

## CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 01/06/2022

Contract/Lease Control #: L07-0296-AP

Procurement#: NA

Contract/Lease Type: REVENUE

Award To/Lessee: GULF AIR SOUTH, LLC

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 01/04/2022

Expiration Date: 01/14/2042

Description of: BLOCK 8 LOT 1

Department: AP

Department Monitor: STAGE

Monitor's Telephone #: 850-651-7160

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

Closed:

Cc: BCC RECORDS

CONTRACT: L07-0296-AP  
GULF AIR SOUTH, LLC  
BLOCK 8 LOT 1  
EXPIRES: 01/14/2042

**RENEWAL AND AMENDMENT  
OF LEASE L07-0296-AP**  
Gulf Air South, LLC. AT THE  
DESTIN EXECUTIVE AIRPORT

This Renewal and Amendment of Lease, made and entered into this 4<sup>th</sup> day of January, 2022, hereby renews and amends the hangar lease agreement between Gulf Air South, LLC. ("Lessee") and Okaloosa County, Florida through its Board of County Commissioners (hereinafter the "County"), dated September 17, 2019 (the "Lease").

**WITNESSETH:**

**WHEREAS**, on September 17, 2019, Lessee entered into a Lease Agreement, (L07-0296-AP) with the County for Block 8 Lot 1 at the Destin Executive Airport with a current expiration date of January 14, 2022; and

**WHEREAS**, Lessee has requested to exercise the option to renew the Lease; and

**WHEREAS**, the parties also desire to amend the Lease to adjust the rental rate, as allowed in the renewal option.

**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:

**AMENDMENT**

Lease L07-0296-AP is amended as follows:

1. Section 6(a) titled "Hangar Fees" of L07-0296-AP, is amended to add the following:

Effective January 15, 2022, the Lessee shall pay the County Five Hundred Twenty-Five Dollars (\$525.00) per month on the first day of the month and a like sum on the first day of each month following. The rate is subject to escalation per Section 7 of the agreement.

2. Section 6(c) titled "Ground Lease" is deleted in its entirety.
3. Section 7 titled "Escalation Clause" is deleted and replaced as follows:

The Lease shall be modified 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 30(a) titled "Option Term" is deleted in its entirety.

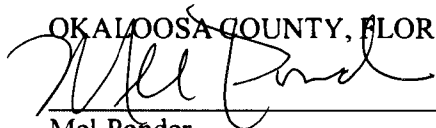
**RENEWAL**

Lessee is exercising the option to renew Lease L07-0296-AP. The new expiration for the Lease will be January 14, 2042, with no renewal options remaining.

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

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

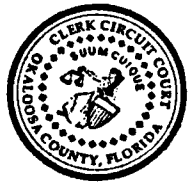
OKALOOSA COUNTY, FLORIDA



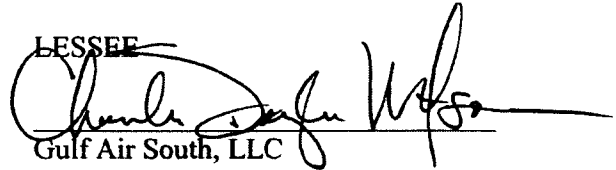
Mel Ponder  
Chairman, Board of County Commissioners  
Date: January 4, 2022



J. D. Peacock II  
Clerk of Circuit Court

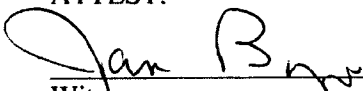
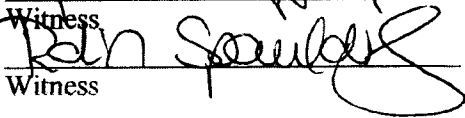


LESSEE



Gulf Air South, LLC  
Charles Douglas Wilson  
Date: Nov 24, 2021

ATTEST:

  
Witness  
  
Witness

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

Procurement/Contract/Lease Number: L07-0296-AP Tracking Number: 4450-22  
Procurement/Contractor/Lessee Name: Gulf Air Satk Grant Funded: YES \_\_\_ NO X  
Purpose: renewal and amendment  
Date/Term: 1-14-2042 1.  GREATER THAN \$100,000  
Department #: 4210R 2.  GREATER THAN \$50,000  
Account #: 344161 3.  \$50,000 OR LESS  
Amount: Revenue  
Department: Airport Dept. Monitor Name: Stage

**Purchasing Review**

Procurement or Contract/Lease requirements are met:  
Walter Mason Date: 11-12-21  
Purchasing Manager or designee Jeff Hyde, DeRita Mason, Jessica Darr, Angela Etheridge

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

Approved as written: NO Federal LTR Grant Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Grants Coordinator \_\_\_\_\_

**Risk Management Review**

Approved as written: see email attached Date: 11-16-21  
Risk Manager or designee Lisa Price

**County Attorney Review**

Approved as written: see email attached Date: 11-24-21  
County Attorney Lynn Hoshihara, Kerry Parsons or Designee

**Department Funding Review**

Approved as written: \_\_\_\_\_ Date: \_\_\_\_\_

**IT Review (if applicable)**

Approved as written: \_\_\_\_\_ Date: \_\_\_\_\_

## DeRita Mason

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**From:** Karen Donaldson  
**Sent:** Tuesday, November 16, 2021 9:17 AM  
**To:** DeRita Mason  
**Subject:** FW: Coordination-Gulf Air South, LLC  
**Attachments:** Gulf Air South LLC. L07-0296-AP.docx

This is approved by risk management for insurance purposes. Please note that the Airport premises Liability in file expired 7-8-2020. This should be obtained prior to executing the renewal.

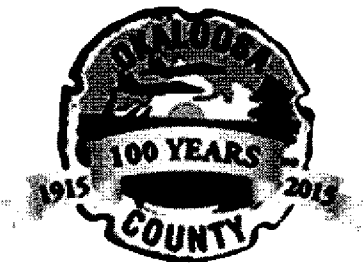
Thank you

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**From:** DeRita Mason  
**Sent:** Friday, November 12, 2021 2:46 PM  
**To:** Lynn Hoshihara <lhoshihara@myokaloosa.com>  
**Cc:** Kerry Parsons <kparsons@myokaloosa.com>; Karen Donaldson <kdonaldson@myokaloosa.com>  
**Subject:** FW: Coordination-Gulf Air South, LLC

Please review and approve the attached.  
Thank you,

DeRita Mason



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

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**From:** Pamela Ryon <[pryon@myokaloosa.com](mailto:pryon@myokaloosa.com)>  
**Sent:** Friday, November 12, 2021 2:45 PM  
**To:** DeRita Mason <[dmason@myokaloosa.com](mailto:dmason@myokaloosa.com)>  
**Cc:** Allyson Oury <[aoury@myokaloosa.com](mailto:aoury@myokaloosa.com)>  
**Subject:** Coordination-Gulf Air South, LLC

## DeRita Mason

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**From:** Lynn Hoshihara  
**Sent:** Wednesday, November 24, 2021 10:46 AM  
**To:** DeRita Mason  
**Subject:** Re: Coordination-Gulf Air South, LLC  
**Attachments:** Gulf Air South LLC. L07-0296-AP 11.24.21.docx

Attached are my changes. With these changes, this is approved as to legal sufficiency.

Lynn M. Hoshihara  
County Attorney  
Okaloosa County, Florida

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**From:** DeRita Mason  
**Sent:** Friday, November 12, 2021 3:46:21 PM  
**To:** Lynn Hoshihara  
**Cc:** Kerry Parsons; Karen Donaldson  
**Subject:** FW: Coordination-Gulf Air South, LLC

Please review and approve the attached.  
Thank you,

DeRita Mason



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

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