
**Construction and Application of Terms**

35.1. 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 of 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.

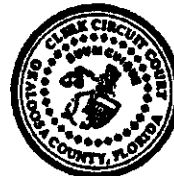
**SECTION THIRTY-SIX**  
**Federal Requirements**

36.1 Lessee agrees to comply with all federal regulations, including, but not limited to those set forth in Exhibit "B", attached hereto and incorporated herein.

(The remainder of this page intentionally left blank)

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

OKALOOSA COUNTY, FLORIDA

A large, stylized handwritten signature in black ink, appearing to read "Trey".

---

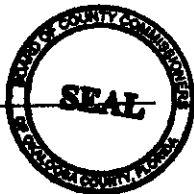
Robert A. "Trey" Goodwin III  
Chairman, Board of County Commissioners

ATTEST:

A handwritten signature in black ink, appearing to read "J.D. Peacock II".

---

J. D. Peacock II  
Clerk of Circuit Court





Lessee

[Signature]  
Mitch Kaplan  
Date: 10 Apr 2020

[Signature]  
WITNESS  
[Signature]  
WITNESS

**ACKNOWLEDGEMENTS**

STATE OF Florida  
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means or \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ by MITCH KAPLAN. He is personally known to me or has produced drivers license FL. as identification

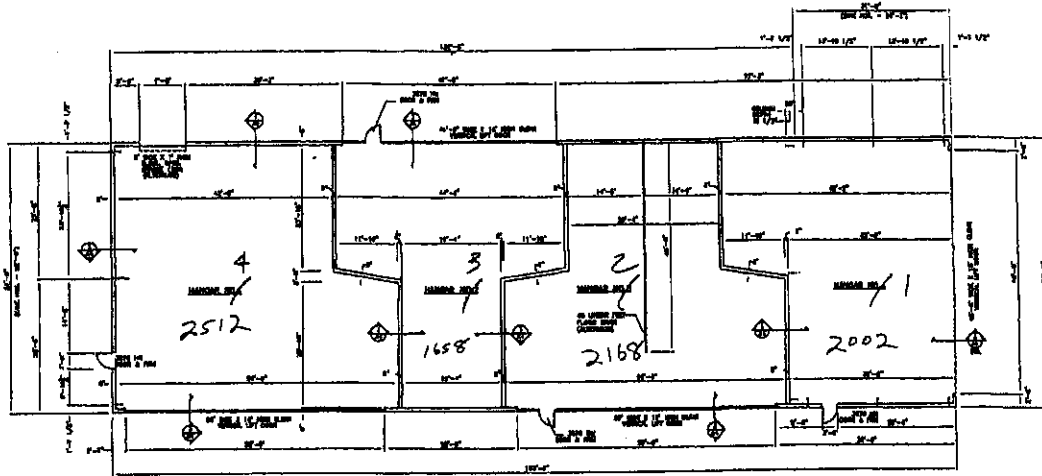
Sworn and subscribed before me this 10 day of April, 2020



[Signature]  
NOTARY (Signature)  
Dean S. Schellhase  
NOTARY (Printed Name)

Commission Number: GG-342422

**Exhibit A  
Leased Premises Legal Description and Map**



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**REVISION NO. 1**  
12-7-99: REVISED UNIT 4 TO SHOW CORRECT ROOM LAYOUT AND AREA.

**REVISION NO. 2**  
12-7-99: REVISED UNIT 2 TO SHOW CORRECT ROOM LAYOUT AND AREA.

SCHEDULE OF ROOMS	
ROOM NO. 1	2002 SQ. FT.
ROOM NO. 2	2168 SQ. FT.
ROOM NO. 3	1658 SQ. FT.
ROOM NO. 4	2512 SQ. FT.
TOTAL AREA	8340 SQ. FT.

NOTES: 1. ROOMS AND AREAS SHOWN ARE APPROXIMATE. 2. ROOMS AND AREAS SHOWN ARE FOR INFORMATION ONLY. 3. ROOMS AND AREAS SHOWN ARE FOR INFORMATION ONLY.

**DRAWING FOR USE BY**  
ONLY  
FOR THE PURPOSES OF THE LEASE.  
NO OTHER USES ARE PERMITTED.

PRELIMINARY 12-7-99

NO.	DATE	BY	REVISION

<p><b>DESIGN / BUILD SYSTEMS, INC.</b> A FULL SERVICE COMPANY</p>	<p>ARCHITECTURAL FLOOR PLAN</p> <p><b>DESTIN FANGARS</b></p>
	<p>A-1</p>

**Exhibit "B"**  
**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 (licenses, leases, permits, etc.), 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, Lessee will there upon revert to and vest in and become the absolute property of Lessee 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 List of Pertinent Nondiscrimination Acts and Authorities**

During the performance of this contract, 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 subleases 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 lease. For each employee assigned to the lease, initiate verification within ninety (90) calendar days after date of enrollment or within thirty (30) calendar days of the employee's assignment to the lease, 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 lease, 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 lease, within three (3) business days after the date of hire (but see paragraph (b)(3) of this section); or
    - ii. Employees assigned to the lease. For each employee assigned to the lease, 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, 1986 (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 Lessees.

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

**Exhibit "C"**  
**Public Records**

Public Records

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT OKALOOSA COUNTY RISK MANAGEMENT DEPARTMENT, 302 NORTH WILSON STREET, SUITE 301, CRESTVIEW, FL 32536 PHONE: (850) 689-5977 [riskinfo@co.okaloosa.fl.us](mailto:riskinfo@co.okaloosa.fl.us).**

Lessee must comply with the public records laws, Florida Statute chapter 119, specifically Lessee must:

1. Keep and maintain public records required by the County to perform the service.
2. Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119 Florida Statutes or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the lease term and following completion of the lease if the Lessee does not transfer the records to the County.
4. Upon completion of the lease, transfer, at no cost, to the County all public records in possession of the Lessee or keep and maintain public records required by the County to perform the service. If the Lessee transfers all public records to the public agency upon completion of the lease, the Lessee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Lessee keeps and maintains public records upon completion of the contract, the Lessee shall meet all applicable requirements for retaining the public records. All records stored electronically must be provided to the public agency, upon the request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.



## CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 04/03/2019

Contract/Lease Control #: L08-0334-AP

Procurement#: NA

Contract/Lease Type: LEASE

Award To/Lessee: MITCH KAPLAN

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 04/02/2019

Expiration Date: 07/11/2020

Description of Contract/Lease: BLOCK 1 LOT 2

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

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

Procurement/Contract/Lease Number: L08-0334-RP Tracking Number: 3192-10  
Procurement/Contractor/Lessee Name: John J. Mgs Grant Funded: YES \_\_\_ NO X  
Purpose: Adl from Mgs to Kylan  
Date/Term: 7-11-20  
Amount: \_\_\_\_\_  
Department: Airports  
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:  
White Man Date: 11-27-18  
Purchasing Manager or designee Jeff Hyde, DeRita Mason, Victoria Taravella

**2CFR Compliance Review (if required)**

Approved as written: no federal Date: \_\_\_\_\_  
Grants Coordinator Danielle Garcia

**Risk Management Review**

Approved as written: see email attached Date: 12-1-18  
Risk Manager or designee Laura Porter or Krystal King

**County Attorney Review**

Approved as written: see email attached Date: 12-1-18  
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:** Saturday, December 01, 2018 4:12 PM  
**To:** DeRita Mason  
**Cc:** Lynn Hoshihara; Dave Miner  
**Subject:** RE: AOL Tringas to Kaplan for Coordination

The last page is blank and you may want to delete it. Otherwise, this is approved for legal and risk purposes. I do not need to see this again.

---

**From:** DeRita Mason [mailto:dmason@myokaloosa.com]  
**Sent:** Tuesday, November 27, 2018 8:45 AM  
**To:** Parsons, Kerry  
**Cc:** Lynn Hoshihara  
**Subject:** FW: AOL Tringas to Kaplan for Coordination

Please review and approve.

Thank you,

DeRita

---

**From:** Dave Miner  
**Sent:** Monday, November 26, 2018 4:48 PM  
**To:** DeRita Mason <dmason@myokaloosa.com>  
**Cc:** Allyson Oury <aoury@myokaloosa.com>  
**Subject:** AOL Tringas to Kaplan for Coordination

DeRita:

Attached is an AOL from Tringas to Kaplan for coordination.  
Thank you.

Dave

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

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

## Dave Miner

---

**From:** Karen Donaldson  
**Sent:** Friday, February 8, 2019 1:38 PM  
**To:** Dave Miner  
**Subject:** RE: COI Kaplan for Compliance

Okay. I think we are good on this one. The insurance meets the requirements of the lease.

You have a good weekend Dave.

*Karen Donaldson*

Karen Donaldson  
Public Records and Contracts Specialist  
Okaloosa County Risk Management  
5479-B Old Bethel Rd.  
Crestview, Fl. 32536  
850.683.6207  
[KDonaldson@myokaloosa.com](mailto:KDonaldson@myokaloosa.com)



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**From:** Dave Miner <dminer@myokaloosa.com>  
**Sent:** Friday, February 8, 2019 1:34 PM  
**To:** Karen Donaldson <kdonaldson@myokaloosa.com>  
**Subject:** RE: COI Kaplan for Compliance

The planes are listed in the name of Parker Aircraft Sales.

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

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**From:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>  
**Sent:** Friday, February 8, 2019 1:30 PM  
**To:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Subject:** RE: COI Kaplan for Compliance

Okay. Are the planes in his name or the name of the company?

*Karen Donaldson*

Karen Donaldson  
Public Records and Contracts Specialist  
Okaloosa County Risk Management  
5479-B Old Bethel Rd.  
Crestview, Fl. 32536  
850.683.6207  
[KDonaldson@myokaloosa.com](mailto:KDonaldson@myokaloosa.com)



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**From:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Sent:** Friday, February 8, 2019 1:24 PM  
**To:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>  
**Subject:** RE: COI Kaplan for Compliance

No for Parker just Kaplan.  
Mr. Kaplan owns Parker Aircraft Sales.

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

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**From:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>  
**Sent:** Friday, February 8, 2019 12:55 PM  
**To:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Subject:** RE: COI Kaplan for Compliance

Dave

These look good. I do have one question though. Is the lease going to include Parker Aircraft Sales Inc and Mr Kaplan on it?

*Karen Donaldson*

Karen Donaldson  
Public Records and Contracts Specialist  
Okaloosa County Risk Management  
5479-B Old Bethel Rd.  
Crestview, Fl. 32536  
850.683.6207  
[KDonaldson@myokaloosa.com](mailto:KDonaldson@myokaloosa.com)



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**From:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Sent:** Friday, February 8, 2019 12:25 PM  
**To:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>  
**Subject:** RE: COI Kaplan for Compliance

Karen:

Correct lease number, Mr. Tringas is assigning his lease to Mr. Kaplan.  
Thanks for checking.

Dave

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

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**From:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>

**Sent:** Friday, February 8, 2019 12:23 PM

**To:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>

**Subject:** RE: COI Kaplan for Compliance

Dave

The lease number you provided is for John J Tringas. Can you double check that number for me.

Thanks

*Karen Donaldson*

Karen Donaldson  
Public Records and Contracts Specialist  
Okaloosa County Risk Management  
5479-B Old Bethel Rd.  
Crestview, Fl. 32536  
850.683.6207  
[KDonaldson@myokaloosa.com](mailto:KDonaldson@myokaloosa.com)



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---

**From:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>

**Sent:** Thursday, February 7, 2019 1:37 PM

**To:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>

**Cc:** Allyson Oury <[aoury@myokaloosa.com](mailto:aoury@myokaloosa.com)>

**Subject:** COI Kaplan for Compliance

Karen:

Please review the attached COIs for Mitch Kaplan assignment of lease to (L08-0334-AP) and let us know if the COI complies with requirements.

Thank you.

Dave

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

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/06/2019

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).

<b>PRODUCER</b> Parrish-Oneill & Associates, Inc. P.O. Box 349  Mount Vernon OH 43050	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): E-MAIL ADDRESS:		<b>FAX (A/C, No):</b>
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Parker Aircraft Mitch Kaplan 203 Walkedge Drive Fort Walton Beach FL 32548	<b>INSURER A:</b> U.S.Specialty Insurance Company		
	<b>INSURER B:</b>		
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		

**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 type="checkbox"/> OCCUR	X		GA00182516-05	2/18/19	2/18/20	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> Aircraft						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						MED EXP (Any one person)	\$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						PERSONAL & ADV INJURY	\$
	<input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						GENERAL AGGREGATE	\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB						PRODUCTS - COMP/OP AGG	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE							\$
	DED      RETENTION \$						COMBINED SINGLE LIMIT (Ea accident)	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						BODILY INJURY (Per person)	\$
	Y/N <input type="checkbox"/> N/A						BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
							PER STATUTE	
							OTH-ER	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

CERTIFICATE HOLDER IS INCLUDED AS AN ADDITIONAL INSURED

IN THE EVENT THIS POLICY IS CANCELED BY US, (30) DAYS PRIOR WRITTEN NOTICE WILL BE MAILED OR DELIVERED TO CERTIFICATE HOLDER AND ADDITIONAL INSURED

### CERTIFICATE HOLDER

### CANCELLATION

OKALOOSA COUNTY  
5479 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

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# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MMDD/YYYY)

01/28/2019

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.

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PRODUCER Parrish-Oneill & Associates, Inc. P. O. Box 349 Mount Vernon, OH 43050	CONTACT NAME:			
	PHONE (A/C, No, Ext):	FAX (A/C, No):		
E-MAIL ADDRESS:				
PRODUCER CUSTOMER ID#:				
INSURED Parker Aircraft Sales Inc Mitchell Kaplan 203 Walkedge Drive Fort Walton Beach, FL 32548	INSURER(S) AFFORDING COVERAGE		%	NAIC #
	INSURER A: U.S. SPECIALTY INSURANCE COMPANY		100%	
	INSURER B:			
	INSURER C:			
	INSURER D:			
	INSURER E:			

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.

POLICY INFORMATION		CERTIFICATE NUMBER:		REVISION NUMBER:	
POLICY TYPE		LINE OF BUSINESS SUBCODE			
<input type="checkbox"/> INDUSTRIAL AID	<input type="checkbox"/> PLEASURE & BUS	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> AIRPLANE	<input type="checkbox"/> HELICOPTER	<input type="checkbox"/> MIXED FLEET
<input type="checkbox"/> NON-OWNED			<input type="checkbox"/> LIABILITY ONLY	<input checked="" type="checkbox"/> HULL & LIABILITY	<input type="checkbox"/> HULL ONLY
		<input type="checkbox"/> EXCESS	<input type="checkbox"/> QUOTA SHARE		

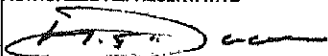
AIRCRAFT INFORMATION		ACORD 333, Aircraft Schedule attached			
YEAR 1983	MAKE Piper	MODEL PA-31P-350	SERIAL NUMBER	REGISTRATION NUMBER N9244Y	

TERRITORY:

AIRCRAFT COVERAGES						
INSURER LETTER	POLICY NUMBER GA00182516-05	EFFECTIVE DATE 2/18/2019	EXPIRATION DATE 2/18/2020	ADDITIONAL INSURED? (Y/N) Y	SUBROGATION WAIVED? (Y/N) N	
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT		\$ 200,000	AGREED VALUE	\$ 0	Ded. - Not in motion
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY		\$ 1,000,000	EA OCC	\$ 0	Ded. - In motion
			\$ 100,000	EA PASS	\$	EA PER AGGR
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW		\$ 5,000	EA PER	\$ 40,000	EA OCC
	<input type="checkbox"/> EXCLUDING CREW					
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO
CODE	DESCRIPTION		\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	

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

Certificate Holder is included as an Additional Insured.

CERTIFICATE HOLDER Okaloosa County 5479 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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# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY)

01/28/2019

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PRODUCER Parrish-Oneill & Associates, Inc. P. O. Box 349 Mount Vernon, OH 43050	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: PRODUCER CUSTOMER ID#:
INSURED Parker Aircraft Sales Inc Mitchell Kaplan 203 Walkedge Drive Fort Walton Beach, FL 32548	INSURER(S) AFFORDING COVERAGE INSURER A: U.S. SPECIALTY INSURANCE COMPANY 100% NAIC # INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

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.

POLICY INFORMATION	CERTIFICATE NUMBER: ACORD 333, Aircraft Schedule attached	REVISION NUMBER:
POLICY TYPE INDUSTRIAL AID <input checked="" type="checkbox"/> PLEASURE & BUS <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> AIRPLANE <input checked="" type="checkbox"/> HELICOPTER <input type="checkbox"/> NON-OWNED <input type="checkbox"/> LIABILITY ONLY <input type="checkbox"/> HULL & LIABILITY <input checked="" type="checkbox"/> MIXED FLEET <input type="checkbox"/> EXCESS <input type="checkbox"/> QUOTA SHARE <input type="checkbox"/>		LINE OF BUSINESS SUBCODE HULL ONLY <input type="checkbox"/>

AIRCRAFT INFORMATION	YEAR 1980	MAKE Piper	MODEL PA-31-350	SERIAL NUMBER	REGISTRATION NUMBER N253DS
TERRITORY:					

AIRCRAFT COVERAGES							
INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y/N)	SUBROGATION WAIVED? (Y/N)		
	GA00182516-05	2/18/2019	2/18/2020	Y	N		
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO	
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT		\$ 275,000	AGREED VALUE	\$ 0	Ded. - Not in motion	
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY		\$ 1,000,000	EA OCC	\$ 0	Ded. - In motion	
			\$ 100,000	EA PASS		EA PER AGGR	
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW		\$ 5,000	EA PER	\$ 40,000	EA OCC	
	<input type="checkbox"/> EXCLUDING CREW						
COVERAGE	CODE	DESCRIPTION	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
				\$		\$	
				\$		\$	
				\$		\$	
				\$		\$	
				\$		\$	
				\$		\$	

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

Certificate Holder is included as an Additional Insured.

CERTIFICATE HOLDER Okaloosa County 5479 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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# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY)

01/28/2019

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PRODUCER Parrish-Oneill & Associates, Inc. P. O. Box 349 Mount Vernon, OH 43050	CONTACT NAME:			
	PHONE (A/C, No, Ext):	FAX (A/C, No):		
E-MAIL ADDRESS:				
PRODUCER CUSTOMER ID#:				
INSURED Parker Aircraft Sales Inc Mitchell Kaplan 203 Walkedge Drive Fort Walton Beach, FL 32548	INSURER(S) AFFORDING COVERAGE		%	NAIC #
	INSURER A: U.S. SPECIALTY INSURANCE COMPANY		100%	
	INSURER B:			
	INSURER C:			
	INSURER D:			
	INSURER E:			

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POLICY INFORMATION		CERTIFICATE NUMBER:		REVISION NUMBER:	
POLICY TYPE			LINE OF BUSINESS SUBCODE		
INDUSTRIAL AID	PLEASURE & BUS	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> AIRPLANE	HELICOPTER	MIXED FLEET
NON-OWNED			LIABILITY ONLY	<input checked="" type="checkbox"/> HULL & LIABILITY	HULL ONLY
					EXCESS <input type="checkbox"/> QUOTA SHARE <input type="checkbox"/>

AIRCRAFT INFORMATION		ACORD 333, Aircraft Schedule attached			
YEAR	MAKE	MODEL	SERIAL NUMBER	REGISTRATION NUMBER	
1979	Piper	PA-31-350		N710JP	
TERRITORY:					

AIRCRAFT COVERAGES						
INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y/N)	SUBROGATION WAIVED? (Y/N)	
	GA00182516-05	2/18/2019	2/18/2020	Y	N	
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT		\$ 275,000	AGREED VALUE	\$ 0	Ded. - Not in motion
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY		\$ 1,000,000	EA OCC	\$ 0	Ded. - In motion
			\$ 100,000	EA PASS	\$	EA PER AGGR
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW		\$ 5,000	EA PER	\$ 40,000	EA OCC
	<input type="checkbox"/> EXCLUDING CREW					
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO
CODE	DESCRIPTION		\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	

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

Certificate Holder is included as an Additional Insured.

CERTIFICATE HOLDER	CANCELLATION
Okaloosa County 5479 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 

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This endorsement is issued by U.S. Specialty Insurance Company

Policy number: GA00182516-05  
Endorsement number:  
Issued to (first Named Insured): Parker Aircraft Sales Inc  
Effective: 02/18/2019  
For: premium of \$

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

**CANCELLING YOUR POLICY**

In the event this policy is canceled by us, thirty (30) days prior written notice will be mailed or delivered to:

Okaloosa County  
5479 A Old Bethel Road; Crestview, FL 32536

**NOTHING HEREIN CONTAINED SHALL BE HELD TO VARY, ALTER OR EXTEND ANY OF THE TERMS, CONDITIONS OR AGREEMENTS OF THE POLICY OTHER THAN AS STATED ABOVE.**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This endorsement is issued by U.S. Specialty Insurance Company

Policy number: GA00182516-05  
Endorsement number:  
Issued to (first Named Insured): Parker Aircraft Sales Inc  
Effective: 02/18/2019  
For: premium of \$

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

**ADDITIONAL INSURED STORAGE AND TIE DOWN OF AIRCRAFT**

In addition to those already protected under PART THREE - LIABILITY TO OTHERS, this policy will also protect

Okaloosa County  
5479 A Old Bethel Road; Crestview, FL 32536

The person or organization named in this endorsement is included as an insured, but only with respect to their ground storage or tie down of **your aircraft**. Storage or tie down does not include **in motion** or **in flight aircraft** operations.

However, no person or organization or employee or agent is an insured under this endorsement for any **occurrence** arising directly or indirectly out of the act or acts of or while engaged in making, distributing, selling, furnishing, servicing, repairing, renting or leasing any aircraft, aircraft component or product used, or intended for use in or for aircraft.

This endorsement applies to all **aircraft** covered by **your** policy unless the following information is completed.

This endorsement applies only to the following **aircraft**:

**NOTHING HEREIN CONTAINED SHALL BE HELD TO VARY, ALTER OR EXTEND ANY OF THE TERMS, CONDITIONS OR AGREEMENTS OF THE POLICY OTHER THAN AS STATED ABOVE.**

# EVIDENCE OF PROPERTY INSURANCE

ISSUE DATE  
01/14/19

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

PRODUCER  
**THOMAS & COMPANY**  
P.O. BOX 60252  
FT. MYERS, FL 33906  
239-931-7171

COMPANY  
Underwriters At Lloyd's, London

INSURED  
Mitchell Kaplan  
203 Walkedge Dr. S.E.  
Ft. Walton Beach, FL 32548

LOAN NUMBER  
POLICY NUMBER  
**TC ARG 18 15**  
EFFECTIVE  
01/14/19  
EXPIRATION DATE  
01/14/20  
CONTINUED UNTIL  
TERMINATED IF CHECKED

THIS REPLACES PRIOR EVIDENCE DATED:

## PROPERTY INFORMATION

LOCATION/DESCRIPTION

Destin Executive Airport  
1001 Airport Rd. Block 1, Lot 2  
Destin, FL 32541

## COVERAGE INFORMATION

COVERAGE/PERILS/FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Blanket Buildings & Business Personal Property 80% Coinsurance Replacement Cost Special Form Including Windstorm	\$125,000.	\$5,000 Aop 10% Wind & Hail

## REMARKS (Including Special Conditions)

## CANCELLATION

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

## ADDITIONAL INTEREST

NAME AND ADDRESS  
Okaloosa County Airports  
5479 A Old Bethel Road  
Crestview, FL 32536

MORTGAGEE  
 LOSS PAYEE ATIMA  
 ADDITIONAL INSURED

LOAN NUMBER

AUTHORIZED REPRESENTATIVE





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/06/2019

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).

<b>PRODUCER</b>		<b>CONTACT NAME:</b>	
Parrish-Oneill & Associates, Inc.		<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>
P.O. Box 349		<b>E-MAIL ADDRESS:</b>	
Mount Vernon OH 43050		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> U.S.Specialty Insurance Company	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b>			
Parker Aircraft			
Mitch Kaplan			
203 Walkedge Drive			
Fort Walton Beach FL 32548			

**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	X		GA00182516-05	2/18/18	2/18/19	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	<input checked="" type="checkbox"/> Aircraft						MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$
	OTHER:						PRODUCTS - COMP/OP AGG \$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						
	<input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR						
	<input type="checkbox"/> CLAIMS-MADE						
	DED						
	RETENTION \$						
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER IS INCLUDED AS AN ADDITIONAL INSURED

IN THE EVENT THIS POLICY IS CANCELED BY US, (30) DAYS PRIOR WRITTEN NOTICE WILL BE MAILED OR DELIVERED TO CERTIFICATE HOLDER AND ADDITIONAL INSURED

**CERTIFICATE HOLDER****CANCELLATION**

OKALOOSA COUNTY  
5479 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

© 1988-2015 ACORD CORPORATION. All rights reserved.





# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MMDD/YYYY)  
03/28/2018

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 <b>Parrish-Oneill &amp; Associates, Inc.</b> P. O. Box 349 Mount Vernon, OH 43050	CONTACT NAME:			
	PHONE (A/C, No, Ext):	FAX (A/C, No):		
E-MAIL ADDRESS:				
PRODUCER CUSTOMER ID#:				
INSURED <b>Parker Aircraft Sales Inc</b> Mitchell Kaplan 203 Walkedge Drive Fort Walton Beach, FL 32548	INSURER(S) AFFORDING COVERAGE		%	NAIC #
	INSURER A: U.S. SPECIALTY INSURANCE COMPANY		100%	
	INSURER B:			
	INSURER C:			
	INSURER D:			
	INSURER E:			

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.

POLICY INFORMATION		CERTIFICATE NUMBER:		REVISION NUMBER:	
POLICY TYPE		LINE OF BUSINESS		SUBCODE	
<input type="checkbox"/> INDUSTRIAL AID	<input type="checkbox"/> PLEASURE & BUS	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> AIRPLANE	<input type="checkbox"/> HELICOPTER	<input type="checkbox"/> MIXED FLEET
<input type="checkbox"/> NON-OWNED			<input type="checkbox"/> LIABILITY ONLY	<input checked="" type="checkbox"/> HULL & LIABILITY	<input type="checkbox"/> HULL ONLY
				<input type="checkbox"/> EXCESS	<input type="checkbox"/> QUOTA SHARE

AIRCRAFT INFORMATION		ACORD 333, Aircraft Schedule attached			
YEAR	MAKE	MODEL	SERIAL NUMBER	REGISTRATION NUMBER	
1983	Piper	PA-31P-350		N9244Y	
TERRITORY:					

AIRCRAFT COVERAGES						
INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y/N)	SUBROGATION WAIVED? (Y/N)	
	GA00182516-04	3/28/2018	2/18/2019	Y	N	
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT		\$ 200,000	AGREED VALUE	\$ 0	Ded. - Not in motion
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY		\$ 1,000,000	EA OCC	\$ 0	Ded. - in motion
			\$ 100,000	EA PASS	\$	EA PER
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW		\$ 5,000	EA PER	\$ 40,000	EA OCC
	<input type="checkbox"/> EXCLUDING CREW					
CODE	DESCRIPTION	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	

DESCRIPTION OF OPERATIONS / REMARKS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Certificate Holder is included as an Additional Insured.

CERTIFICATE HOLDER <b>Okaloosa County</b> 5479 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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# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY)

03/28/2018

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<b>PRODUCER</b> Parrish-Oneill & Associates, Inc. P. O. Box 349 Mount Vernon, OH 43050	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>
	<b>E-MAIL ADDRESS:</b>	
	<b>PRODUCER CUSTOMERID#:</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> U.S. SPECIALTY INSURANCE COMPANY	<b>%</b> 100%
<b>INSURER B:</b>		
<b>INSURER C:</b>		
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

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<b>POLICY INFORMATION</b>		<b>CERTIFICATE NUMBER:</b>		<b>REVISION NUMBER:</b>	
<b>POLICY TYPE</b> INDUSTRIAL AID <input type="checkbox"/> PLEASURE & BUS <input type="checkbox"/> <input checked="" type="checkbox"/> <b>COMMERCIAL</b> <input checked="" type="checkbox"/> <b>AIRPLANE</b> <input type="checkbox"/> <b>HELICOPTER</b> <input type="checkbox"/> <b>MIXED FLEET</b> <input type="checkbox"/> <b>EXCESS</b> <input type="checkbox"/> <b>QUOTA SHARE</b> <input type="checkbox"/> NON-OWNED <input type="checkbox"/> <b>LIABILITY ONLY</b> <input checked="" type="checkbox"/> <b>HULL &amp; LIABILITY</b> <input type="checkbox"/> <b>HULL ONLY</b> <input type="checkbox"/>		<b>LINE OF BUSINESS SUBCODE</b>			

<b>AIRCRAFT INFORMATION</b>		ACORD 333, Aircraft Schedule attached			
<b>YEAR</b> 1979	<b>MAKE</b> Piper	<b>MODEL</b> PA-31-350	<b>SERIAL NUMBER</b>	<b>REGISTRATION NUMBER</b> N710JP	
<b>TERRITORY:</b>					

<b>AIRCRAFT COVERAGES</b>						
INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y/N)	SUBROGATION WAIVED? (Y/N)	
	GA00182516-04	3/28/2018	2/18/2019	Y	N	
COVERAGE	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO	
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT	\$ 275,000	AGREED VALUE	\$ 0	Ded. - Not in motion	
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY	\$ 1,000,000	EA OCC	\$ 0	Ded. - In motion	
		\$ 100,000	EA PASS	\$	EA PER	
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW	\$ 5,000	EA PER	\$ 40,000	EA OCC	
	EXCLUDING CREW					
COVERAGE	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO	
CODE	DESCRIPTION					
		\$		\$		
		\$		\$		
		\$		\$		
		\$		\$		
		\$		\$		
		\$		\$		

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

Certificate Holder is included as an Additional Insured.

<b>CERTIFICATE HOLDER</b> Okaloosa County 5479 A Old Bethel Road Crestview, FL 32536	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. <b>AUTHORIZED REPRESENTATIVE</b> 
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# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY)

03/28/2018

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PRODUCER <b>Parrish-Oneill &amp; Associates, Inc.</b> P. O. Box 349 Mount Vernon, OH 43050	CONTACT NAME:			
	PHONE (AC, No, Ext):	FAX (AC, No):		
E-MAIL ADDRESS:				
PRODUCER CUSTOMER ID#:				
INSURED Parker Aircraft Sales Inc Mitchell Kaplan 203 Walkedge Drive Fort Walton Beach, FL 32548	INSURER(S) AFFORDING COVERAGE		%	NAIC #
	INSURER A: U.S. SPECIALTY INSURANCE COMPANY		100%	
	INSURER B:			
	INSURER C:			
	INSURER D:			
	INSURER E:			

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POLICY INFORMATION		CERTIFICATE NUMBER:		REVISION NUMBER:	
POLICY TYPE		LINE OF BUSINESS SUBCODE			
<input type="checkbox"/> INDUSTRIAL AID	<input type="checkbox"/> PLEASURE & BUS	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> AIRPLANE	<input type="checkbox"/> HELICOPTER	<input type="checkbox"/> MIXED FLEET
<input type="checkbox"/> NON-OWNED			<input type="checkbox"/> LIABILITY ONLY	<input checked="" type="checkbox"/> HULL & LIABILITY	<input type="checkbox"/> HULL ONLY
				<input type="checkbox"/> EXCESS	<input type="checkbox"/> QUOTA SHARE

AIRCRAFT INFORMATION		ACORD 333, Aircraft Schedule attached	
YEAR 1980	MAKE Piper	MODEL PA-31-350	REGISTRATION NUMBER N253DS
TERRITORY:			

AIRCRAFT COVERAGES						
INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED? (Y/N)	SUBROGATION WAIVED? (Y/N)	
	GA00182516-04	3/28/2018	2/18/2019	Y	N	
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO
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AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY		\$ 1,000,000	EA OCC	\$ 0	Ded. - In motion
			\$ 100,000	EA PASS	\$	EA PER
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW		\$ 5,000	EA PER	\$ 40,000	AGGR
	<input type="checkbox"/> EXCLUDING CREW					EA OCC
COVERAGE	OPTIONS		LIMIT	APPLIES TO	LIMIT	APPLIES TO
CODE	DESCRIPTION		\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	

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

Certificate Holder is included as an Additional Insured.

CERTIFICATE HOLDER Okaloosa County 5479 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 
--	---

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This endorsement is issued by U.S. Specialty Insurance Company

Policy number: GA00182516-04  
Endorsement number:  
Issued to (first Named Insured): Parker Aircraft Sales Inc  
Effective: 03/28/2018  
For: premium of \$

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

**CANCELLING YOUR POLICY**

In the event this policy is canceled by us, thirty (30) days prior written notice will be mailed or delivered to:

Okaloosa County  
5479 A Old Bethel Road, Crestview, FL 32536

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

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Endorsement number:  
Issued to (first Named Insured): Parker Aircraft Sales Inc  
Effective: 03/28/2018  
For: premium of \$

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

**ADDITIONAL INSURED STORAGE AND TIE DOWN OF AIRCRAFT**

In addition to those already protected under PART THREE - LIABILITY TO OTHERS, this policy will also protect

Okaloosa County  
5479 A Old Bethel Road; Crestview, FL 32536

The person or organization named in this endorsement is included as an insured, but only with respect to their ground storage or tie down of **your aircraft**. Storage or tie down does not include **in motion** or **in flight aircraft** operations.

However, no person or organization or employee or agent is an insured under this endorsement for any **occurrence** arising directly or indirectly out of the act or acts of or while engaged in making, distributing, selling, furnishing, servicing, repairing, renting or leasing any aircraft, aircraft component or product used, or intended for use in or for aircraft.

This endorsement applies to all **aircraft** covered by **your** policy unless the following information is completed.

This endorsement applies only to the following **aircraft**:

**NOTHING HEREIN CONTAINED SHALL BE HELD TO VARY, ALTER OR EXTEND ANY OF THE TERMS, CONDITIONS OR AGREEMENTS OF THE POLICY OTHER THAN AS STATED ABOVE.**

**CONSENT TO ASSIGNMENT OF LEASE AND AMENDMENT L08-0334-AP  
JOHN J. TRINGAS HANGAR LEASE AT THE  
DESTIN EXECUTIVE AIRPORT**

This Consent to Assignment of Lease and Amendment, made and entered into this 2nd day of April, 2019, hereby approves of the assignment and amendment between John J. Tringas ("Lessee") and Mitch Kaplan ("Assignee"), and Okaloosa County, Florida through its Board of County Commissioners (hereinafter the "County").

**WITNESSETH:**

**WHEREAS**, the County entered into an Assignment of Lease Agreement, L08-0334-AP with John J. Tringas on March 25, 2002 with a current expiration date of July 11, 2020 for Block 1 Lot 2; and

**WHEREAS**, Lessee desires an Assignment of Lease from John J. Tringas to Mitch Kaplan; and

**WHEREAS**, in accordance with Section 14 of the Lease Agreement, Lessee is required to obtain the County's consent prior to assigning its interest and all other conditions have been satisfied to approve the assignment; 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. CONSENT TO ASSIGNMENT**

1. In accordance with Section 14 of L08-0334-AP, the County hereby consents to this Assignment of the Lessee interest of John J. Tringas to Mitch Kaplan.

2. Assignee by execution of this Consent to Assignment of Lease and Amendment, and in consideration of consent by the County of the same, if 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**

L08-0334-AP is hereby amended as follows:

1. Section 2 titled "Aircraft Ownership", is deleted and replaced as follows:

## Airplane Ownership

Lessee shall provide written confirmation to the County of proof of ownership of individually-owned/corporate-owned airplane to be stored pursuant to this Lease. In the event Lessee's airplane is sold, damaged, Etc., Lessee shall have one year to replace said airplane; otherwise this lease shall be voided at the County's discretion. The airplane certificate of insurance must be issued to the lessee or specifically name the lessee as an additional insured doing business as (dba) the name of the lessee.

2. Section 6a titled "Ground Lease", is deleted and replaced as follows:

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 Okaloosa County. Okaloosa County Airports, 1701 State Road 85 North, Suite 1, Eglin AFB, Florida 32542-1498. This lease includes TWO THOUSAND ONE HUNDRED SIXTY EIGHT (2,168) square feet at (\$.76254) per square foot per year for a total annual cost of (\$1,752.38) plus tax.

3. Section 7 titled "Escalation Clause", 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).

4. Section 13 titled "Taxes", is deleted and replaced as follows:

Lessee shall pay any and all taxes, assessments, charges, recording and doc fees, costs and expenses that may be due as a result of this Lease, together with all interest and penalties that may accrue thereon. In the event of the failure of Lessee to pay those items, and all other damages, costs, expenses, and sums that Lessor may suffer or incur, or that may become due, by reason of any default of the Lessee or failure by the Lessee to comply with the terms and conditions of this Lease shall be deemed to be additional rent, and in the event of non-payment, Lessor shall have all rights and remedies as herein provided for failure to pay rent.

5. Section 14 titled "Assignment and Sublease", is deleted and replaced as follows:

All subsequent transfer and assignments of any interest, including mortgages thereon, require written approval by County and payment of an Approval Fee of ONE THOUSAND (\$1,000.00) dollars. During the entire term of the lease, the ground lease rent fee will transfer at the same rate as the current lessee at the time of the assignment, and continue to be adjusted annually in accordance with the escalation clause in Section Seven. Lessee shall have thirty (30) days 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. Upon expiration of the lease 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.

6. Section 18c under Section 18 titled "Insurance", 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 and ten (10) day notice for 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. On request, Lessee shall deliver an exact copy of the policy or policies including all endorsements.

7. Section 19 titled "Notices", is hereby deleted and replaced as follows:

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 State Road 85 North, Suite 1, Eglin Air Force Base, Florida 32542-1498. The address of Lessee is: Mitch Kaplan, 203 Walkedge Drive, Ft. Walton Beach, FL 32548.


8. Section 27 titled "Place of Payments", 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 AFB, FL 32542-1498.

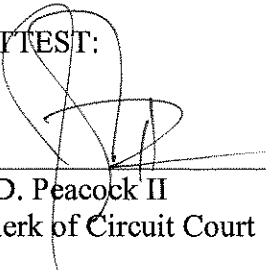
9. All other provisions of the Lease Agreement shall remain in full force and effect through the duration of the Lease term.

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

OKALOOSA COUNTY, FLORIDA

  
Charles K. Windes, Jr.  
Charles K. Windes, Jr.  
~~Graham W. Fountain~~  
Chairman, Board of County Commissioners  
Date: 4/2/19

ATTEST:

  
\_\_\_\_\_  
J.D. Peacock II  
Clerk of Circuit Court



LESSEE

[Signature]  
John J. Tringas  
Date: 1-15-19

ATTEST:

[Signature]  
Witness

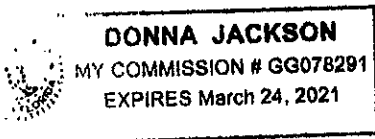
[Signature]  
Witness

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 JOHN J. TRINGAS 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 15 day of January, 2019, AD.



[Signature]  
NOTARY

My Commission Expires: 3/24/2021

ASSIGNEE

*[Signature]*  
Mitch Kaplan  
Date: 1/15/19

ATTEST:

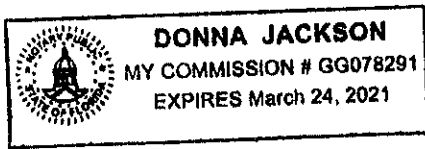
*[Signature]*  
Witness  
*[Signature]*  
Witness

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 MITCH KAPLAN 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 15 day of January, ~~2018~~ <sup>2019</sup>, AD.



*[Signature]*  
NOTARY

My Commission Expires: 3/24/2021

**EXHIBIT B**

**CONTRACT & LEASE AGREEMENT CONTROL FORM**

**Date: 9/15/2008**

**Contract/Lease Control #: L08-0334-AP12-160**

**Bid #: N/A**

**Contract/Lease Type: REVENUE**

**Award to/Lessee: JOHN TRINGAS**

**Lessor:**

**Effective Date: 9/2/2008**

**Amount: \$17,688**

**Term/Expires: 7/11/2020**

**Description of Contract/Lease: DAP BLOCK 1/LOT 2**

**Department Manager: AIRPORTS**

**Department Monitor: G. DONOVAN**

**Monitor's Telephone #: 651-7160**

**Monitor's Fax #: 651-7164**

**Date Closed:**

**AMENDMENT TO HANGAR LEASE L08-0334-AP  
JOHN J. TRINGAS HANGAR LEASE AT THE  
DESTIN EXECUTIVE AIRPORT**

This Amendment made and entered into this 21st day of August, 2018, hereby approves this Amendment for lease L08-0334-AP by John J. Tringas ("Lessee"), and Okaloosa County, Florida through its Board of County Commissioners (hereinafter the "County").

**WITNESSETH:**

**WHEREAS**, on March 25, 2002, Lessee has a current Lease Agreement, L08-0334-AP with the County for Hangar Space at the Destin Executive Airport with a current expiration date of July 11, 2020 (hereinafter the "Lease"); and

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

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

**WHEREAS**, the County as a recipient of federal assistance is required to incorporate specific provisions in leases. These provisions are being incorporated in 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 as follows:

1. Section 2 titled "Aircraft Ownership" of L08-0334-AP is hereby replaced in its entirety with the following provision:

The Aircraft assigned to the Leased Premises must be identified in this Lease agreement as set forth in Exhibit "B", attached hereto and incorporated herein. The assigned aircraft is the only aircraft permitted under this Lease Agreement to be stored pursuant to this Agreement. In the event Lessee is granted prior written permission to store substitute or additional aircraft on the Premises, Lessee shall provide to the Airport all information for such substitute or additional aircraft as set forth in Exhibit "B" plus proof of required insurance coverage provided to County, prior to any aircraft being stored on the Premises. All provisions of this Lease Agreement applicable to the original aircraft shall also apply to the substitute or additional aircraft. Failure to provide such information prior to any

storage of the substitute or additional aircraft shall be deemed a material breach of this Lease.

2. Section 11 titled "Care of Leased Premises" of L08-0334-AP is hereby replaced in its entirety with the following provision:

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

3. Lessee agrees to comply with all federal regulations, including, but not limited to those set forth in Exhibit "A", attached hereto and incorporated herein.

4. 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.

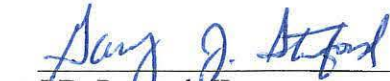
OKALOOSA COUNTY, FLORIDA



Graham W. Fountain  
Chairman, Board of County Commissioners

Date: 8/21/18

ATTEST:

  
J.D. Peacock II  
Clerk of Circuit Court



LESSEE

[Signature]  
John J. Tringas  
Date: 7/14/18

ATTEST:

[Signature]  
Witness

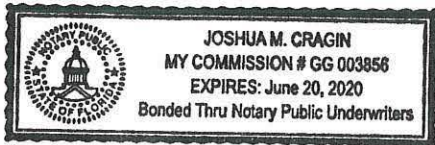
[Signature]  
Witness

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 JOHN J. TRINGAS 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 16th day of July, 2018, AD.



[Signature]  
NOTARY

My Commission Expires: \_\_\_\_\_



## 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 Okaloosa County 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 Okaloosa County or any transferee retains ownership or possession of the property.

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 (licenses, leases, permits, etc.), 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, Okaloosa County will there upon revert to and vest in and become the absolute property of Okaloosa County and its assigns.\*

#### **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 subcontractor'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 lease. For each employee assigned to the lease, initiate verification within ninety (90) calendar days after date of enrollment or within thirty (30) calendar days of the employee's assignment to the lease, 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 lease, within three (3) business days after the date of hire (but see paragraph (b)(3) of this section; or
    - ii. Employees assigned to the lease. For each employee assigned to the lease, the Lessee shall initiate verification within ninety (90) calendar days after date of contract award or within thirty (30) days after assignment to the contract, 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 or 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, 1986 (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 Airline'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.

Subcontracts. 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.

Exhibit "B"

LEASED PREMISES AIRCRAFT INFORMATION

LESSEE NAME	John J. Tringas
DTS Block 1 Lot 2	
Aircraft Manufacturer	Beech
Aircraft Model	A36
Aircraft Year	Not Listed
Aircraft N-Number	N6536N
Aircraft Registered Owner	Air Lark
Remarks	N/A

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

Procurement/Contract/Lease Number: LO8-0334-AP Tracking Number: 2172-18  
Procurement/Contractor/Lessee Name: John S. Tringas Grant Funded: YES \_\_\_ NO   
Purpose: Amendment One  
Date/Term: 7/1/2020  
Amount: \$1,623.<sup>66</sup> annually plus Tax  
Department: Airports  
Dept. Monitor Name: S. Age/Miner

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

**Purchasing Review**

Procurement or Contract/Lease requirements are met:  
~~\_\_\_\_\_~~ Date: 1/22/18  
Purchasing Director or designee Greg Kiseia, Jeff Hyde, DeRita Mason, Matthew Young

**2CFR Compliance Review (if required)**

Approved as written:  
Renee Biby Date: 1/22/18  
Grants Coordinator Renee Biby

**Risk Management Review**

Approved as written:  
Krystal King Date: 1-24-18  
Risk Manager or designee Laura Porter or Krystal King

**County Attorney Review**

Approved as written: See approval dated Date: 1/22/18  
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

Revised November 3, 2017

Note: This was previously coordinated (2246-17) Amendment was changed to include aircraft ownership and federal provisions. Exhibit "B" will be added when form is made.

## Matthew Young

---

**From:** Parsons, Kerry <KParsons@ngn-tally.com>  
**Sent:** Monday, January 22, 2018 9:52 AM  
**To:** Matthew Young  
**Cc:** Lynn Hoshihara; Laura Porter; Krystal King; Renee (Gayla) Biby  
**Subject:** RE: Tringas Amendment One for Coordination/ Coordination No. 2172-18

The Tringas Amendment, referenced above if hereby approved for legal purposes.

---

**From:** Matthew Young [mailto:myoung@co.okaloosa.fl.us]  
**Sent:** Friday, January 19, 2018 4:13 PM  
**To:** Parsons, Kerry  
**Cc:** Lynn Hoshihara; Laura Porter; Krystal King; Renee (Gayla) Biby  
**Subject:** FW: Tringas Amendment One for Coordination/ Coordination No. 2172-18

Please see attached coordination item for the Airport.

Respectfully,



**Matthew Young**  
Contracts & Lease Coordinator  
Okaloosa County Purchasing Department

Tel: (850) 689-5960 | Fax: (850) 689-5970  
[myoung@co.okaloosa.fl.us](mailto:myoung@co.okaloosa.fl.us) | [www.co.okaloosa.fl.us](http://www.co.okaloosa.fl.us)  
5479 Old Bethel Rd, Suite A | Crestview, FL 32536

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*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:** Dave Miner  
**Sent:** Thursday, January 18, 2018 1:26 PM  
**To:** Matthew Young <[myoung@co.okaloosa.fl.us](mailto:myoung@co.okaloosa.fl.us)>  
**Subject:** FW: Tringas Amendment One for Coordination

I attached the word document in case you need it.

---

**From:** Dave Miner  
**Sent:** Thursday, January 18, 2018 11:28 AM  
**To:** Matthew Young <[myoung@co.okaloosa.fl.us](mailto:myoung@co.okaloosa.fl.us)>  
**Cc:** Stephanie Herrick <[sherrick@co.okaloosa.fl.us](mailto:sherrick@co.okaloosa.fl.us)>; Lianne Clark <[lclark@co.okaloosa.fl.us](mailto:lclark@co.okaloosa.fl.us)>  
**Subject:** Tringas Amendment One for Coordination



Matthew:

Please send the attached amendment for Mr. Tringas out for coordination.

This was previously coordinated (2246-17) but I added aircraft ownership and federal provisions. Exhibit B will be included when the form is made.

Thank you.

Dave

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

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

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Dave Miner

---

**From:** Krystal King  
**Sent:** Thursday, June 21, 2018 12:17 PM  
**To:** Dave Miner  
**Subject:** RE: COI Tringas for Compliance

Risk Management approved.

*Krystal King*  
Okaloosa County  
Risk Management  
(850)688-5877  
Fax (850)688-5873

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:** Monday, June 18, 2018 9:39 AM  
**To:** Krystal King <kking@myokaloosa.com>; Laura Porter <lporter@myokaloosa.com>  
**Cc:** Allyson Oury <aoury@myokaloosa.com>  
**Subject:** COI Tringas for Compliance

Good Morning:

Please review the attached certificates of insurance for Mr. John Tringas (L08-0334-AP) for compliance.  
Thank you.

Dave

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

Please change your address list and contacts to my new e-mail address: [dminer@myokaloosa.com](mailto: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



JOHNTRI-01

JCOTTINGHAM

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/22/2018

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).

<b>PRODUCER</b> Fisher Brown Bottrell Insurance, Inc. 7522 Front Beach Road, 2nd Floor Panama City Beach, FL 32407	<b>CONTACT NAME:</b> James Cottingham	
	<b>PHONE (A/C, No, Ext):</b> (850) 785-7407	<b>FAX (A/C, No.):</b> (601) 208-8391
<b>E-MAIL ADDRESS:</b> jcottingham@fbbins.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> Evanston Insurance Company		35378
<b>INSURER B :</b>		
<b>INSURER C :</b>		
<b>INSURER D :</b>		
<b>INSURER E :</b>		
<b>INSURER F :</b>		

**INSURED**

John Tringas  
 PO Drawer 1327  
 Fort Walton Beach, FL 32549

### 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"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		3EP5041	07/13/2018	07/13/2019	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMPI/OP AGG	\$
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NF) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Airplane hanger located at 1001 Airport Rd., Destin, FL 32541, Airplane Hanger - Block 1, Lot 2.

Certificate Holder is an additional insured as per terms and conditions of the policy. Should any of the above described policies be cancelled, non-renewed or materially changed before the expiration date thereof, 30 days written notice (10 days for non-payment) will be mailed to the Certificate Holder.

### CERTIFICATE HOLDER

### CANCELLATION

Okaloosa County Airport  
 Administration Office  
 5479-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



RMOK

# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
01/31/2018

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

AGENCY Fisher Brown Bottrell Insurance, Inc. 7522 Front Beach Road, 2nd Floor Panama City Beach, FL 32407		PHONE (A/C, No, Ext): (850) 785-7404	COMPANY Covington Specialty Ins. Co.	
FAX (A/C, No): (850) 769-5942	E-MAIL ADDRESS:			
CODE: AGENCY CUSTOMER ID #: JOHNTRI-01	SUB CODE:			
INSURED John Tringas PO Drawer 1327 Fort Walton Beach, FL 32549	LOAN NUMBER		POLICY NUMBER VBA56706200	
EFFECTIVE DATE 09/17/2017		EXPIRATION DATE 09/17/2018		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

### PROPERTY INFORMATION

LOCATION/DESCRIPTION Bldg # 1, Block 1, Lot 2 - 1001 Airport Rd., Destin, FL 32541, Airplane Hanger
--

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 EVIDENCE OF PROPERTY INSURANCE 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.

### COVERAGE INFORMATION

PERILS INSURED	BASIC	BROAD	SPECIAL	COVERED	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS						
Building, Airplane Hanger/ Replacement Cost-EXCLUDING WIND					\$85,000	1,000

### REMARKS (Including Special Conditions)

**Special Conditions:**  
Property policy is written on a replacement cost basis, subject to the terms & conditions of the policy.

Should any of the above described policies be cancelled, non-renewed or materially changed before the expiration date thereof, 30 days written notice (10 days for non-payment) will be mailed to the Certificate Holder

### 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.

### ADDITIONAL INTEREST

NAME AND ADDRESS  Okaloosa County Airport Airport Administration 5479A Old Bethel Rd Crestview, FL 32536	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	MORTGAGEE		
LOAN #			
AUTHORIZED REPRESENTATIVE <i>Robert C. McLondon</i>			



# CERTIFICATE OF AIRCRAFT INSURANCE

DATE (MM/DD/YYYY)  
05/29/2018

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 <b>Ladd Gardner Aviation Insurance Agency, Inc.</b> PO Box 183 Addison, TX 75001	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	PRODUCER CUSTOMER ID#:	
	INSURER(S) AFFORDING COVERAGE	%

INSURED Air-Lark John R. Bostick 557 Pocahontas Drive Fort Walton Beach, FL 32547	INSURER A: U.S. SPECIALTY INSURANCE COMPANY	100%	
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

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.

<b>POLICY INFORMATION</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>
POLICY TYPE <input type="checkbox"/> INDUSTRIAL AID <input checked="" type="checkbox"/> PLEASURE & BUS <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> AIRPLANE <input type="checkbox"/> HELICOPTER <input type="checkbox"/> MIXED FLEET <input type="checkbox"/> EXCESS <input type="checkbox"/> QUOTA SHARE <input type="checkbox"/> NON-OWNED <input type="checkbox"/> LIABILITY ONLY <input checked="" type="checkbox"/> HULL & LIABILITY <input type="checkbox"/> HULL ONLY		

<b>AIRCRAFT INFORMATION</b>		<b>ACORD 333, Aircraft Schedule attached</b>	
YEAR 1982	MAKE Beech	MODEL 36	REGISTRATION NUMBER N6536N


TERRITORY:

### AIRCRAFT COVERAGES

INSURER LETTER	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	ADDITIONAL INSURED?(Y/N)	SUBROGATION WAIVED?(Y/N)	
	SA00148093-13	5/29/2018	3/22/2019	Y	N	
COVERAGE	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO	
AIRCRAFT HULL	<input checked="" type="checkbox"/> ALL RISK GROUND AND FLIGHT	\$ 170,000	AGREED VALUE	\$ 100 \$ 500	Ded. - Not in motion Ded. - In motion	
AIRCRAFT LIABILITY	<input checked="" type="checkbox"/> LIABILITY	\$ 1,000,000 \$ 100,000	EA OCC EAPASS	\$ \$	EA PER AGGR	
MEDICAL PAYMENTS	<input checked="" type="checkbox"/> INCLUDING CREW EXCLUDING CREW	\$ 5,000	EA PER	\$ 30,000	EA OCC	
COVERAGE CODE	DESCRIPTION	OPTIONS	LIMIT	APPLIES TO	LIMIT	APPLIES TO
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	
			\$		\$	

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

Certificate Holder is included as an Additional Insured.

<b>CERTIFICATE HOLDER</b> Okaloosa County 5749 A Old Bethel Road Crestview, FL 32536	<b>CANCELLATION</b> 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 
---	--

**aircraft.**

- a. Is used for any purpose not stated in Item 10 of the Coverage Identification Page;
- b. Is used for any unlawful purpose;
- c. Use requires a special permit or waiver from the **FAA**;
- d. Airworthiness certificate is not in full force and effect or has been converted to restricted or experimental unless stated in Item 5 of the Coverage Identification Page.

5. When and Where **You** are Covered

**You** are covered during the policy period shown in Item 3 of the Coverage Identification Page while the **aircraft** is within the United States (excluding Alaska and Hawaii), Canada, Mexico, or while enroute between these points excluding U.S. Sanctioned Countries.

6. If **You** Have An **Accident** or **Occurrence**

In the event of an **accident** or **occurrence**, **you** and **anyone** **we** protect must:

- a. Immediately notify **us** describing how, when and where the **accident** or **occurrence** happened and giving names and addresses of witnesses, injured persons and all persons aboard the **aircraft**;
- b. Cooperate with **us** in the investigation, settlement or defense of any claim or suit;
- c. Answer under oath, questions asked by **us** or **anyone** **we** designate;
- d. Immediately send **us** copies of any notices or legal papers that **you** receive;

for emergency maintenance to ensure the preservation of **your** **aircraft** from further loss.

7. Changing **Your** Policy

If **you** wish to change anything in **your** policy, **you** or **your** representative should contact **us**, but no change occurs until **you** or **your** representative is notified by **us** of **our** agreement to the change.

8. Cancelling **Your** Policy

**You** may cancel **your** policy at any time by telling **us** in writing in advance of the date **you** want **your** coverage to end. **We** will compute the premium earned by **us** using the customary short rate table.

**We** can cancel this policy at any time by mailing or delivering a notice of cancellation to **you** at the address shown in Item 2 of the Coverage Identification Page at least:

- a. 10 days before the effective date of cancellation if **we** cancel for nonpayment of premium; or
- b. 30 days before the effective date of cancellation if **we** cancel for any other reason.

Proof of mailing or delivery of the notice is sufficient proof of notice. **We** will compute the premium earned by **us** based on the percentage of the original policy period that **we** provided coverage.

If, however, **we** pay or have paid as much as the **agreed value** less the applicable deductible under the Aircraft Physical Damage Coverage, **we** are entitled to the total Aircraft Physical Damage premium shown on the Coverage Identification Page for the **aircraft** on which **we** made the payment. **You** agree to pay any premium that may be due or permit **us** to deduct such premium from **our** loss payment.

**We** will return to **you** any premium **you** have paid that **we** have not earned, but making the refund is not a condition

NUMBER  
**3**

SHARES  
**1**



INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA

# Air Lark, Inc.

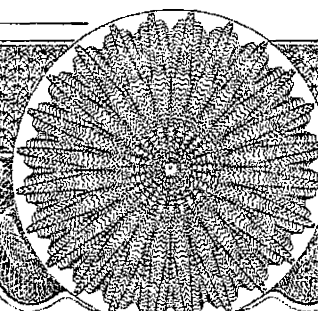
The Corporation is authorized to issue 10 Common Shares -- Par Value \$1.00 each

*This Certifies that* John J. Tringas *is the owner of*  
One *fully paid and*  
*non-assessable Shares of the above Corporation, transferable only on the*  
*books of the Corporation by the holder hereof in person, or by duly authorized*  
*Attorney upon surrender of this Certificate properly endorsed.*

*In Witness Whereof, the said Corporation has caused this Certificate to be signed*  
*by its duly authorized officers and to be sealed with the Seal of the Corporation.*

*Dated* \_\_\_\_\_

*John J. Tringas*  
SECRETARY-TREASURER



*John J. Tringas*  
PRESIDENT

**John Tringas**

Wording

Sent to Charles on 2-8-17 for coordination (e-mail and distro)  
Received e-mail from Ms. Parsons on 2-9-17 with changes  
Sent e-mail to Ms. Parsons on 2-14-17 accepting changes  
Received e-mail from Charles on 2-20-17 asking KP if this was approved by legal  
Received e-mail from Ms. Parsons on 2-20-17 approved for legal sufficiency  
Received coordination sheet from Charles on 2-21-17  
Mailed to Mr. Tringas on 2-23-17 for signature  
Mailed letter to Mr. Tringas on 3-8-17 asking for signed documents  
Received signed documents on 3-8-17  
Mailed letter to Mr. Tringas on 3-9-17 asking for COI  
Letter mailed to Mr. Tringas on 4-6-17 asking for COI / Suspense 4-19-17  
Received COI on 4-14-17 for GL / still need property and aircraft  
Mailed letter to Mr. Tringas on 5-24-17 asking for COI – suspense 5-31-17  
Received e-mail from Mona Salter on 5-25-17 stating she sent e-mail to Ins Co asking to send us the COI  
Received e-mail from Insurance com on 5-25-17 with GL and Property COI  
Received e-mail from Ms. Salter on 5-30-17 with aircraft COI.  
Sent e-mail to Ms. Salter on 6-1-17 asking to change COI  
Sent e-mail to Mr. Tringas on 6-7-17 asking for COI  
Sent e-mail to Mr. Tringas on 6-23-17 asking for COI  
Received e-mail from Ms. McGann on 7-18-17 with COI for GL  
Sent e-mail to Ms. Salter on 7-20-17 stating GL COI is expired and to send another COI for the AC  
Received e-mail from Ms. Salter on 7-22-17 with updated COI  
Sent e-mail to Ms. Salter on 7-21-17 asking for hangar amount, loss payee, and AC COI  
Received COI for property on 8-1-17  
Sent e-mail to Mr. Tringas on 8-1-17 for COI for aircraft Suspense: 8-18-17  
Received e-mail from Ms. Salter on 8-3-17  
Sent e-mail to SH on 8-3-17 for review. Spoke with SH and she suggested to contact legal  
Sent e-mail to KP on 8-3-17 explaining situation and asked for options  
On hold waiting on answer from Legal  
Sent e-mail to SH on 9-6-17 asking if Ms. Parsons made a decision on corporate aircraft  
Received new wording from legal on 9-12-17 – waiting on review of new language by SH in amendment (Secord). Once new wording approved amendment will be accomplished.  
Sent e-mail to Matthew on 1-18-18 for coordination  
Received e-mail from Matthew on 1-18-18 with coordination number  
Received e-mail from Matthew on 1-19-19 with change from Ms. Biby  
Sent e-mail to Matthew on 1-19-19 accepting change  
Received pink sheet from Matthew on 1-29-18  
Waiting on leased premises aircraft info form to send out for signature  
Sent e-mail to Mr. Tringas 1-29-18 requesting revisions to all COI's



Received pink sheet from Matthew on 1-31-18  
Received e-mail from Ms. Salter on 1-31-18 stating she sent my e-mail to their insurance company  
Received e-mail from Ms. Salter on 1-31-18 with COI for GL and Property  
Sent e-mail to Ms. Salter on 2-1-18 stating I'll send all three COIs to Risk for review and compliance after I receive the aircraft COI  
Sent e-mail to Mr. Tringas and Ms. Salter on 3-1-18 stating have not received COI for AC and to send ASAP  
Received e-mail from Mr. Tringas on 3-13-18 stating his options  
Sent e-mail to Mr. Tringas on 3-13-18 agreeing with options  
Sent e-mail to Krystal on 3-13-18 asking COI requirements for leased aircraft  
Received e-mail from Krystal on 3-13-18 stating COI requirements  
Sent e-mail to Mr. Tringas on 3-13-18 with RM comments  
Received e-mail from Mr. Tringas on 3-20-18 with COI  
Sent e-mail to Mr. Tringas on 3-27-18 asking about status of AC  
Received e-mail from Mr. Tringas on 3-27-18 stating AC is leased  
Sent e-mail to Krystal on 3-27-18 for COI compliance  
Received e-mail from Krystal on 3-28-18 stating COI shows leasing company has insurance on the AC. We need COI from Mr. Tringas showing he has insurance  
Sent e-mail to Mr. Tringas on 3-28-18 stating what Krystal stated  
Received e-mail from Mr. Tringas on 3-29-18 asking questions on COI  
Sent e-mail to RM on 3-29-18 with Mr. Tringas e-mail  
Received e-mail from RM on 4-2-18 with answer  
Sent e-mail to Mr. Tringas on 4-2-18 with RM answer  
Received e-mail from Mr. Tringas on 4-2-18 with questions  
Sent e-mail to Krystal on 4-2-18 with Mr. Tringas questions  
Received e-mail from Krystal on 4-9-18 answering Mr. Tringas question  
Sent e-mail to Mr. Tringas on 4-9-18 with RM answer.  
Received e-mail from Mr. Tringas on 4-11-18 with comments  
Sent Mr. Tringas e-mail to Krystal on 4-23-18 for comment  
Received e-mail from Krystal on 4-24-18 with comments  
Sent e-mail to Mr. Tringas on 5-14-18 requesting COI: Suspense 5-29-18  
Received e-mail from Mr. Tringas on 5-14-18 stating he is looking for an aircraft to purchase  
Received e-mail from Mr. Tringas on 5-14-18 asking about corporate aircraft  
Sent e-mail to Mr. Tringas on 5-14-18 asking to let me know what he is trying to do  
Sent e-mail to RM on 5-14-18 asking if COIs comply with amendment section 2  
Received several e-mails on 5-14-18 asking different questions  
Sent e-mail to Mr. Tringas on 5-14-18 answering all questions except do we need to change the lease to match the corporate aircraft name because I sent the e-mail to RM  
Received e-mail from Mr. Tringas on 5-15-18 stating he will purchase an aircraft  
Received e-mail from Mr. Tringas on 5-17-18 stating he purchased stock in an aircraft with the name of Air Lark, Inc  
Received e-mail from Mr. Tringas on 5-17-18 with COI and stock certificate  
Sent e-mail to Mr. Tringas on 5-23-18 asking for revisions on COI

Received e-mail from Mr. Tringas with COIs  
Sent e-mail to RM on 6-18-18 with COIs for compliance  
Received e-mail from RM on 6-21-18 stating COI complies  
Sent e-mail to Mr. Tringas on 6-21-18 stating COIs approved and I'll mail  
amendment to him for signature  
Mailed amendment to Mr. Tringas on 6-22-18 for signature  
Received signed documents on 7-6-18  
Sent e-mail to Mr. Tringas on 7-6-18 with hangar amendment for signature. The  
execution date on page one was inserted and the amendment was not signed in blue ink  
Received e-mail from Mr. Tringas on 7-6-18 stating OK and he will be back in  
town in a couple of weeks

Received e-mail from Ms. Salter on 7-9-18 asking for Amendment that was sent  
to Mr. Tringas  
Sent e-mail to Ms. Salter on 7-9-18 with Amendment for signature  
Received signed documents on 7-20-18  
Scheduled for Board Agenda on 8-21-18



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
09/15/2017

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

AGENCY Fisher Brown Bottrell Insurance, Inc. 7522 Front Beach Road, 2nd Floor Panama City Beach, FL 32407		PHONE (A/C, No, Ext): (850) 785-7404	COMPANY Covington Specialty Ins. Co.	
FAX (A/C, No): (850) 769-5942		E-MAIL ADDRESS:	<b>Contract # L08-0334-AP</b> <b>JOHN TRINGAS</b> <b>DAP BLOCKS 1 LOT 2</b> <b>EXPIRES: 07/11/2020</b>	
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: JOHNTRI-01				
INSURED	John Tringas PO Drawer 1327 Fort Walton Beach, FL 32549		LOAN NUMBER	POLICY NUMBER VBA56706200
<i>L08-0334-AP</i>		EFFECTIVE DATE 09/17/2017	EXPIRATION DATE 09/17/2018	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
		THIS REPLACES PRIOR EVIDENCE DATED:		

### PROPERTY INFORMATION

LOCATION/DESCRIPTION  
Bldg # 1, Block 1, Lot 2 - 1001 Airport Rd., Destin, FL 32541, Airplane Hanger

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
Building, Airplane Hanger/ Replacement Cost-EXCLUDING WIND					\$85,000	1,000

### REMARKS (Including Special Conditions)

Special Conditions:  
Property policy is written on a replacement cost basis, subject to the terms & conditions of the policy.

### 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.

### ADDITIONAL INTEREST

NAME AND ADDRESS  Okaloosa County Airports Airport Administration 5749-A Old Bethel Rd Crestview, FL 32536	<input checked="" type="checkbox"/>	ADDITIONAL INSURED	<input type="checkbox"/>	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/>	LOSS PAYEE
		MORTGAGEE				
LOAN #						
AUTHORIZED REPRESENTATIVE						

John J. Tringas  
29 NORTH EGLIN PARKWAY  
P. O. Drawer 1327  
FORT WALTON BEACH, FLORIDA 32549  
TELEPHONE: 850-796-2000  
FAX: 850-796-2171

DATE: 07.11.14

FAX

TO: Okaloosa County Purchasing Dept.

FROM: John Tringas

FAX NO: 850-689-5970

NO. OF PAGES 2  
Including Cover Page

Reference: Liability Insurance on Destin Hangar

---

Attached you will find a certificate of insurance as referenced above. The Property Damage coverage that was sent to you last September does not expire until September 17, 2014. Thank you.

John J. Tringas

The information contained in this facsimile transmission is intended solely for the designated recipient(s) and may contain privileged information. Unintended recipients are not authorized to copy, forward, or deliver this message to anyone. If the reader of this message is not the intended recipient, please destroy the facsimile transmission message and notify the sender immediately. Opinions, conclusions, and other information in this facsimile transmission that do not relate to the official business of 1<sup>st</sup> National Bank & Trust shall be understood as neither given, nor endorsed by it.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/1/2014

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 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).

<b>PRODUCER</b> AON RISK SERVICES CENTRAL, INC. FKA AON RISK SERVICES, INC. OF MINNESOTA 5600 WEST 83RD STREET, 8200 TOWER, SUITE 1100 MINNEAPOLIS, MN 55437-1027	<b>CONTACT NAME:</b> PHONE (A/C, No. Ext): (866) 283-7122      FAX (A/C, No): (847) 953-5390 E-MAIL ADDRESS:														
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: CONTINENTAL CASUALTY COMPANY</td> <td>20443</td> </tr> <tr> <td>INSURER B: PV HOLDING CORP. / BUDGET TRUCK RENTAL, LLC.</td> <td>90029</td> </tr> <tr> <td>INSURER C: AMERICAN CASUALTY COMPANY OF READING, PA</td> <td>20427</td> </tr> <tr> <td>INSURER D: TRANSPORTATION INSURANCE COMPANY</td> <td>20494</td> </tr> <tr> <td>INSURER E: ACE PROPERTY &amp; CASUALTY INSURANCE COMPANY</td> <td>20699</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: CONTINENTAL CASUALTY COMPANY	20443	INSURER B: PV HOLDING CORP. / BUDGET TRUCK RENTAL, LLC.	90029	INSURER C: AMERICAN CASUALTY COMPANY OF READING, PA	20427	INSURER D: TRANSPORTATION INSURANCE COMPANY	20494	INSURER E: ACE PROPERTY & CASUALTY INSURANCE COMPANY	20699	INSURER F:
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INSURER F:															

**COVERAGES**      **CERTIFICATE NUMBER:** 1588      **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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			GL9001603190	7/1/2014	7/1/2015	EACH OCCURRENCE \$ \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ \$1,000,000 MED EXP (Any one person) \$ \$0 PERSONAL & ADV INJURY \$ \$2,000,000 GENERAL AGGREGATE \$ \$2,000,000 PRODUCTS - COMP/OP AGG \$ \$2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b>			BUA7001700830	7/1/2014	7/1/2015	COMBINED SINGLE LIMIT (Ea accident) \$ \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> GARAGE LIABILITY			SELF INSURED	7/1/2014	7/1/2015	\$ \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			XOOG27380256	7/1/2014	7/1/2015	EACH OCCURRENCE \$ \$4,000,000 AGGREGATE \$ \$4,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC4014106301 - DED.	7/1/2014	7/1/2015	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$ \$1,000,000 E.L. DISEASE - POLICY LIMIT \$ \$1,000,000
D				WC4014106346 - CA	7/1/2014	7/1/2015	
				WC4014106265 - RETRO			EACH OCCURRENCE / AGGREGATE

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

See Attached

0262 / 1300

<b>CERTIFICATE HOLDER</b> INSURANCE CERTIFICATE ENCLOSED OKALOOSA COUNTY, FLORIDA 602-C NORTH PEARL STREET CRESTVIEW, FL 32536 USA    C/O PROPERTY / AIRPORT MANAGER	<b>CANCELLATION</b> 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 <b>Aon Risk Services Central, Inc.</b>
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LEASE FOR HANGAR SPACE OPTION

BETWEEN

BOARD OF COUNTY COMMISSIONERS  
OKALOOSA COUNTY, FLORIDA

AND

JOHN J. TRINGAS

This LEASE FOR HANGAR SPACE fully executed this 20<sup>th</sup> day of SEPTEMBER, 2008, by and between the COUNTY OF OKALOOSA, a political subdivision of the State of Florida, acting by and through its BOARD OF COUNTY COMMISSIONERS (hereinafter called "COUNTY") and JOHN J. TRINGAS (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 1 Lot 2 as shown on file in the office of the Airports Director, which is hereby incorporated herein by reference, and COUNTY hereby gives to LESSEE permission to occupy and maintain one (1) hangar for the storage of 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 July 11, 2020.

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

L08-0334-AP12-160  
LESSEE: JOHN TRINGAS  
DAP BLOCK 1/LOT 2  
EXPIRES: 7/11/2020

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 includes TWO THOUSAND ONE HUNDRED SIXTY EIGHT (2,168) square feet at SIXTY EIGHT (\$ .68) cents per square foot per year for a total annual cost of ONE THOUSAND FOUR HUNDRED SEVENTY SIX DOLLARS AND FIVE CENTS (~~\$1,4763.05~~) plus tax.

\$1,476.05 *chi*

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: John J. Tringas, P.O. Box 1327, Ft. Walton Beach, FL 32547.

#### 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

Contains 2,168 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

*Bill Rot*

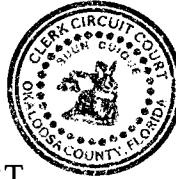
JAMES CAMPBELL  
CHAIRMAN



ATTEST:

*Teresa Ward*

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



*[Signature]*  
JOHN J. TRINGAS

*[Signature]*  
WITNESS

*[Signature]*  
WITNESS

ACKNOWLEDGMENTS

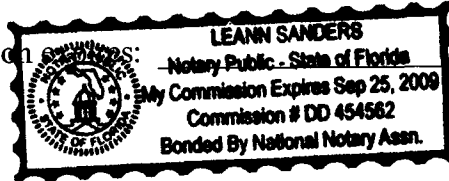
STATE OF FLORIDA  
COUNTY OF OKALOOSA

Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared JOHN J. TRINGAS who, ~~under~~ <sup>LS</sup> 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.

~~LS~~ <sup>Affirmed</sup> Sworn and subscribed before me this 2 day of SEPT, 2008, AD.

  
NOTARY

My Commission Expires:



<b>ACORD<sub>TM</sub> EVIDENCE OF PERSONAL PROPERTY INSURANCE</b>		DATE (MM/DD/YYYY) 10/17/2014
THIS IS EVIDENCE THAT INSURANCE AS IDENTIFIED BELOW HAS BEEN ISSUED, IS IN FORCE, AND CONVEYS ALL THE RIGHTS AND PRIVILEGES AFFORDED UNDER THE POLICY		
AGENCY Fisher Brown Bottrell Insurance, Inc. 144 Harrison Avenue Panama City, FL 32401	PHONE (A/C, No, Ext): (850) 785-7404 FAX (A/C, No): (850) 769-5942 E-MAIL ADDRESS:	COMPANY Covington Specialty Ins. Co.
CODE: _____ SUB CODE: _____ AGENCY CUSTOMER ID #: JOHNTRI-01 INSURED  John Tringas PO Drawer 1327 Fort Walton Beach, FL 32549	LOAN NUMBER _____ POLICY NUMBER VBA33042100 EFFECTIVE DATE: 9/17/2014 EXPIRATION DATE: 9/17/2015 <input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED THIS REPLACES PRIOR EVIDENCE DATED: _____	

**PROPERTY INFORMATION**

LOCATION/DESCRIPTION  
 Bldg. #1 - Block 1, Lot 2 - 1001 Airport Rd, Destin Airport, Destin, FL 32541, Airplane Hanger

**COVERAGE INFORMATION**

COVERAGE/PERILS/FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Building- Airplane Hanger / Replacement Cost/ Excluding Wind	85,000	1,000

**REMARKS (Including Special Conditions)**

Special Conditions:  
 Property policy is written on a replacement cost basis, subject to the terms & conditions of the policy.

**CANCELLATION**

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

**ADDITIONAL INTEREST**

NAME AND ADDRESS  Okaloosa County Airports Airport Administration 602-C North Pearl St. Crestview, FL 32536  LO8-0334-AP	<input type="checkbox"/>	MORTGAGEE	<input checked="" type="checkbox"/>	ADDITIONAL INSURED
	<input checked="" type="checkbox"/>	LOSS PAYEE	<input type="checkbox"/>	
LOAN # _____ AUTHORIZED REPRESENTATIVE 