

## CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 01-08-2018

Contract/Lease Control #: L18-0463-AP

Procurement#: NA

Contract/Lease Type: LEASE

Award To/Lessee: VERTOL SYSTEMS COMPANY, INC.

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 10/19/2017

Expiration Date: 10/18/2037

Description of Contract/Lease: LEASE OF BLOCK 3 LOTS 3 & 4

Department: AP

Department Monitor: STAGE

Monitor's Telephone #: 850-651-7160

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

Closed:

Cc: Finance Department Contracts & Grants Office



# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

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

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

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

**Policy Number:** SASICOM60009924-14

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

### Aviation Commercial General Liability

### Limits of Insurance

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

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

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

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

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

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

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

Starr 10058 (6/06)

By



(Authorized Representative)

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Person or Organization:

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

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

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

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

All other provisions of this policy remain the same.

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


Policy No. SASICOM60009924-14

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2024 (SBC)

By 

(Authorized Representative)

## ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

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

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

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

As respects the above additional insured:

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

All other provisions of this policy remain the same.

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

Policy No. SASICOM60009924-14

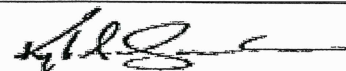
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2024 (SBC)

By



(Authorized Representative)



# CERTIFICATE OF PROPERTY INSURANCE

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

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

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

<b>PRODUCER</b> National Hangar Insurance Program 1300 S. Main Street Tulsa, OK 74119	<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>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Vertol Systems Company, Inc., Crestview Hangar #51, LLC Post Office Box 727 Destin, FL 32541	<b>INSURER A:</b> Travelers Excess and Surplus Lines Company (TXS)	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

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

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

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

**SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)**

RE: Loss Payable Provision, DX T3 79 11 12  
 RE: Full name of Loss Payee is Okaloosa County Board of County Commssioners; Destin-Fort Walton Beach Airport Administration  
 Certificate Holder is added as LP as evidence by the form listed above.

<b>CERTIFICATE HOLDER</b> Okaloosa County Board of County Commissioners 1701 State Road 85 N Elgin AFB, FL 32542-1498  Loss Payee	<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 <i>Hal Hunt</i>
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# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

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

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

**Policy Number:** SASICOM60009824-14

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

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

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

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

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

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

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

Starr 10200 (6/06)

By



(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance – Fleet Schedule Attachment

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

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

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

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



(Authorized Representative)



**WAIVER OF SUBROGATION**

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

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

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

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

All other provisions of this policy remain the same.

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

Policy No. SASICOM60009824-14

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 02, 2024 (SBC)

By   
\_\_\_\_\_

(Authorized Representative)

**ADDITIONAL INSURED ENDORSEMENT**

This policy is amended as follows:

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

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

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

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

Schedule:

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


All other provisions of this policy remain the same.

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

Policy No. SASICOM60009824-14  
 Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA  
 Date of Issue FEBRUARY 02, 2024 (SBC)

By   
 (Authorized Representative)



# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

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

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

**Policy Number:** 1000641767-02

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

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

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

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

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

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

By   
(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

#### Continued:

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

**Policy Number:** 1000641767-02

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

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

By



(Authorized Representative)

**ADDITIONAL INSURED ENDORSEMENT**

This policy is amended as follows:

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

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

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

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

Schedule:

Name OKALOOSA COUNTY, FLORIDA  
Address 5749 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

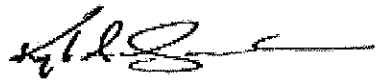
All other provisions of this policy remain the same.

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

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

By STARR INDEMNITY & LIABILITY COMPANY

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

By   
(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

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

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

**Policy Number:** SASICOM60009823-13

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

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

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

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

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

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

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

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

Starr 10200 (6/06)

By



(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

#### Continued:

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

**Policy Number:** SASICOM60009823-13

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

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

Starr 10200 (6/06)

By



(Authorized Representative)



**WAIVER OF SUBROGATION**

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

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

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

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

All other provisions of this policy remain the same.

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

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

By STARR INDEMNITY & LIABILITY COMPANY

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

By   
(Authorized Representative)

## ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

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

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

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

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

Schedule:

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


All other provisions of this policy remain the same.

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

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

By            STARR INDEMNITY & LIABILITY COMPANY

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

By   
(Authorized Representative)



# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

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

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

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

**Policy Number:** SASICOM60009922-12

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

Aviation Commercial General Liability	Limits of Insurance
Each Occurrence Limit	\$ <u>2,000,000.</u>
Damage to Premises Rented to You Limit	\$ <u>500,000.</u> Any one premises
Medical Expense Limit	\$ <u>25,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>2,000,000.</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>1,000,000.</u>
Hangarkeepers Limit	
Each Aircraft Limit	\$ <u>2,000,000.</u>
Each Loss Limit	\$ <u>2,000,000.</u>
Hangarkeeper's Deductible	\$ <u>AS ENDORSED</u> Each Aircraft

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

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

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

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

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

**CONTRACT #: L02-0191-AP**  
**VERTOL SYSTEMS COMPANY, INC.**  
**HANGAR LEASE BLOCK 2 LOT 3**  
**EXPIRES: 07/15/2033**

Certificate Number: 6.1  
Issued By and Date: FEBRUARY 03, 2022 (SBC)

By



(Authorized Representative)

# WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Person or Organization:

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

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

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

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

All other provisions of this policy remain the same.

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

Policy No. SASICOM60009922-12

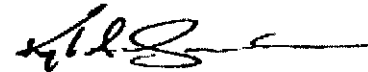
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 03, 2022 (SBC)

By



(Authorized Representative)

## ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

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

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

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

As respects the above additional insured:

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

All other provisions of this policy remain the same.

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

Policy No. SASICOM60009922-12  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
By STARR INDEMNITY & LIABILITY COMPANY

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

By   
(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

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

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

**Policy Number:** SASICOM60009822-12

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

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

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

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

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

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

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

CONTRACT#: L18-0463-AP  
VERTOL SYSTEMS COMPANY, INC.  
LEASE OF BLOCK 3 LOTS 3 & 4  
EXPIRES: 10/18/2037

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

By



(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

#### Continued:

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

**Policy Number:** SASICOM60009822-12

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

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

Starr 10200 (6/06)

By



(Authorized Representative)



## WAIVER OF SUBROGATION

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

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

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

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

All other provisions of this policy remain the same.

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

Policy No. SASICOM60009822-12

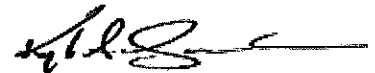
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 03, 2022 (SBC)

By



(Authorized Representative)

**ADDITIONAL INSURED ENDORSEMENT**

This policy is amended as follows:

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

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

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

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

Schedule:

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

Name  
Address

Name  
Address


All other provisions of this policy remain the same.

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

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

By STARR INDEMNITY & LIABILITY COMPANY

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

By   
(Authorized Representative)



# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

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

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

Policy Number: 1000641767-01

Issuing Company: STARR INDEMNITY & LIABILITY COMPANY

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

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

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

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

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

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

Starr 10201 (6/06)

By



(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

#### Continued:

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

**Policy Number:** 1000641767-01

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

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

Starr 10201 (6/06)

By



(Authorized Representative)

## ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

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

---

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

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

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

Schedule:

Name      OKALOOSA COUNTY, FLORIDA  
Address    5749 A OLD BETHEL ROAD  
              CRESTVIEW, FL 32536

Name  
Address

Name  
Address

All other provisions of this policy remain the same.

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

Policy No.    1000641767-01

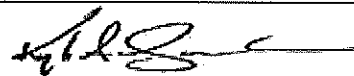
Issued to    VSC AIRCRAFT MAINTENANCE, LLC DBA DESTIN FLIGHT WORKS VERTOL SYSTEMS COMPANY, INC

By            STARR INDEMNITY & LIABILITY COMPANY

Endorsement No.    TBA

Date of Issue        JANUARY 11, 2022 (SBC)

By



(Authorized Representative)

# STARR

L18-0463-AP

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

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

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

**Policy Number:** SASICOM60009821-11

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

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

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

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

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

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

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

THIS CERTIFICATE CANCELS AND SUPERSEDES THE CERTIFICATE NUMBER 1.1

CONTRACT: L18-0463-AP  
VERTOL SYSTEMS COMPANY, INC.  
LEASE OF BLOCK 3 LOTS 3 AND 4  
EXPIRES: 10/18/2037

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

Starr 10200 (6/06)

By   
(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

#### Continued:

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

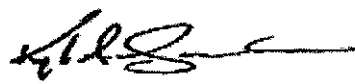
**Policy Number:** SASICOM60009821-11

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

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

Starr 10200 (6/06)

By



(Authorized Representative)



**WAIVER OF SUBROGATION**

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

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

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

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

All other provisions of this policy remain the same.

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

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

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 59

Date of Issue APRIL 20, 2021 (JS)

By  \_\_\_\_\_

(Authorized Representative)

## ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

The provisions of this endorsement shall apply with respect to: \_\_\_\_\_

ALL SCHEDULED AIRCRAFT

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

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

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

Schedule:

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

Name  
Address

Name  
Address

All other provisions of this policy remain the same.

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

Policy No.    SASICOM60009821-11

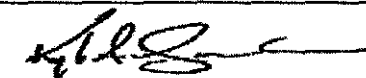
Issued to    VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By            STARR INDEMNITY & LIABILITY COMPANY

Endorsement No.    58

Date of Issue        APRIL 20, 2021 (JS)

By



(Authorized Representative)

**SECOND AMENDMENT OF LEASE L18-0463-AP**  
**VERTOL SYSTEMS COMPANY, LLC**  
**LEASE FOR HANGAR, OFFICE AND STORAGE SPACE AT THE**  
**BOB SIKES AIRPORT**

This Second Amendment of the Lease for Hangar, Office and Storage Space made and entered into this 4th day of February, 2020, hereby amends Lease L18-0463-AP (“the Lease Agreement”), between Vertol Systems Company, Inc., (“Lessee”) and Okaloosa County, Florida, through its Board of County Commissioners (hereinafter the “County”).

**WITNESSETH:**

**WHEREAS**, on December 19, 2017, Lessee and the County entered into a Lease for Hangar, Office, and Storage Space, L18-0463-AP at the Bob Sikes Airport (CEW) with a current expiration date of December 18, 2037; and

**WHEREAS**, on May 7, 2019, Lessee and the County entered into an Assignment and Amendment of Lease, which merged two prior leases into the one Lease Agreement; and

**WHEREAS**, the Lessee and County wish to amend the ground lease fee.

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

**AMENDMENT**

The Lease Agreement is hereby amended as follows:

1. Section 5a 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 6. 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 Hangar (Hangar 1) square footage (20,784), and Hangar (Hangar 2) square footage (7,650) for a total of TWENTY EIGHT THOUSAND FOUR HUNDRED THIRTY FOUR square feet at ONE DOLLAR (\$1.00) per square foot for a total annual cost of TWENTY EIGHT THOUSAND FOUR HUNDRED THIRTY FOUR DOLLARS (\$28,434.00). The fenced area around both hangars has the square footage of EIGHTEEN THOUSAND FOURTEEN square feet (18,014) at FIFTY CENTS (\$.50) per square foot for a total cost of NINE THOUSAND SEVEN DOLLARS (\$9,007.00). The total square footage of FOURTY SIX THOUSAND FOUR HUNDRED

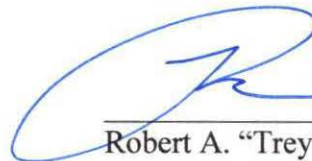
CONTRACT#: L18-0463-AP  
VERTOL SYSTEMS COMPANY, INC.  
BLOCK 3 LOTS 3,4 & 5  
12/18/2037

FORTY EIGHT (46,448) square feet for a total annual cost of THIRTY SEVEN THOUSAND FOUR HUNDRED FORTY ONE DOLLARS (\$37,441.00) plus state sales tax to include County non-ad valorem taxes.

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

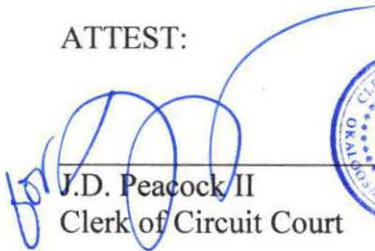
IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment as of the day and year first written.

OKALOOSA COUNTY, FLORIDA



Robert A. "Trey" Goodwin III  
Chairman, Board of County Commissioners  
Date: \_\_\_\_\_

ATTEST:



J.D. Peacock II  
Clerk of Circuit Court



VERTOL SYSTEMS COMPANY, INC.  
LESSEE



James Montgomerie  
Date: \_\_\_\_\_

ATTEST:

  
\_\_\_\_\_

Witness

  
\_\_\_\_\_

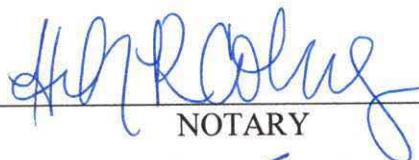
Witness

ACKNOWLEDGMENTS

STATE OF Florida  
COUNTY OF Okaloosa

Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared JAMES MONTGOMERIE 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 12<sup>th</sup> day of December, 2019, AD.

  
\_\_\_\_\_

NOTARY

My Commission Expires: 25 Oct 2022



# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2019 To FEBRUARY 6, 2020

**Policy Number:** SASICOM60009919-09

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

Aviation Commercial General Liability	Limits of Insurance
Each Occurrence Limit	\$ <u>3,000,000.</u>
Damage to Premises Rented to You Limit	\$ <u>500,000.</u> Any one premises
Medical Expense Limit	\$ <u>25,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>3,000,000.</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>3,000,000.</u>
Hangarkeepers Limit	
Each Aircraft Limit	\$ <u>3,000,000.</u>
Each Loss Limit	\$ <u>5,000,000.</u>
Hangarkeeper's Deductible	\$ <u>AS ENDORSED</u> Each Aircraft

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10060 & 10134.

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

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

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

THIS CERTIFICATE CANCELS AND SUPERSEDES THE CERTIFICATE NUMBER 7.1

Certificate Number: 7.2  
Issued By and Date: FEBRUARY 1, 2019 (SBC)

Starr 10058 (6/06)

By   
(Authorized Representative)

## ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Additional Insured Person(s) or Organization(s):

OKALOOSA COUNTY  
5749 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

Information required to complete this Schedule. If not shown above, will be shown in the Declarations.

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

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

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2019 to be attached to and hereby made a part of:  
Policy No. SASICOM60009919-09  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 1, 2019 (SBC)

By



(Authorized Representative)

Starr 10060 (2/06)

# WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Person or Organization:

OKALOOSA COUNTY  
5749 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

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

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

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

All other provisions of this policy remain the same.


This endorsement becomes effective DECEMBER 23, 2019 to be attached to and hereby made a part of:  
Policy No. SASICOM60009919-09  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 32

Date of Issue DECEMBER 23, 2019 (PE)

Starr 10134 (2/06)

By   
(Authorized Representative)



# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

### Certificate of Insurance

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2019 To FEBRUARY 6, 2020

**Policy Number:** SASICOM60009819-09

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

#### Aircraft:

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

FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10284 & 10134.

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

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

THIS CERTIFICATE CANCELS AND SUPERSEDES THE CERTIFICATE NUMBER 1.1

Certificate Number: 1.2  
Issued By and Date: FEBRUARY 5, 2019 (SBC)

Starr 10200 (6/06)

By   
(Authorized Representative)

# STARR

## INSURANCE COMPANIES

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

PO BOX 230756

TIGARD, OR 97281

**Policy Number:** SASICOM60009819-09

Year	Make and Model	Reg No	Insured Value	Deductibles NIM / IM	Liability Limit
1979	MD 500 D (369D)	N60VS	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1990	MIL MI-8	N8062Z	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1986	MIL MI-17	N25299	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1979	MIL MI-24	N114VS	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
2011	AEROSPACE LTD PAC 750	N132TJ	AS ON FILE	AS ENDORSED	5,000,000. CSL EXCLUDING PAX
1993	BELL 212 (IFR)	N249H	AS ON FILE	AS ENDORSED	5,000,000. CSL EXCLUDING PAX
1981	EUROCOPTER BO 105CBS	N549VS	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1964	BELL UH-1	N56CF	AS ON FILE	AS ENDORSED	5,000,000. CSL EXCLUDING PAX
1988	BELL 212 (IFR)	N303VS	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX

**NAMED INSURED ENDORSEMENT**

This policy is amended as follows:

The Named Insured and/or Address set forth on the Declarations is **COMPLETED** as follows:

VERTOL SYSTEMS COMPANY, INC., VSC AVIATION INC., CRESTVIEW HANGAR #51, LLC AND VSC AIRCRAFT MAINTENANCE, LLC AND ANY SUBSIDIARY OR AFFILIATE COMPANIES. A SUBSIDIARY AND AFFILIATE COMPANY MEANS ANY COMPANY OR ENTITY OF WHICH AT LEAST 50% OF THE STOCK IS OWNED BY THE APPLICANT.

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2019 to be attached to and hereby made a part of:  
Policy No. SASICOM60009819-09  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 32

Date of Issue MARCH 6, 2019 (CC)

By   
(Authorized Representative)

## ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

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

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

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

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

Schedule:

Name      OKALOOSA COUNTY  
Address    5749 A OLD BETHEL ROAD  
              CRESTVIEW, FL 32536

Name  
Address

Name  
Address

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2019 to be attached to and hereby made a part of:  
Policy No. SASICOM60009819-09  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 5, 2019 (SBC)

By   
(Authorized Representative)

Starr 10284 (3/06)

## WAIVER OF SUBROGATION

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

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

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

OKALOOSA COUNTY  
5749 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

All other provisions of this policy remain the same.

This endorsement becomes effective DECEMBER 23, 2019 to be attached to and hereby made a part of:  
Policy No. SASICOM60009819-09  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 66

Date of Issue DECEMBER 23, 2019 (PE)

By   
(Authorized Representative)

Starr 10277 (3/06)





**ADDITIONAL REMARKS SCHEDULE**

AGENCY SterlingRisk Aviation		NAMED INSURED Vertol Systems Company, Inc. Crestview Hangar #51, LLC PO Box 727 Destin FL 32541	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

**ADDITIONAL REMARKS**

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

**SPECIAL CONDITIONS:**

- (2/3) 5614 John Givens Rd, Crestview, FL 32539; Building Limit: \$723,065
- (3/4) 5491 John Givens Road, Crestview, FL 32539; Building Limit: \$960,300
- (4/5) 5535 John Givens Rd, Crestview, FL 32539; Building Limit: \$375,000
- (5/6) Crestview Airport, Block 2, Lot 1 John Givens Road, Crestview, FL 32539; Building Limit: \$99,480

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

Procurement/Contract/Lease Number: 218-0463-AP Tracking Number: 348919  
Procurement/Contractor/Lessee Name: Vertol Systems Grant Funded: YES \_\_\_ NO X  
Purpose: amerchut  
Date/Term: 12-18-37 1.  GREATER THAN \$100,000  
Amount: \_\_\_\_\_ 2.  GREATER THAN \$50,000  
Department: AP 3.  \$50,000 OR LESS  
Dept. Monitor Name: Stacy

**Purchasing Review**

Procurement or Contract/Lease requirements are met:  
DeRita Mason Date: 8-19-19  
Purchasing Director or designee Jeff Hyde, DeRita Mason, Jessica Darr

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

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

**Risk Management Review**

Approved as written: see email attached Date: 9-3-19  
\_\_\_\_\_ Date: \_\_\_\_\_  
Risk Manager or designee

**County Attorney Review**

Approved as written: see email attached Date: 10-20-19  
\_\_\_\_\_ Date: \_\_\_\_\_  
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:** Lynn Hoshihara  
**Sent:** Tuesday, August 20, 2019 1:23 PM  
**To:** DeRita Mason  
**Subject:** Re: Vertol Hangar Lease Amendment Two for Coordination

I didn't catch it the first time, but please remove the word "Assignee" under Vertol's name in their signature block. With that change, this amendment is approved for legal sufficiency.

Lynn M. Hoshihara

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

---

**From:** DeRita Mason  
**Sent:** Tuesday, August 20, 2019 10:55 AM  
**To:** Lynn Hoshihara  
**Subject:** FW: Vertol Hangar Lease Amendment Two for Coordination

Please see revisions as accepted.

Thank you,

DeRita



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:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Sent:** Tuesday, August 20, 2019 7:56 AM  
**To:** DeRita Mason <[dmason@myokaloosa.com](mailto:dmason@myokaloosa.com)>

## DeRita Mason

---

**From:** Karen Donaldson  
**Sent:** Saturday, August 31, 2019 4:18 PM  
**To:** DeRita Mason  
**Subject:** RE: Vertol Hangar Lease Amendment Two for Coordination

DeRita

This is approved by risk management for insurance purposes. Insurance requirements in original lease are still in effect.

Thank you

*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)



*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:** Monday, August 19, 2019 9:45 AM  
**To:** Lynn Hoshihara <[lhoshihara@myokaloosa.com](mailto:lhoshihara@myokaloosa.com)>; 'Parsons, Kerry' <[KParsons@ngn-tally.com](mailto:KParsons@ngn-tally.com)>  
**Cc:** Karen Donaldson <[kdonaldson@myokaloosa.com](mailto:kdonaldson@myokaloosa.com)>  
**Subject:** FW: Vertol Hangar Lease Amendment Two for Coordination

Please review and approve.

Thank you,

DeRita

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

Procurement/Contract/Lease Number: L18-0463-APP Tracking Number: 340319  
Procurement/Contractor/Lessee Name: Vertol Systems Grant Funded: YES \_\_\_ NO \_\_\_  
Purpose: Bancorp South Mortgage Letter B3234  
Date/Term: \_\_\_\_\_ 1.  GREATER THAN \$100,000  
Amount: \_\_\_\_\_ 2.  GREATER THAN \$50,000  
Department: Airports 3.  \$50,000 OR LESS  
Dept. Monitor Name: Stase

**Purchasing Review**

Procurement or Contract/Lease requirements are met:  
White M Date: 6-4-19  
Purchasing Manager or designee Jeff Hyde, DeRita Mason, Victoria Taravella

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

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

**Risk Management Review**

Approved as written: no risk element Date: \_\_\_\_\_  
\_\_\_\_\_ Risk Manager or designee Laura Porter or Krystal King

**County Attorney Review**

Approved as written: see email attached Date: 6-6-19  
\_\_\_\_\_ 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:** Friday, June 07, 2019 12:49 PM  
**To:** DeRita Mason  
**Cc:** Lynn Hoshihara  
**Subject:** RE: Vertol Mortgage Letter for Coordination

This is approved for legal purposes. It will need to go to the BOCC for approval.

**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>  
**Sent:** Tuesday, June 4, 2019 10:19 AM  
**To:** Parsons, Kerry <KParsons@ngn-tally.com>  
**Cc:** Lynn Hoshihara <lhoshihara@myokaloosa.com>  
**Subject:** FW: Vertol Mortgage Letter for Coordination

Please review the attached.

Thank you,

DeRita

**From:** Dave Miner  
**Sent:** Tuesday, June 04, 2019 9:14 AM  
**To:** DeRita Mason <dmason@myokaloosa.com>  
**Cc:** Allyson Oury <aoury@myokaloosa.com>  
**Subject:** Vertol Mortgage Letter for Coordination

DeRita:

Please begin the coordination for the attached Vertol Systems Company BancorpSouth Mortgage Letter for their hangar on block 3 Lots 3 & 4 at the Bob Sikes Airport (L18-0463-AP).  
Thank you.

Dave

LEASE#: L18-0463-AP  
VERTOL SYSTEMS COMPANY, INC.  
BLOCK 3 LOTS 3, 4 & 5  
EXPIRES: 12/18/2037



**BancorpSouth**<sup>®</sup>

May 29, 2019

Mr. David Miner  
Okaloosa County Airport  
1701 Highway 85 North, Suite 1  
Eglin AFB, Florida 32542-1498

Re: Lease Agreement No. L18-0463-AP  
Hanger Lease Block 3, Lot 3/4  
Vertol Systems Company, Inc., to  
Proposed Mortgage from BancorpSouth Bank

Dear Mr. Miner:

Please accept this correspondence as a written request for Okaloosa County approval of a proposed mortgage given by Vertol Systems Company, Inc. ("Borrower"), in favor of BancorpSouth Bank ("BancorpSouth"), upon the leasehold property and improvements more particularly described as follows:

**See attached Exhibit "A"**

The promissory note and leasehold mortgage related to this request will be in the original principal amount of \$492,000.00 for a period of ten (10) years.

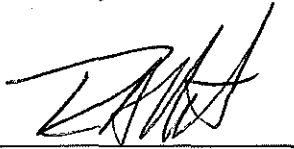
Additionally, BancorpSouth requests Okaloosa County consent to provide written notice to BancorpSouth of any default occurring under the subject lease, which would result in termination thereof and further for Okaloosa County to grant BancorpSouth the right, but not the obligation, to cure the specified default within a reasonable time after delivery of such notice.

BancorpSouth would also request Okaloosa County acknowledge BancorpSouth's right to take possession of the leasehold interest in the event of Borrower's default, (which possession shall include all of the lessee's rights to renew and extend said leasehold interest upon county approval) and/or the right, if necessary, to foreclose upon such interest through appropriate judicial proceedings.

If the mortgage upon the leasehold interest and the representations and agreements set forth herein are agreeable to Okaloosa County, please have the appropriate official acknowledge same by their signature in the space provided below.

Thank you for your time and consideration of this important matter.

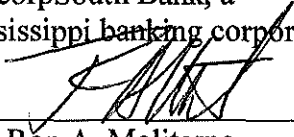
Sincerely,



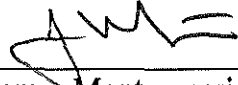
Ron A. Moliterno  
President of Community Affairs

This request outlined herein is acknowledged and agreed to by:


BancorpSouth Bank, a  
Mississippi banking corporation

  
By: Ron A. Moliterno  
Its: President of Community Affairs  
Dated: MAY 29, 2019

Vertol Systems Company, Inc.,  
an Oregon corporation

  
By: James Montgomerie  
Its: President  
Dated: 3 JUNE 2019

Board of Okaloosa County Commissioners

  
By: Charles K. Windes, Jr.  
Its: Chairman  
Dated: JUL 09 2019

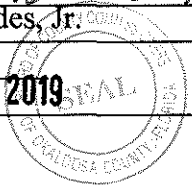


EXHIBIT "A"

A parcel of land being known as Lot 3, 4, & 5, Block 3 of Bob Sikes Airport, being more particularly described as follows:

Commencing at the Southwest corner of Section 11, Township 3 North, Range 23 West, Okaloosa County, Florida proceed North  $01^{\circ}52'23''$  East along the West line of said Section a distance of 2971.57 feet; thence departing Section line proceed South  $88^{\circ}07'25''$  East 176.50 feet to the Point of Beginning; thence South  $07^{\circ}55'59''$  East 260.28 feet; thence North  $07^{\circ}55'59''$  East 210.24 feet; thence North  $07^{\circ}55'59''$  West 185.26 feet; thence South  $82^{\circ}44'37''$  West 109.59 feet; thence North  $07^{\circ}52'03''$  West 73.97 feet; thence South  $82^{\circ}06'27''$  West 100.45 feet to the Point of Beginning. Containing 0.53 acres of land, more or less.

## CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 05/10/2019

Contract/Lease Control #: L18-0463-AP

Procurement#: NA

Contract/Lease Type: LEASE

Award To/Lessee: VERTOL SYSTEMS COMPANY, INC.

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 10/19/2017

Expiration Date: 12/18/2037

Description of Contract/Lease: BLOCK 3 LOTS 3,4, & 5

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: L18-0463 AP Tracking Number: 3349-19  
Procurement/Contractor/Lessee Name: Ventol Systems Grant Funded: YES \_\_\_ NO X  
Purpose: Renewal amendment  
Date/Term: 12-18-57 1.  GREATER THAN \$100,000  
Amount: \_\_\_\_\_ 2.  GREATER THAN \$50,000  
Department: AP 3.  \$50,000 OR LESS  
Dept. Monitor Name: Stacy

**Purchasing Review**

Procurement or Contract/Lease requirements are met:  
DeRita Mason Date: 4-15-19  
Purchasing Manager or designee Jeff Hyde, DeRita Mason, Victoria Taravella

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

Approved as written: no budget funds Grant Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Grants Coordinator Danielle Garcia

**Risk Management Review**

Approved as written: see email attached Date: 4-15-19  
Risk Manager or designee Laura Porter or Krystal King

**County Attorney Review**

Approved as written: see email attached Date: 4-24-19  
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:** Karen Donaldson  
**Sent:** Monday, April 15, 2019 4:16 PM  
**To:** DeRita Mason  
**Subject:** RE: Vertol Systems AOL Renewal Amendment B 3 L 3-4-5 for Coordination

DeRita

This is approved by risk

*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)



*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:** Monday, April 15, 2019 2:40 PM  
**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: Vertol Systems AOL Renewal Amendment B 3 L 3-4-5 for Coordination

Please review the attached.

Thanks,

DeRita

---

**From:** Dave Miner  
**Sent:** Monday, April 15, 2019 2:26 PM  
**To:** DeRita Mason <[dmason@myokaloosa.com](mailto:dmason@myokaloosa.com)>  
**Cc:** Allyson Oury <[aoury@myokaloosa.com](mailto:aoury@myokaloosa.com)>  
**Subject:** Vertol Systems AOL Renewal Amendment B 3 L 3-4-5 for Coordination

## DeRita Mason

---

**From:** Parsons, Kerry <KParsons@ngn-tally.com>  
**Sent:** Tuesday, April 23, 2019 5:25 PM  
**To:** DeRita Mason  
**Cc:** Lynn Hoshihara  
**Subject:** RE: Vertol Amendment One Block 3 Lots 3 4 5.docx

This 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, April 19, 2019 1:41 PM  
**To:** Parsons, Kerry <KParsons@ngn-tally.com>  
**Cc:** Lynn Hoshihara <[lhoshihara@myokaloosa.com](mailto:lhoshihara@myokaloosa.com)>  
**Subject:** FW: Vertol Amendment One Block 3 Lots 3 4 5.docx

Updated vertol amendment. Please disregard the first one.

---

**From:** Dave Miner  
**Sent:** Friday, April 19, 2019 12:39 PM  
**To:** DeRita Mason <[dmason@myokaloosa.com](mailto:dmason@myokaloosa.com)>  
**Cc:** Allyson Oury <[aoury@myokaloosa.com](mailto:aoury@myokaloosa.com)>  
**Subject:** FW: Vertol Amendment One Block 3 Lots 3 4 5.docx

What a day, sorry.

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

## Dave Miner

---

**From:** Karen Donaldson  
**Sent:** Thursday, April 25, 2019 5:20 PM  
**To:** Dave Miner  
**Subject:** RE: Vertol Amendment One Block 3 Lots 3 4 5.docx

This works Dave...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>  
**Sent:** Thursday, April 25, 2019 2:03 PM  
**To:** Karen Donaldson <kdonaldson@myokaloosa.com>  
**Cc:** Allyson Oury <aoury@myokaloosa.com>  
**Subject:** FW: Vertol Amendment One Block 3 Lots 3 4 5.docx

Karen:

Please review the additional wording on page 8 number 4 and let us know if this is OK for the attached Vertol Amendment, new lease for Vertol on Block B Lot 2, and the assignment of lease from Mr. Rodney Greenway to Vertol.

Thanks Karen.

Dave

David E. Miner  
Properties and Leases

Okaloosa County Airports  
(850) 651-7160 Ext. 4  
[www.flyyps.com](http://www.flyyps.com)

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**From:** Allyson Oury <[aoury@myokaloosa.com](mailto:aoury@myokaloosa.com)>  
**Sent:** Thursday, April 25, 2019 1:56 PM  
**To:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Subject:** RE: Vertol Amendment One Block 3 Lots 3 4 5.docx

Looks good, Dave. Thank you.

Allyson Oury, CPA  
Airports Deputy Director – Finance  
Okaloosa County

---

**From:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Sent:** Thursday, April 25, 2019 1:51 PM  
**To:** Allyson Oury <[aoury@myokaloosa.com](mailto:aoury@myokaloosa.com)>  
**Subject:** Vertol Amendment One Block 3 Lots 3 4 5.docx

Is this OK to send to Karen? I put the date as February 6, 2020 which is the current expiration date of COI.

Dave

## Dave Miner

---

**From:** Allyson Oury  
**Sent:** Thursday, April 25, 2019 9:03 AM  
**To:** Dave Miner; Tracy Stage  
**Subject:** RE: Vertol Systems Company, Inc. GL Cert

Dave,

I have talked with Karen in Risk and with Mr. Montgomerie. We need to add to the insurance requirements in his new lease agreements that the Waiver of Subrogation will be obtained and provided to the County no later than January 2020. This is when his insurance renews again and he is willing to make the revisions to his policies at that time.

Also, do you have record of the date we had the conference call with risk and/or who participated? That's more to satisfy my own curiosity.

Thank you,

Allyson Oury, CPA  
Airports Deputy Director – Finance  
Okaloosa County

---

**From:** Dave Miner <dminer@myokaloosa.com>  
**Sent:** Tuesday, April 23, 2019 12:51 PM  
**To:** Allyson Oury <aoury@myokaloosa.com>; Tracy Stage <tstage@myokaloosa.com>  
**Subject:** FW: Vertol Systems Company, Inc. GL Cert

Do you want to reply to Mr. Montgomerie?

Hangar lease insurance requirements are attached.

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:** Jlmontgomerie <jlmontgomerie@aol.com>  
**Sent:** Tuesday, April 23, 2019 12:45 PM  
**To:** Dave Miner <dminer@myokaloosa.com>; Tracy Stage <tstage@myokaloosa.com>

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

**Subject:** Re: Vertol Systems Company, Inc. GL Cert

Hello Dave

We have gone through this previously, our current insurance policy is accepted by the County, all we are doing is adding the Greenway Building to the current policy.

The County is specifically additionally insured under our General Liability policy, which you have a copy.

Thanks

James L Montgomerie

+1.503.970.2827

[www.vscglobal.com](http://www.vscglobal.com)

On Apr 23, 2019, at 10:39 AM, Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)> wrote:

Ms. Wahowski:

Yes WOS is required on all hangar leases, please see attached.

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."

**From:** [candice.wahowski@vscglobal.com](mailto:candice.wahowski@vscglobal.com) <[candice.wahowski@vscglobal.com](mailto:candice.wahowski@vscglobal.com)>  
**Sent:** Tuesday, April 23, 2019 11:25 AM  
**To:** Dave Miner <[dminer@myokaloosa.com](mailto:dminer@myokaloosa.com)>  
**Cc:** 'Jlontgomerie' <[jlontgomerie@aol.com](mailto:jlontgomerie@aol.com)>; [candice.wahowski@vscglobal.com](mailto:candice.wahowski@vscglobal.com)  
**Subject:** Vertol Systems Company, Inc. GL Cert

Good morning Mr. Miner,

As per our call, I have attached another copy of the General Liability cert with the AI endt included. If you are still requiring a WOS (waiver of subrogation) under the GL, please let me know and also provide copy of the lease with the county that is requiring this. Since a WOS is not handed out under GL coverage there are other steps that need to be taken to add an WOS.

Thank you.

Respectfully,  
Candice C. Wahowski  
Vertol Systems Company  
1001 Airport Rd Hgr 17-101  
Destin, Florida 32541  
850.424.5223 Ext 101  
Fax: 850.270.6777

Caution: The information in this message and all following pages is Company PROPRIETARY, confidential and the property of Vertol Systems Company, Inc. (VSC) If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, or reproduction of this message is prohibited without VSC written consent. The legal privilege and confidentiality attached to this message is not considered waived, lost or violated by reason of mistaken delivery to the recipient, and such legal privilege and confidentiality are hereby expressly reserved. If you have received this message in error, please notify VSC immediately by telephone or facsimile and destroy the original message. VSC will reimburse you reasonable cost of such notification. Thank you.

**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.**

<General Services Insurance Requirements for HANGER LEASES 3.26.19.docx>

**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.**





**STARR  
COMPANIES**

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30328

**Certificate of Insurance**

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2019 To FEBRUARY 6, 2020

**Policy Number:** SASICOM60008919-09

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

**Aviation Commercial General Liability**

**Limits of Insurance**

Each Occurrence Limit	\$ 3,000,000.
Damage to Premises Rented to You Limit	\$ 500,000. Any one premises
Medical Expense Limit	\$ 25,000. Any one person
Personal & Advertising Injury Aggregate Limit	\$ 3,000,000.
General Aggregate Limit	\$ NOT APPLICABLE
Products/Completed Operations Aggregate Limit	\$ 3,000,000.
Hangarkeepers Limit	
Each Aircraft Limit	\$ 3,000,000.
Each Loss Limit	\$ 5,000,000.
Hangarkeeper's Deductible	\$ AS ENDORSED Each Aircraft

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

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

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

**Certificate Number:** 7.1  
**Issued By and Date:** FEBRUARY 1, 2019 (SBC)

Starr 10058 (6/06)

By   
(Authorized Representative)



**STARR**  
**COMPANIES**  
GLOBAL INSURANCE & SERVICES

3353 Peachtree Road NE, Suite 1000  
 Atlanta, GA 30328

**Certificate of Insurance**

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
 PO BOX 230768  
 TIGARD, OR 97281

**Policy Period:** From FEBRUARY 8, 2019 To FEBRUARY 6, 2020  
**Policy Number:** SASICOM80009919-09  
**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

Aviation Commercial General Liability	Limits of Insurance
Each Occurrence Limit	\$ 3,000,000.
Damage to Premises Rented to You Limit	\$ 500,000. Any one premises
Medical Expense Limit	\$ 25,000. Any one person
Personal & Advertising Injury Aggregate Limit	\$ 3,000,000.
General Aggregate Limit	\$ NOT APPLICABLE
Products/Completed Operations Aggregate Limit	\$ 3,000,000.
Hangarkeepers Limit	
Each Aircraft Limit	\$ 3,000,000.
Each Loss Limit	\$ 5,000,000.
Hangarkeeper's Deductible	\$ AS ENDORSED Each Aircraft

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

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

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

**Certificate Number:** 7.1  
**Issued By and Date:** FEBRUARY 1, 2019 (SBC)

By   
 (Authorized Representative)

## ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

### SCHEDULE

Name of Additional Insured Person(s) or Organization(s):

OKALOOSA COUNTY  
6749 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

Information required to complete this Schedule. If not shown above, will be shown in the Declarations.

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

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

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2019 to be attached to and hereby made a part of:  
Policy No. SASICOM60009919-09  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 1, 2019 (SBC)

By



(Authorized Representative)

Starr 10060 (2/08)



# STARR COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

## Certificate of Insurance

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2019 To FEBRUARY 6, 2020

**Policy Number:** SASICOM60009819-09

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

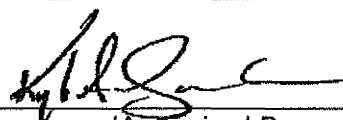
### Aircraft:

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

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

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

**Certificate Number:** 1.1  
**Issued By and Date:** FEBRUARY 5, 2019 (SBC)

By   
(Authorized Representative)

**NAMED INSURED ENDORSEMENT**

This policy is amended as follows:

The Named Insured and/or Address set forth on the Declarations is **COMPLETED** as follows:

VERTOL SYSTEMS COMPANY, INC., VSC AVIATION INC., CRESTVIEW HANGAR #51, LLC AND VSC AIRCRAFT MAINTENANCE, LLC AND ANY SUBSIDIARY OR AFFILIATE COMPANIES. A SUBSIDIARY AND AFFILIATE COMPANY MEANS ANY COMPANY OR ENTITY OF WHICH AT LEAST 50% OF THE STOCK IS OWNED BY THE APPLICANT.

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2019 to be attached to and hereby made a part of:


Policy No. SASICOM60009819-09

Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 32

Date of Issue MARCH 6, 2019 (CC)

By   
(Authorized Representative)



# STARR COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Number:** SASICOM60009819-09

Year	Make and Model	Reg No	Insured Value	Deductibles NIM / IM	Liability Limit	
1979	MD 500 D (369D)	N60VS	\$ AS ON FILE\$	AS ENDORSED\$	5,000,000.	CSL INCLUDING PAX
1990	MIL MI-8	N8062Z	AS ON FILE	AS ENDORSED	5,000,000.	CSL INCLUDING PAX
1986	MIL MI-17	N25299	AS ON FILE	AS ENDORSED	5,000,000.	CSL INCLUDING PAX
1979	MIL MI-24	N114VS	AS ON FILE	AS ENDORSED	5,000,000.	CSL INCLUDING PAX
2011	AEROSPACE LTD PAC 750	N132TJ	AS ON FILE	AS ENDORSED	5,000,000.	CSL EXCLUDING PAX
1993	BELL 212 (IFR)	N249H	AS ON FILE	AS ENDORSED	5,000,000.	CSL EXCLUDING PAX
1981	EUROCOPTER BO 105CBS	N549VS	AS ON FILE	AS ENDORSED	5,000,000.	CSL INCLUDING PAX
1964	BELL UH-1	N56CF	AS ON FILE	AS ENDORSED	5,000,000.	CSL EXCLUDING PAX
1988	BELL 212 (IFR)	N303VS	AS ON FILE	AS ENDORSED	5,000,000.	CSL INCLUDING PAX

**ADDITIONAL INSURED ENDORSEMENT**

This policy is amended as follows:

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

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

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

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

Schedule:

Name OKALOOSA COUNTY  
Address 5749 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

Name  
Address

Name  
Address

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2019 to be attached to and hereby made a part of:  
Policy No. SASICOM60009819-09  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 5, 2019 (SBC)

By  \_\_\_\_\_  
(Authorized Representative)

**ASSIGNMENT AND AMENDMENT OF LEASE L18-0463-AP**  
**VERTOL SYSTEMS COMPANY, LLC**  
**LEASE FOR HANGAR, OFFICE AND STORAGE SPACE AT THE**  
**BOB SIKES AIRPORT**

This Assignment and Amendment of Lease made and entered into this 7<sup>th</sup> day of May, 2019, hereby amends Lease L06-0276-AP (“the Lease Agreement”), between Crestview Hangar 51, LLC, (“Lessee”), and Vertol Systems Company, Inc., (“Assignee”) lease number L18-0463-AP and Okaloosa County, Florida through its Board of County Commissioners (hereinafter the “County”).

**WITNESSETH:**

**WHEREAS**, on July 19, 2006 Crystal Beach Development of Destin, LTD entered into a Lease for Hangar Space L06-0276-AP. On March 22, 2017 Crystal Beach Development assigned the hangar to Crestview Hangar 51, Mr. James Montgomerie. On December 19, 2017, Vertol Systems Company entered into a Lease for Hangar, Office, and Storage Space, L18-0463-AP with the County at the Bob Sikes Airport (CEW) with a current expiration date of December 18, 2037; and

**WHEREAS**, Mr. Montgomerie requests to lease additional area around his hangars to enclose (fence) in his leased hangars in order to maintain and secure the hangars and aircraft; and

**WHEREAS**, Mr. Montgomerie and Okaloosa County Airports are requesting to merge L18-0463-AP and L06-0276-AP into one lease. Once L06-0276-AP is merged into L18-0463-AP request lease number L06-0276-AP be deleted; and

**WHEREAS**, lease L18-0463-AP will consist of Block 3 Lots 3, 4 and 5.

**WHEREAS**, the parties now desire to assign and amend the Lease Agreement.

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

**ASSIGNMENT OF LEASE**

1. The County hereby acknowledges and consents to the Assignment of Lease (L06-0276-AP) from Crestview Hangar 51, LLC to Vertol Systems Company, Inc.
2. Assignee by execution of this Consent to Assignment of Lease and Amendment, and in consideration of consent by the County of the same, is bound by all terms of the Lease Agreement as may be amended from time to time and does hereby assume all responsibilities, duties, obligations, rights, and privileges as set forth in the original lease supplemental agreements, and assignment of leases.



## AMENDMENT

L18-0463-AP is hereby amended as follows:

3. Section 5a 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 6. 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 Hangar (Hangar 1) changing the square footage from 21,340 to 20,784, Hangar (Hangar 2) changing the square footage from 7,200 to 7,650 and adding fenced area around both hangars with the square footage of 18,014 for a total of FOURTY SIX THOUSAND FOUR HUNDRED FORTY EIGHT (46,448) square feet at ONE DOLLAR (\$1.00) per square foot per year for a total annual cost of FOURTY SIX THOUSAND FOUR HUNDRED FORTY EIGHT DOLLARS (\$46,448.00) plus state sales tax to include County non-ad valorem taxes and this annual cost will be retroactive to December 1, 2018.

4. Section 26 titled "Legal Description" is deleted and replaced with Exhibit "C".
5. Section 27 titled "Renewal of Lease" is deleted and replaced as follows:

This Lease may be renewed for one additional Twenty (20) year term upon written consent executed by both parties to this Lease. For any renewal, Lessee shall provide Lessor with a written request no earlier than One Hundred Eighty (180) days and no later than One Hundred Twenty (120) days prior to the expiration of the Lease term then in effect. The Lease rate and terms for any renewal of the Lease shall be by mutual agreement by both parties, which will be presented to the Okaloosa County Board of Commissioners for approval.

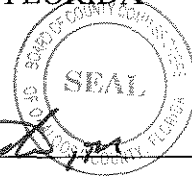
6. Lessee agrees to comply with the Public Records requirement as set forth in Exhibit "A".

7. Lessee agrees to comply with the insurance requirements as set forth in Exhibit "B".

8. 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 assignment and amendment as of the day and year first written.

OKALOOSA COUNTY, FLORIDA



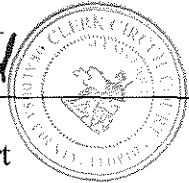
Charles K. Windes, Jr.  
Charles K. Windes, Jr.

Chairman, Board of County Commissioners

Date: MAY 07 2019

ATTEST:

Benny G. Steford  
J.D. Peacock II  
Clerk of Circuit Court



CRESTVIEW HANGAR #51, LLC  
LESSEE

*[Signature]*  
James Montgomerie  
Date: 29 APRIL 2019

ATTEST:

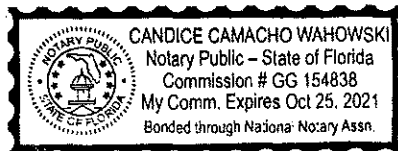
*[Signature]*  
Witness  
*[Signature]*  
Witness

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 JAMES MONTGOMERIE 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 29 day of APRIL, 2019, AD.



*[Signature]*  
NOTARY

My Commission Expires: 25 October 2021

VERTOL SYSTEMS COMPANY, INC.  
ASSIGNEE

*[Handwritten Signature]*

James Montgomerie

Date: 29 APRIL 2019

ATTEST:

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness

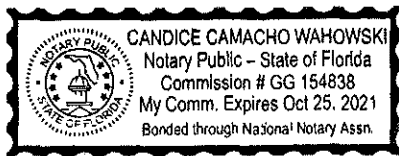
*[Handwritten Signature]*  
\_\_\_\_\_  
Witness

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 JAMES MONTGOMERIE 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 29 day of APRIL, 2019, AD.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY

My Commission Expires: 25 October 2021

**Exhibit "A"**

**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 5479 OLD BETHEL ROAD CRESTVIEW, FL 32536 PHONE: (850) 689-5977 [riskinfo@myokaloosa.com](mailto:riskinfo@myokaloosa.com).**

Licensee must comply with the public records laws, Florida Statute chapter 119, specifically Licensee 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 Licensee 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 Licensee or keep and maintain public records required by the County to perform the service. If the Licensee transfers all public records to the public agency upon completion of the lease, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Licensee keeps and maintains public records upon completion of the contract, the Licensee 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.

## Exhibit "B"

### **GENERAL SERVICES INSURANCE REQUIREMENTS FOR HANGAR LEASES**

(Revised 3-26-19 by KDonaldson)

#### **INSURANCE REQUIREMENTS**

1. The lessee shall not occupy said premises until all required insurance has been obtained and the certificate of insurance has been approved by the Okaloosa County Risk Manager or designee.
2. All insurance policies shall be with insurers authorized to do business in the State of Florida and having a minimum rating of A, Class X according to the Best Key Rating Guide published by A.M. Best & Co. Inc.
3. All insurance shall include the interest of all entities named and their respective officials, employees & volunteers of each and all other interests as may be reasonably required by Okaloosa County. The coverage afforded the Additional Insured under this policy shall be primary insurance. If the Additional Insured have other insurance that is applicable to the loss, such other insurance shall be on an excess or contingent basis. The amount of the company's liability under this policy shall not be reduced by the existence of such other insurance.
4. Okaloosa County Board of County Commissioners shall be listed as an Additional Insured by policy endorsement on all policies applicable to this agreement except Worker's Compensation. A waiver of subrogation is required on all policies.
5. The County shall retain the right to reject all insurance policies that do not meet the requirement of this Agreement. Further, the County reserves the right to change these insurance requirements with 60-day's prior written notice to the Lessee.
6. The County reserves the right at any time to require the Lessee to provide certified copies of any insurance policies to document the insurance coverage specified in this Agreement.

#### **WORKERS' COMPENSATION INSURANCE**

1. If applicable: The Lessee shall secure and maintain during the life of this Lease Workers' Compensation insurance for all of his employees employed at the site or any site connected with this lease; evidence of insurance shall be furnished to the County

2. Such insurance shall comply with the Florida Workers' Compensation Law.
3. No class of employee, shall be excluded from the Workers' Compensation insurance coverage. The Workers' Compensation insurance shall also include Employer's Liability coverage.
4. A Waiver of Subrogation is required to be shown on the Certificate of Insurance.

Waiver to Subrogation will be obtained and provided to the County upon renewal of insurance policy no later than February 6, 2020.

5. If contractor is exempt, proof of the exemption from the State is required. Any subcontractors used must show proof of Workers Compensation with the waiver of subrogation in favor of Okaloosa County. Note: Okaloosa County reserves the right to require Workers Compensation coverage on all contracts

#### **GENERAL LIABILITY INSURANCE**

1. The Lessee shall carry Aircraft Liability and General Liability insurance against all claims for Bodily Injury and Property Damage with respect to the Leased premises.
2. All liability insurance (other than Professional Liability) shall be written on an occurrence basis and shall not be written on a claims-made basis. If the insurance is issued with an aggregate limit of liability, the aggregate limit of liability shall apply only to the locations included in this Agreement. If, as the result of any claims or other reasons, the available limits of insurance reduce to less than those stated in the Limits of Liability, the Lessee shall notify the County representative in writing. The Lessee shall purchase additional liability insurance to maintain the requirements established in this Agreement. Umbrella or Excess Liability insurance can be purchased to meet the Limits of Liability specified in this Agreement. Excess liability insurance must state which policy it applies to.

#### **PROPERTY INSURANCE**

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.

Exception to Property Insurance is Lessee's in Block 8. County will obtain Property Insurance on this Hangar and divide the cost between Lessee's.

### **INSURANCE LIMITS OF LIABILITY**

The insurance required shall be written for not less than the following, or greater if required by law and shall include Employer's liability with limits as prescribed in this contract:

	<u>LIMIT</u>
1. Workers' Compensation	
1.) State	Statutory
2.) Employer's Liability	\$100,000 each accident
2. General Liability	\$1,000,000 each occurrence (A combined single limit)
3. Aircraft Liability	\$1,000,000 each occurrence (A combined single limit)
4. Property (Hangar)	Full replacement value of Hangar

### **NOTICE OF CLAIMS OR LITIGATION**

The Lessee agrees to report any incident or claim that results from performance of this Agreement. The County representative shall receive written notice in the form of a detailed written report describing the incident or claim within ten (10) days of the Lessee's knowledge. In the event such incident or claim involves injury and/or property damage to a third party, verbal notification shall be given the same day the Lessee becomes aware of the incident or claim followed by a written detailed report within ten (10) days of verbal notification.



## **INDEMNIFICATION & HOLD HARMLESS**

Lessee shall indemnify and hold harmless the 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 wrongful conduct of the Lessee.

## **CERTIFICATE OF INSURANCE**

1. Certificates of insurance evidencing all required coverage must be submitted to and approved by Okaloosa County. The certificate holder(s) shall be as follows:

Okaloosa County Board of County Commissioners  
5479A Old Bethel Road  
Crestview, Florida, 32536

2. The lessee shall provide a Certificate of Insurance to the County with a thirty (30) day prior written notice of cancellation; ten (10) days' prior written notice if cancellation is for nonpayment of premium.
3. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the lessee to provide the proper notice. Such notification shall be in writing by registered mail, return receipt requested, and addressed to:

Okaloosa County Purchasing Department  
5479-A Old Bethel Road  
Crestview, FL 32536

4. All deductibles or self-insured retentions (SIRs), whether approved by Okaloosa County or not, shall be the Lessee's full responsibility. In particular, the Lessee shall afford full coverage as specified herein to entities listed as Additional Insured. In no way will the entities listed as Additional Insured be responsible for, pay for, be damaged by, or limited to coverage required by this schedule due to the existence of a deductible or SIR.
5. All certificates shall be subject to Okaloosa County's approval of adequacy of protection. The Certificates of Insurance shall disclose any and all deductibles or self-insured retentions (SIRs).

## **GENERAL TERMS**

Any type of insurance or increase of limits of liability not described above which, the Lessee required for its own protection or on account of statute shall be its own responsibility and at its own expense.

The carrying of the insurance described shall in no way be interpreted as relieving the Lessee of any responsibility under this lease.

Should the Lessee engage a subcontractor or sub-subcontractor, the same conditions will apply under this Agreement to each subcontractor and sub-subcontractor.

The Lessee hereby waives all rights of subrogation against Okaloosa County and its consultants and other indemnities of the Lessee under all the foregoing policies of insurance.

#### **UMBRELLA INSURANCE**

The Lessee shall have the right to meet the liability insurance requirements with the purchase of an umbrella insurance policy. In all instances, the combination of primary and umbrella liability coverage must equal or exceed the minimum liability insurance limits stated in this Agreement.





Certificate of Insurance
QBE The Americas

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

The following policy(ies) have been issued to:
Zepelin Holdings, LLC, B&J Destin, Inc. and
Vertol Systems Company, Inc
4652 Gulfstarr Dr
Destin, FL 32541

L18-0463-AP

POLICY INFORMATION

Aircraft Policy No. 100001987
Policy Period: This Coverage Is Effective 12:01 A.M. From: May 4, 2018 To: May 4, 2019
Policy Territory: Worldwide
Insurance Company: QBE Insurance Corporation

LIABILITY COVERAGES

Table with columns: Liability Coverages, Limits of Liability (Each Person, Each Occurrence). Rows include Bodily Injury, Property Damage, Passenger Bodily Injury, Passenger Liability Limited to, Passenger Voluntary Settlements, Medical Payments.

Description of Aircraft

Table with columns: Description of Aircraft, Physical Damage Coverage: Insured Value, All Risks Ground and In-Flight: Deductibles (NIM/IM). Row includes FAA Number N525AY, Year 2006, Make & Model Cessna Citation 525A, Insured Value \$2,900,000, Deductibles \$Nil / \$Nil.

THE CERTIFICATE HOLDER IS:

Table with columns: Certificate Holder Status. Rows include Included as a Owner/Lessor, Breach of Warranty Coverage on Aircraft Physical Damage as their interest may appear not to exceed 100% of the Insured value, Included as an Additional Insured on Aircraft Liability Coverage but only as respects operations of the named insured, Provided a waiver of subrogation on aircraft physical damage coverage but as respects loss or damage under physical damage coverage.

OTHER COVERAGES / CONDITIONS / REMARKS:

Table with columns: Other Coverages / Conditions / Remarks. Rows include This coverage includes War Physical Damage Coverage and TRIA, This coverage includes War Liability Coverage and TRIA.

REMARKS:

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

The Aviation Managers have made provision to give the certificate holder 30 days - 10 days for non-payment notice of cancellation of any policy above; however, the Aviation Managers assume no responsibility for failure to provide such notice. This certificate does not change in any way the actual coverages provided by the policy(ies) specified above.

Date of Issue: 05/02/18

By: [Signature]
(Authorized Representative)

David Gray
QBE Insurance Corporation
210 Interstate N. Parkway S.E. Suite 500
Atlanta, GA 30339
770-794-6400

Username

Password

Log In

[Forgot Username?](#)

[Forgot Password?](#)

[Create an Account](#)

# Entity Dashboard

- Entity Overview
- Entity Registration
  - Core Data
  - Assertions
  - Reps & Certs
  - POCs
- Exclusions
  - Active Exclusions
  - Inactive Exclusions
  - Excluded Family Members

[RETURN TO SEARCH](#)

## VERTOL SYSTEMS COMPANY, INC.

1001 AIRPORT RD HNGR 17-101  
DESTIN, FL, 32541-2895 ,  
UNITED STATES

DUNS: 933713299 CAGE Code: 1RB49  
Status: Active

Expiration Date: 05/03/2018  
Purpose of Registration: All Awards

### Entity Overview

#### Entity Registration Summary

**Name:** VERTOL SYSTEMS COMPANY, INC.  
**Business Type:** Business or Organization  
**Last Updated By:** Holly Kunz  
**Registration Status:** Active  
**Activation Date:** 05/03/2017  
**Expiration Date:** 05/03/2018

#### Exclusion Summary

Active Exclusion Records? No



[Search Records](#)  
[Data Access](#)  
[Check Status](#)  
[About](#)  
[Help](#)

[Disclaimers](#)  
[Accessibility](#)  
[Privacy Policy](#)

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[GSA.gov/IAE](#)  
[GSA.gov](#)  
[USA.gov](#)

IBM v1.P.7.20171102-1229  
WWW1

This is a U.S. General Services Administration Federal Government computer system that is "FOR OFFICIAL USE ONLY." This system is subject to monitoring. Individuals found performing unauthorized activities are subject to disciplinary action including criminal prosecution.

# PROCUREMENT/CONTRACT/LEASE INTERNAL COORDINATION SHEET

Procurement/Contract/Lease Number: \_\_\_\_\_ Tracking Number: 2013-18

Procurement/Contractor/Lessee Name: Veritol Systems Co., Inc. Grant Funded: YES \_\_\_ NO X

Purpose: Hanger / office / storage space

Date/Term: 20 yrs from date of approval 1.  GREATER THAN \$50,000

Amount: 7,200.<sup>05</sup> annually plus tax 2.  GREATER THAN \$25,000

Department: Airports 3.  \$25,000 OR LESS

Dept. Monitor Name: STAGE/M.ice

## Purchasing Review

Procurement requirements are met:

  
Purchasing Director or designee

Greg Kisela, DeRita Mason, Matthew Young

Date: 10/5/17

## 2CFR Compliance Review (if required)

Approved as written:

  
Grants Coordinator

Renee Biby

Date: 5-Oct-2017

## Risk Management Review

Approved as written:

  
Risk Manager or designee

Laura Porter or Krystal King

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

*with addition of insurance requirements for hanger lease*

## County Attorney Review

Approved as written:

\_\_\_\_\_  
County Attorney

Gregory T. Stewart, Lynn Hoshihara, Kerry Parsons or Designee

*see Approval Deck*

Date: 10/5/17

Following Okaloosa County approval:

## Contracts & Grants

Document has been received:

\_\_\_\_\_  
Contracts & Grants Manager

Marcella Eubanks, Mindy Kovalsky, Ashley Endris

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

## Matthew Young

---

**From:** Parsons, Kerry <KParsons@ngn-tally.com>  
**Sent:** Thursday, October 05, 2017 5:07 PM  
**To:** Matthew Young  
**Cc:** Lynn Hoshihara; Krystal King; Laura Porter; Renee (Gayla) Biby  
**Subject:** RE: Vertol Systems Lease for Coordination/ Coordination No. 2073-18

The Vertol Systems lease is approved for legal purposes.

---

**From:** Matthew Young [mailto:[myoung@co.okaloosa.fl.us](mailto:myoung@co.okaloosa.fl.us)]  
**Sent:** Thursday, October 05, 2017 10:46 AM  
**To:** Parsons, Kerry  
**Cc:** Lynn Hoshihara; Krystal King; Laura Porter; Renee (Gayla) Biby  
**Subject:** FW: Vertol Systems Lease for Coordination/ Coordination No. 2073-18  
**Importance:** High

Good morning,

Please see attached coordination item needing review.

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, October 05, 2017 9:34 AM  
**To:** Matthew Young <[myoung@co.okaloosa.fl.us](mailto:myoung@co.okaloosa.fl.us)>; DeRita Mason <[dmason@co.okaloosa.fl.us](mailto:dmason@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)>; Tracy Stage <[tstage@co.okaloosa.fl.us](mailto:tstage@co.okaloosa.fl.us)>  
**Subject:** Vertol Systems Lease for Coordination  
**Importance:** High

Matthew:

Please send the attached Vertol Systems Lease out for coordination. This is a high priority lease, please expedite. Thank you.

**Dave Miner**

---

**From:** Laura Porter  
**Sent:** Thursday, November 30, 2017 10:47 AM  
**To:** Dave Miner  
**Cc:** Stephanie Herrick; Lianne Clark  
**Subject:** RE: COI for Vertol Lease BSAP

Very good. The COI is now in compliance.

Laura J. Porter  
Risk Manager  
Risk Management Department  
Okaloosa County Board of County Commissioners  
5649-B Old Bethel Road  
Crestview, FL 32539  
Office: (850) 689-5979 Fax: (850) 689-5973  
Email: [lporter@co.okaloosa.fl.us](mailto:lporter@co.okaloosa.fl.us)

**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, November 30, 2017 10:42 AM  
**To:** Laura Porter <[lporter@co.okaloosa.fl.us](mailto:lporter@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:** RE: COI for Vertol Lease BSAP

Ms. Porter:

Vertol sent the updated COI, please review for compliance.  
Thank you.

Dave

**From:** Laura Porter  
**Sent:** Wednesday, November 29, 2017 8:51 AM





3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**RECEIVED**  
FEB 08 2018  
BY: PURCH

**Certificate of Insurance**

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2018 To FEBRUARY 6, 2019

**Policy Number:** SASICOM60009918-08

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

Aviation Commercial General Liability	Limits of Insurance
Each Occurrence Limit	\$ <u>3,000,000.</u>
Damage to Premises Rented to You Limit	\$ <u>500,000.</u> Any one premises
Medical Expense Limit	\$ <u>25,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>3,000,000.</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>3,000,000.</u>
Hangarkeepers Limit	
Each Aircraft Limit	\$ <u>3,000,000.</u>
Each Loss Limit	\$ <u>5,000,000.</u>
Hangarkeeper's Deductible	\$ <u>AS ENDORSED</u> Each Aircraft

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

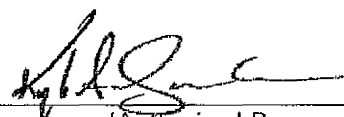
\*ALL PREMISES NECESSARY AND/OR INCIDENTAL TO THE AVIATION OPERATIONS OF THE NAMED INSURED.

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

*L18-0463-AP*

Certificate Number: 7.1  
Issued By and Date: FEBRUARY 5, 2018 (AH)

Starr 10058 (6/06)

By   
(Authorized Representative)

**RECEIVED**  
FEB 08 2018  
BY: POACH

**ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

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

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

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

L18-0463-AP

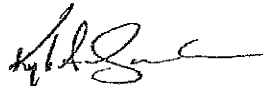
All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2018 to be attached to and hereby made a part of:  
Policy No. SASICOM60009918-08  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 5, 2018 (AH)

By   
(Authorized Representative)



# STARR COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**RECEIVED**

FEB 08 2018

BY: PURCH

## Certificate of Insurance

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2018 To FEBRUARY 6, 2019

**Policy Number:** SASICOM60009818-08

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

### Aircraft:

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

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

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

L18-0463-AP

Certificate Number: 1.1  
Issued By and Date: FEBRUARY 6, 2018 (AH)

By [Signature]  
(Authorized Representative)



# STARR COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**RECEIVED**  
FEB 08 2018  
BY: PURCH

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Number:** SASICOM60009818-08

Year	Make and Model	Reg No	Insured Value	Deductibles NIM / IM	Liability Limit
1979	MIL MI-24	N114VS	\$ AS ON FILE\$	AS ENDORSED\$	5,000,000. CSL INCLUDING PAX
1990	MIL MI-8	N8062Z	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1986	MIL MI-17	N25299	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1985	ANTONOV AN-2	N50670	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
2011	AEROSPACE LTD PAC 750	N132TJ	AS ON FILE	AS ENDORSED	5,000,000. EXCLUDING PAX
1993	BELL 212 (IFR)	N249H	AS ON FILE	AS ENDORSED	5,000,000. EXCLUDING PAX
1996	BELL 407	N407FH	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1974	BELL 212	N655L	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX
1981	EUROCOPTER BO 105CBS	N549VS	AS ON FILE	AS ENDORSED	5,000,000. CSL INCLUDING PAX

L18-0463-AP

**RECEIVED**  
FEB 08 2018  
BY: PURCH

**ADDITIONAL INSURED ENDORSEMENT**

This policy is amended as follows:

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

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

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

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

Schedule:

Name OKALOOSA COUNTY  
Address 5749 A OLD BETHEL ROAD  
CRESTVIEW, FL 32536

Name  
Address

Name  
Address

L18-0463-AP

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2018 to be attached to and hereby made a part of:  
Policy No. SASICOM60009818-08  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. TBA

Date of Issue FEBRUARY 6, 2018 (AH)

By   
(Authorized Representative)



STARR  
COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**Certificate of Insurance**

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2017 To FEBRUARY 6, 2018

**Policy Number:** SASICOM60009917-07

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

**Aviation Commercial General Liability**

**Limits of Insurance**

Each Occurrence Limit	\$ <u>3,000,000.</u>
Damage to Premises Rented to You Limit	\$ <u>500,000.</u> Any one premises
Medical Expense Limit	\$ <u>25,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>3,000,000.</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>3,000,000.</u>
Hangarkeepers Limit	
Each Aircraft Limit	\$ <u>3,000,000.</u>
Each Loss Limit	\$ <u>5,000,000.</u>
Hangarkeeper's Deductible	\$ <u>AS ENDORSED</u> Each Aircraft

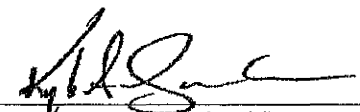
FOR FURTHER INFORMATION, PLEASE REFER TO ATTACHED FORM NUMBER, STARR 10060.

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

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

THIS CERTIFICATE CANCELS AND SUPERSEDES THE CERTIFICATE NUMBER 7.1

Certificate Number: 7.2  
Issued By and Date: NOVEMBER 29, 2017 (PB)

By   
(Authorized Representative)

**ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

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

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

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


All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2017 to be attached to and hereby made a part of:  
Policy No. SASICOM60009917-07  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 4

Date of Issue FEBRUARY 6, 2017 (CK)

By   
(Authorized Representative)



# STARR COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

## Certificate of Insurance

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

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Period:** From FEBRUARY 6, 2017 To FEBRUARY 6, 2018

**Policy Number:** SASICOM60009817-07

**Issuing Company:** STARR INDEMNITY & LIABILITY COMPANY

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

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


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

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

THIS CERTIFICATE CANCELS AND SUPERSEDES THE CERTIFICATE NUMBER 13.1

Certificate Number: 13.2  
Issued By and Date: NOVEMBER 29, 2017 (PB)

Starr 10200 (6/06)

By   
(Authorized Representative)





# STARR COMPANIES

GLOBAL INSURANCE & INVESTMENTS

3353 Peachtree Road NE, Suite 1000  
Atlanta, GA 30326

**Named Insured:** VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED  
PO BOX 230756  
TIGARD, OR 97281

**Policy Number:** SASICOM60009817-07

Year	Make and Model	Reg No	Insured Value	Deductibles NIM / IM	Liability Limit	
1974	BELL 212	N666L	\$ AS ON FILE\$	AS ENDORSED\$	5,000,000.	CSL INCLUDING PAX
1974	BELL 212	N655L	AS ON FILE	AS ENDORSED	5,000,000.	CSL INCLUDING PAX
1981	EUROCOPTER BO 105CBS	N549VS	NOT COVERED	N/A/N/A	5,000,000.	CSL INCLUDING PAX
1996	BELL 407	N407FH	AS ON FILE	AS ENDORSED	5,000,000.	CSL INCLUDING PAX
1985	ANTONOV AN-2	N50670	NOT COVERED	N/A/N/A	5,000,000.	CSL INCLUDING PAX
1990	MIL MI-8	N8062Z	NOT COVERED	N/A/N/A	5,000,000.	CSL INCLUDING PAX
1984	MIL MI-17	N25299	NOT COVERED	N/A/N/A	5,000,000.	CSL INCLUDING PAX
1979	MIL MI-24	N114VS	NOT COVERED	N/A/N/A	5,000,000.	CSL INCLUDING PAX
2011	PACIFIC AERO LTD PAC 750	N132TJ	AS ON FILE	AS ENDORSED/NA	5,000,000.	CSL EXCLUDING PAX
1993	BELL 212 (IFR)	N249H	AS ON FILE	AS ENDORSED/NA	5,000,000.	CSL EXCLUDING PAX

## ADDITIONAL INSURED ENDORSEMENT

This policy is amended as follows:

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

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

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

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

Schedule:

Name      OKALOOSA COUNTY  
Address    5749 A OLD BETHEL ROAD  
              CRESTVIEW, FL 32536

Name  
Address

Name  
Address

All other provisions of this policy remain the same.

This endorsement becomes effective FEBRUARY 6, 2017 to be attached to and hereby made a part of:  
Policy No. SASICOM60009817-07  
Issued to VERTOL SYSTEMS COMPANY, INC. AND AS ENDORSED

By STARR INDEMNITY & LIABILITY COMPANY

Endorsement No. 5

Date of Issue FEBRUARY 6, 2017 (CK)

By \_\_\_\_\_



(Authorized Representative)

**Contract # L 18-0463-AP  
VERTOL SYSTEMS COMPANY, INC.  
LEASE OF BLOCK 3 LOTS 3 & 4  
EXPIRES: 12/18/2037**

LEASE FOR HANGAR / OFFICE / STORAGE SPACE

BETWEEN

BOARD OF COUNTY COMMISSIONERS  
OKALOOSA COUNTY, FLORIDA

AND

VERTOL SYSTEMS COMPANY, INC.

This LEASE FOR HANGAR / OFFICE / STORAGE SPACE, fully executed this 19<sup>th</sup> day of December, 2017, 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 VERTOL SYSTEMS COMPANY, INC., (hereinafter called "LESSEE").

WITNESSETH:

COUNTY hereby lets to LESSEE and LESSEE hereby hires and takes from COUNTY at the Bob Sikes Airport in the County of Okaloosa, State of Florida (hereinafter referred to as ("AIRPORT")), that certain location designated as Block 3 Lots 3 & 4 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 Hangar / Office / Storage Building at the aforesaid location.

This Lease for Hangar / Office / Storage 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**

The term of this LEASE shall commence on the date of the formal execution of the LEASE by COUNTY for a period of TWENTY (20) years.

**SECTION 2: 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 3: CONSTRUCTION OF BUILDING

LESSEE must have the hangar diagram(s) approved by County prior to construction. The building to be constructed under this lease must be initiated within ONE (1) year and completion within TWO (2) years 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 building.

### SECTION 4: 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 5: RENTALS

#### a. GROUND LEASE:

LESSEE shall pay in advance an annual ground lease fee. The fee shall be adjusted annually in accordance with Section 6. 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 Air Force Base, Florida, 32542-1498. This lease includes Block 3 Lot 3 at 3,600 square feet and Lot 4 at 3,600 square feet for a total of 7,200 square feet. The ground lease fee will be ONE DOLLAR (\$1.00) per square foot per year plus tax. The lease includes SEVEN THOUSAND TWO HUNDRED (7,200) square feet at ONE DOLLAR (\$1.00) per square foot per year for a total annual cost of SEVEN THOUSAND TWO HUNDRED DOLLARS (\$7,200.00) plus tax.

#### b. PAYMENT EFFECTIVE DATE:

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

#### c. LATE CHARGES:

If LESSEE fails to pay within THIRTY (30) days of date of billing of invoices by COUNTY for applicable rents and charges as herein described, LESSEE shall then pay interest to the

COUNTY at the maximum legal allowable rate authorized by the State of Florida. If any rental fee or other charge remains delinquent for a period of sixty days, LESSOR shall have the option to terminate this Agreement.

#### SECTION 6: ESCALATION CLAUSE:

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 7: 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 8: RIGHTS OF LESSOR

a. It is understood and agreed that COUNTY may, in connection with the future development of said AIRPORT, require the space hereinabove 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 building 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 9: 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 10: CARE OF LEASED PREMISES

LESSEE shall keep said hangar, office 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(s) 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.

#### SECTION 11: TAXES

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

#### SECTION 12: 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) DOLLARS 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. Any such sublease must be in writing and be made subject to the terms and conditions of this lease. Before any sublease may take effect, any sub lessee must execute an agreement with COUNTY, in a form and for a fee acceptable to the COUNTY, by which such sub lessee is authorized to do business on the Airport.

### SECTION 13: 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 building and property be repaired or restored to the condition that it existed upon execution hereof.

### SECTION 14: RISK OF LOSS OR DAMAGE TO BUILDING

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

### SECTION 15: RIGHTS OF ENTRY RESERVED

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

### SECTION 16: 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 general liability insurance with respect to the Leased Premises. The limits of aircraft liability and general 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 general 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 and general 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, 5479 A Old Bethel Road, 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 17: 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 State Road 85 North, Suite 1, Eglin Air Force Base, Florida 32542-1498. The address of the LESSEE is: Vertol Systems Company, Inc., James Montgomerie, P. O. Box 727, Destin, FL 32540.

#### SECTION 18: 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 19: BINDING NATURE OF LEASE

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

#### SECTION 20: PROHIBITED ACTIVITY

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

#### SECTION 21: 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 22: TERMINATION BY LESSOR

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

SECTION 23: NON-DISCRIMINATION

LESSEE, for its self, its personal representatives, successors, in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that (1) no person on the grounds of race, color, or national origin shall be excluded from 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 24: PLACE OF PAYMENTS

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

AIRPORTS DIRECTOR  
OKALOOSA COUNTY AIRPORTS  
1701 STATE ROAD 85 NORTH, Suite 1  
EGLIN AFB, FLORIDA 32542-1498

SECTION 25: CONSTRUCTION AND APPLICATION OF TERMS

The section and paragraph headings in this LEASE are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope or intent of any portion hereof. 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 26: LEGAL DESCRIPTION

Block 3 Lots 3 & 4 – A parcel of land being 60 feet X 120 feet, being known as Lot 3 and Lot 4, Block 3 Bob Sikes Airport, along with a 10 foot by 60 foot strip of land between lots 4 & 5 and a 10 foot by 60 foot strip of land between lots 3 and 4 of said Block 3, and being more particularly described as follows: Commencing at the West ¼ Corner of Section 11, Township 3 North, Range 23 West and lying within Okaloosa County, Florida; Thence N01°50'18"E, coincident with the West line of said Section 11, 212.50 feet; Thence S87°50'20"E, 299.65 feet to the SE Corner of said Lot 5, Block 3 (an existing hangar) and the Point of Beginning; Thence the following Courses and distances: N.07°52'48"W, 60.00 feet; N82°07'08"E, 120.00 feet to the NE corner of said Lot 3 S07°52'52"E, 60.00 feet, coincident with the easterly line of said Lot 3, S82°07'08"W, 120 feet to the Point of Beginning. Containing 7,200 square feet of land.

#### SECTION 27: 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:

Provided 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, LESSEE may select, at its own cost and expense, an appraiser to perform an appraisal to determine the fair market value rental rate. If COUNTY does not agree with LESSEEs appraisal the two appraisers shall jointly select a third appraiser who shall review the work of each appraiser. The third appraiser should attempt to reconcile any variances between the two appraisals. The third appraiser should not substitute his or her judgment for that of an appraiser. The third appraiser should secure necessary corrective material prior to the final recommendation of the fair market rental rate, single value. The third appraiser must approve the fair market rental rate from one of the previous two appraisals. The third appraisers' determination shall be final, binding and non-appealable. If LESSEE and COUNTY still cannot agree the option to renew shall be null and void and this lease shall terminate. Adjustments will be based upon the provisions of SECTION 6: ESCALATION. Both the COUNTY and LESSEE shall bear the costs incurred by their own appraisers', and each shall bear one-half (1/2) the fees of the third appraiser.

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 28: PUBLIC RECORDS

LESSEE must comply with the public records laws.

SECTION 29: ENTIRE LEASE

This LEASE consists of the following: Sections 1 to 29. 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.

**A5.2 APPLICABILITY**

Note: This provision is in addition to the Civil Rights – Title VI provisions.

**Contract Types** – The General Civil Rights Provisions found in 49 USC § 47123, derived from the Airport and Airway Improvement Act of 1982, Section 520, apply to all sponsor contracts regardless of funding source.

**Use of Provision** – There are two versions of this provision. One applies to sponsor contracts and the other applies to sponsor lease agreements and transfer agreements. The sponsor must incorporate the text of the appropriate provision without modification.

**GENERAL CIVIL RIGHTS PROVISIONS**

The tenant/concessionaire/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 tenant/concessionaire/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 (grantee, licensee, lessee, permittee, etc.) 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 contract, the contractor, 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 contracts and subcontracts 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 contracts and subcontracts 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. Contractor must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Contractor 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).

Contractor 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 Contractor is not enrolled as a Federal Contractor in E-Verify at time of contract award, the Contractor 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 Contractor, who are working in the United States, whether or not assigned to the contract, within three (3) business days after the date of hire (but see paragraph (b)(3) of this section); and,
  - c. Verify employees assigned to the contract. For each employee assigned to the contract, initiate verification within ninety (90) calendar days after date of enrollment or within thirty (30) calendar days of the employee's assignment to the contract, whichever date is later (but see paragraph (b)(4) of this section.)
- (2) If the Contractor is enrolled as a Federal Contractor in E-Verify at time of contract award, the Contractor shall use E-Verify to initiate verification of employment eligibility of
  - a. All new employees.
    - i. Enrolled ninety (90) calendar days or more. The Contractor shall initiate verification of all new hires of the Contractor, who are working in the United States, whether or not assigned to the contract, within three (3) business days after the date of hire (but see paragraph (b)(3) of this section); or
    - ii. Enrolled less than ninety (90) calendar days. Within ninety (90) calendar days after enrollment as a Federal Contractor in E-Verify, the Contractor shall initiate verification of all new hires of the contractor, 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
    - iii. Employees assigned to the contract. For each employee assigned to the contract, the Contractor 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 Contractor 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 Contractor may choose to verify only employees assigned to the contract, whether existing employees or new hires. The Contractor 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 contract.
- (4) Option to verify employment eligibility of all employees. The Contractor 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 contract. The Contractor 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 Contractor's decision to exercise this option, using the contract information provided in the E-Verify program Memorandum of Understanding (MOU)
- (5) The Contractor shall comply, for the period of performance of this contract, 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 Contractor's MOU and deny access to the E-Verify system in accordance with the terms of the MOU. In such case, the Contractor, 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 contractor is excused from its obligations under paragraph (b) of this clause. If the suspension or debarment official determines not to suspend or debar the Contractor, then the Contractor 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 Contractor 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 Contractor 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 Contractor shall include the requirements of this clause, including this paragraph € (appropriately modified for identification of the parties in each subcontract 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.



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

OKALOOSA COUNTY

*Carolyn N. Ketchel*

Carolyn N. Ketchel, Chairman

Date: 12/19/17



ATTEST:

*J.D. Peacock II*

J.D. Peacock II, Clerk



Vertol Systems Company, Inc.

*[Handwritten signature]*

James Montgomerie

DATE: \_\_\_\_\_

*[Handwritten signature]*

WITNESS

*[Handwritten signature]*

WITNESS

ACKNOWLEDGMENTS

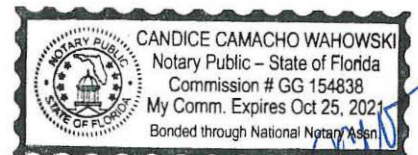
STATE OF Florida  
COUNTY OF Okaloosa

Before me, the undersigned officer duly authorized to take acknowledgments in the COUNTY and STATE aforesaid, personally appeared JAMES MONTGOMERIE 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.

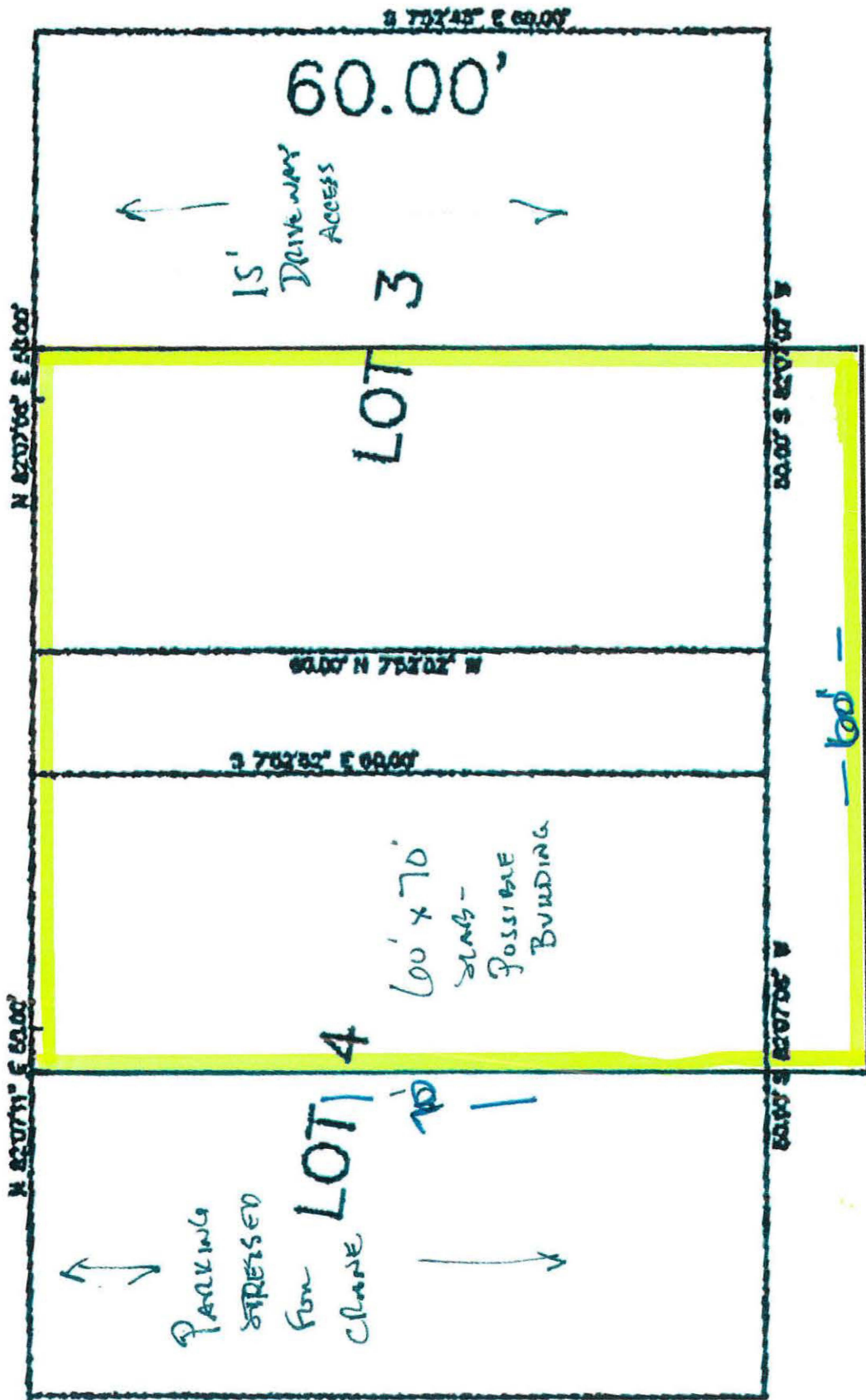
Sworn and subscribed before me this 22 day of November, 2017, AD.

*[Handwritten signature]*  
NOTARY

My Commission expires: 25 October 2021



# VSC Crestview LOT 3 & 4 Building Platform



SOUTH